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**SOLD ON KĀPITI**  
real estate

19 May 2026

Graeme & Lisa Fletcher

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 4 Kaiwaru Place, 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](http://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](mailto:kapiti.council@kapiticoast.govt.nz) or 0800 486 486.



Steve Cody  
**Building Team Manager**

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# Land Information Memorandum (LIM)

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

**4 Kaiwaru Place, 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

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<b>Applicant</b>	Graeme & Lisa Fletcher
<b>LIM number</b>	L260472
<b>Application date</b>	13/05/26
<b>Issue date</b>	19/05/26

## Property details

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<b>Property address</b>	4 Kaiwaru Place, Waikanae
<b>Legal description</b>	Lot 16 DP 547543
<b>Area (hectares)</b>	0.0550

## Valuation information

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<b>Valuation number</b>	1494126618
<b>Capital value</b>	\$1,090,000
<b>Land value</b>	\$405,000
<b>Improvements value</b>	\$685,000

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

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## Attachments

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

## 1. Rates

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*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 \$6,282.19  
This includes Greater Wellington Regional Council rates

**Next instalment date** 09/06/26

**Arrears for previous years** \$0.00

**Water rates** \$460.77 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

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*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

21/06/21 BUILDING CONSENT 210486: New single level, 3-bedroom dwelling with Oamaru stone veneer & stria weatherboard cladding, Ribraft foundation & longrun roofing: Code Compliance Certificate issued 07/07/22

### 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

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*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

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*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:

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)

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/](http://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 number RM190153 (To undertake a 17-lot residential subdivision, a local purpose reserve, new road to vest, a balance allotment, associated earthworks and front yard setback encroachments that do not comply with the permitted activity standards). A copy of the Decision is provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which requires 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 547543) 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 RM190153: To undertake a 17-lot residential subdivision, a local purpose reserve, new road to vest, a balance allotment, associated earthworks and front yard setback encroachments that do not comply with the permitted activity standards.

RESOURCE CONSENT RM190153A: Cancel Consent Notice 11673511.3.

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.

This property is adjacent to land which is shown to contain some specific features on it that are recorded in the Operative District Plan (2021).

These features are:

High Voltage Electricity Transmission Lines - there are restrictions on any development on this property within 20 metres each side of the centreline of the high voltage transmission lines. These restrictions mean that any addition or construction of buildings (excluding accessory buildings) or structures within that area on this property will require a resource consent.

The transmission lines are subject to the Ministry for the Environment National Environmental Standard for Electricity Transmission Activities. This standard sets out a framework of permissions and consent requirements for activities on existing electricity transmission lines, for example a network utility operator can operate, maintain and upgrade the existing lines. More detail can be found on the Ministry for the Environment website: [www.mfe.govt.nz](http://www.mfe.govt.nz) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992.

All activities regulated by NZECP34, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation.

Activities should be checked for compliance even if they are permitted by the District Plan. Please contact Transpower or a suitably qualified engineer for assistance with clearance requirements in NZECP 34:2001.

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform. SAL19 Ngarara Dunes Special Amenity Landscape (A sequence of dune ridges, and intervening wetlands, and dune lakelets).

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

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*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 \(gw.govt.nz\)](http://www.gw.govt.nz/search-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](http://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/](http://www.gw.govt.nz/).

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

## Fire

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

## Liquefaction

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

## Tsunami Evacuation Zones

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

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

## Other Information

The adjacent land and adjoining carriageway (Ngarara Road) are shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

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

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

The adjacent land and adjoining carriageway (Ngarara Road) are 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.

Part of the adjacent land is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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.

## Contaminated Site

The Greater Wellington Regional Council (GWRC) holds a Selected Land Use Register that identifies Kapiti Coast sites with a history of hazardous activity or industry.

This Council is aware that this property appears on the Selected Land Use Register. The following extract from that register provides the site history statement and the classification for this property.

Site ID 2674

Site Name 104-110 Ngarara Road, Waikanae - Former Sheep Dip

Street Number 104 -110 Street Name NGARARA RD

Local Authority KAPITI COAST DISTRICT

File Number SN/01/503/02

Category Contamination Acceptable Managed/Remediated for ANZECC Chemical manufacture, application and bulk storage ANZECC Sub Livestock dip or spray race operations.

Site History: This site meets the Ministry for the Environment Hazardous Activity and Industry List (HAIL) classification for Category A - Chemical manufacture, application and bulk storage; Activity 8 - Livestock dip or spray race operations. Evidence of the HAIL activity was confirmed after a Detailed Site Investigation was received from Geo & Hydro - K8 Ltd [Ref: CLMG-6-179].

The full details of the listing are in a file note held by the Greater Wellington Regional Council [Ref: CLMG-12-1347] and were confirmed as a HAIL site by a suitably qualified and experienced practitioner in accordance with NESCS requirements.

May 2020: A Remedial Action Plan (Ref: CLMG-12-1420) and Site Validation Report (Ref: CLMG-12-1419) was submitted to Greater Wellington. As a result of the Site Validation Report, and the removal of the accessible contaminated soil, the majority of the site was reclassified to `Contamination Acceptable Managed/Remediated`. A small portion of the site under the northern pylon remains classified as `Contamination Confirmed`.

A Suitably Qualified Environmental Practitioner was consulted prior to the reclassification of the site. Classification: Verified History of Hazardous Activity or Industry. Further information on SLUR classification categories is available from the Greater Wellington Regional Council website: <https://www.gw.govt.nz/environment/pollution-management/contaminated-land-slur/>

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

## 6. Other land and building classifications

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*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

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*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 confined to site in soak pit.

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

## 8. Drinking water supply

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*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

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*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

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*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](http://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

4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: May 13, 2026

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** 934898  
**Land Registration District** Wellington  
**Date Issued** 02 November 2020

**Prior References**  
921362

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**Estate** Fee Simple  
**Area** 550 square metres more or less  
**Legal Description** Lot 16 Deposited Plan 547543

**Original Registered Owners**  
Anderson Park Estates Limited

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**Interests**

Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Covenant 11673511.5 - 3.3.2020 at 8:58 am  
11909719.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.11.2020 at 12:16 pm  
Land Covenant in Covenant Instrument 11909719.10 - 2.11.2020 at 12:16 pm  
11937623.1 Transfer to Lisa Joy Fletcher and Graeme Noel Fletcher - 4.12.2020 at 2:13 pm  
12393787.1 Mortgage to ANZ Bank New Zealand Limited - 15.3.2022 at 10:37 am



# Title Plan - DP 547543

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**Survey Number** DP 547543  
**Surveyor Reference** KAP-0104 104 Ngarara Road, Waikanae (Stage 1B)  
**Surveyor** Samuel David Poole  
**Survey Firm** Leith Consulting Limited  
**Surveyor Declaration** I Samuel David Poole, 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 16 Oct 2020 03:09 PM

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## Survey Details

**Dataset Description** Lots 1-17 and 101-102 being a subdivision of Lot 1 DP 544253  
**Status** Deposited  
**Land District** Wellington  
**Submitted Date** 16/10/2020

**Survey Class** Class A  
**Survey Approval Date** 23/10/2020  
**Deposit Date** 02/11/2020

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## Territorial Authorities

Kapiti Coast District

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## Comprised In

RT 921362

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## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area I Deposited Plan 547543	Easement		
Area J Deposited Plan 547543	Easement		
Lot 1 Deposited Plan 547543	Fee Simple Title	0.0569 Ha	934883
Lot 2 Deposited Plan 547543	Fee Simple Title	0.0507 Ha	934884
Lot 3 Deposited Plan 547543	Fee Simple Title	0.0526 Ha	934885
Lot 4 Deposited Plan 547543	Fee Simple Title	0.0577 Ha	934886
Lot 5 Deposited Plan 547543	Fee Simple Title	0.0824 Ha	934887
Lot 6 Deposited Plan 547543	Fee Simple Title	0.0495 Ha	934888
Lot 7 Deposited Plan 547543	Fee Simple Title	0.0562 Ha	934889
Lot 8 Deposited Plan 547543	Fee Simple Title	0.0581 Ha	934890
Lot 9 Deposited Plan 547543	Fee Simple Title	0.0561 Ha	934891
Lot 10 Deposited Plan 547543	Fee Simple Title	0.0536 Ha	934892
Lot 11 Deposited Plan 547543	Fee Simple Title	0.0661 Ha	934893
Lot 12 Deposited Plan 547543	Fee Simple Title	0.0822 Ha	934894
Lot 13 Deposited Plan 547543	Fee Simple Title	0.0850 Ha	934895
Lot 14 Deposited Plan 547543	Fee Simple Title	0.0517 Ha	934896
Lot 15 Deposited Plan 547543	Fee Simple Title	0.0500 Ha	934897
Lot 16 Deposited Plan 547543	Fee Simple Title	0.0550 Ha	934898
Lot 17 Deposited Plan 547543	Fee Simple Title	0.1232 Ha	934899
	Road	0.4256 Ha	



# Title Plan - DP 547543

---

## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 547543	Road	0.0204 Ha	
Area B Deposited Plan 547543	Easement		
Area C Deposited Plan 547543	Easement		
Area D Deposited Plan 547543	Easement		
Area E Deposited Plan 547543	Easement		
Area F Deposited Plan 547543	Easement		
Area G Deposited Plan 547543	Easement		
Area H Deposited Plan 547543	Easement		
<b>Total Area</b>		<hr/> 1.5330 Ha	

# Schedule / Memorandum

<b>Memorandum of Easements</b>			
(Pursuant to s243 Resource Management Act 1991)			
<b>Purpose</b>	<b>Shown</b>	<b>Servient Tenement</b> (Burdened land)	<b>Dominant Tenement</b> (Benefited land)
Right of way, right to drain water, right to convey water, gas, electricity, and telecommunications	I	Lot 4	Lot 5
	C		
	J	Lot 5	Lot 4
	D		
Right of way, right to drain water	I	Lot 4	Lot 3
	C		
	J	Lot 5	
	D		

<b>Memorandum of Easements in Gross</b>			
(Pursuant to s243 Resource Management Act 1991)			
<b>Purpose</b>	<b>Shown</b>	<b>Servient Tenement</b> (Burdened land)	<b>Grantee</b>
Right to drain sewage	A	Lot 2	Kapiti Coast District Council
	B	Lot 4	
	C		
	D	Lot 5	
	E		
	F	Lot 7	
	G	Lot 13	
	H	Lot 12	
Right to convey telecommunications	I	Lot 4	Chorus New Zealand Limited
	C		
	J	Lot 5	
	D		
Right to convey electricity	I	Lot 4	Electra Limited
	C		
	J	Lot 5	
	D		
Right to convey gas	I	Lot 4	First Gas Limited
	C		
	J	Lot 5	
	D		

# Schedule / Memorandum

Schedule of Existing Easements to be surrendered			
Purpose	Shown	Servient Tenement (Burdened land)	Specified in
Right to convey water	D on DP 544253	Lot 1 DP 544253	Easement Instrument 11673511.4



Part Lot 1  
DP 47604

Lot 2  
DP 426351

Lot 1  
DP 426351

Lot 13  
DP 74371

North Bay

Lot 3  
DP 76030

Lot 2  
DP 76030

Lot 1  
DP 74371

Lot 1  
DP 376197

**Diag. A**

**Diag. AB**  
See T2

Lot 2  
DP 544253

**Diag. AA**  
See T3

Part Lot 1  
DP 23513



- Lot 101 to vest as road in the Kapiti Coast District Council  
- Lot 102 to vest as Accessway in the Kapiti Coast District Council

Land District: Wellington

Lots 1-17 and 101-102 being a subdivision of Lot 1 DP 544253

Surveyor: Samuel David Poole  
Firm: Leith Consulting Limited

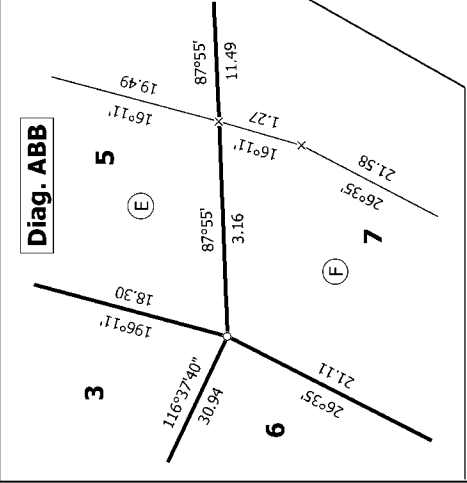
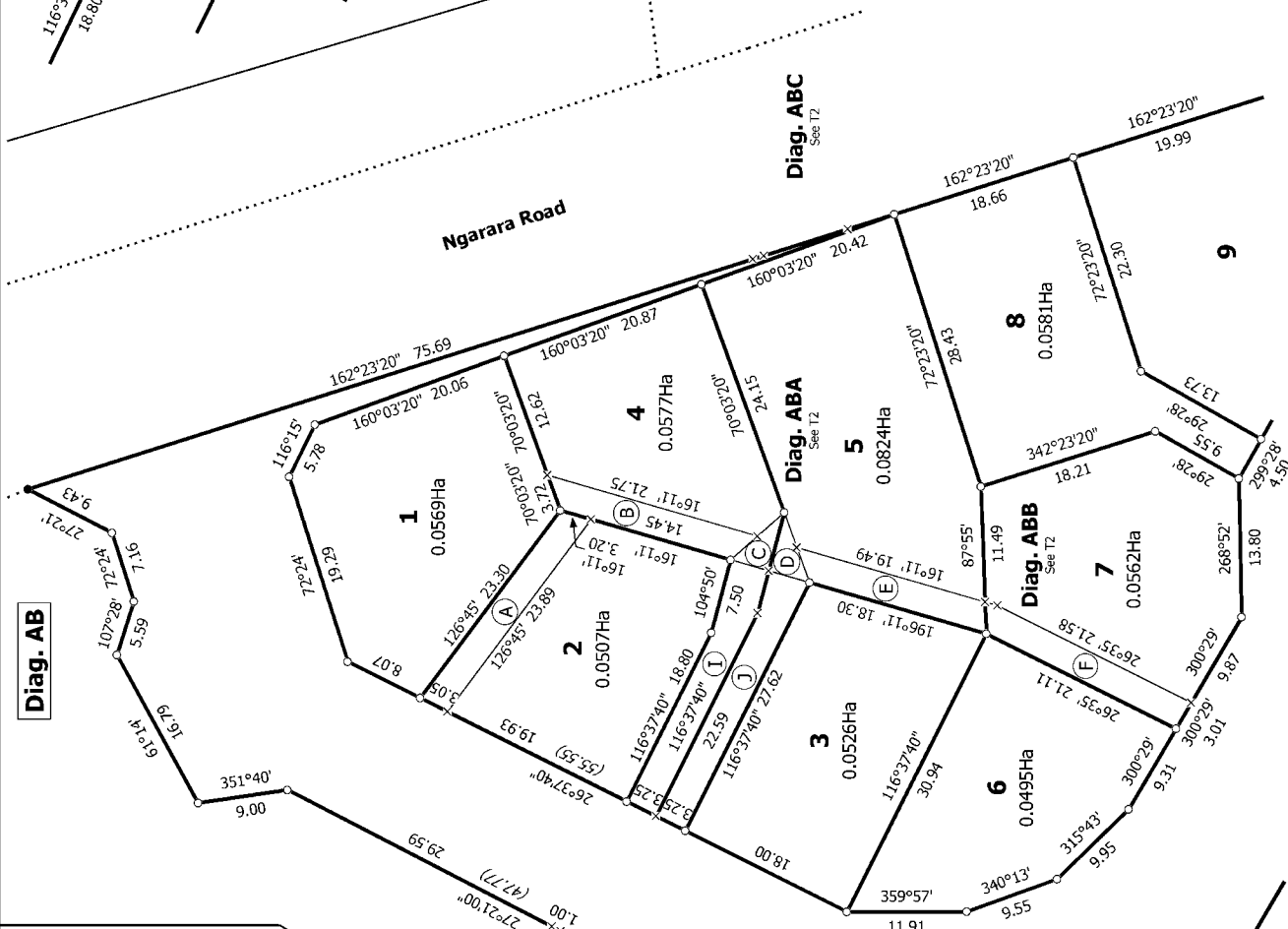
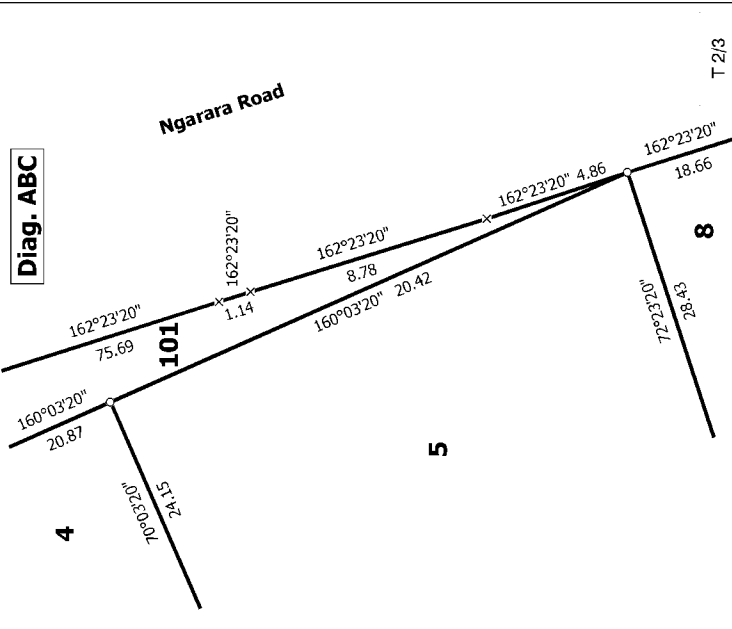
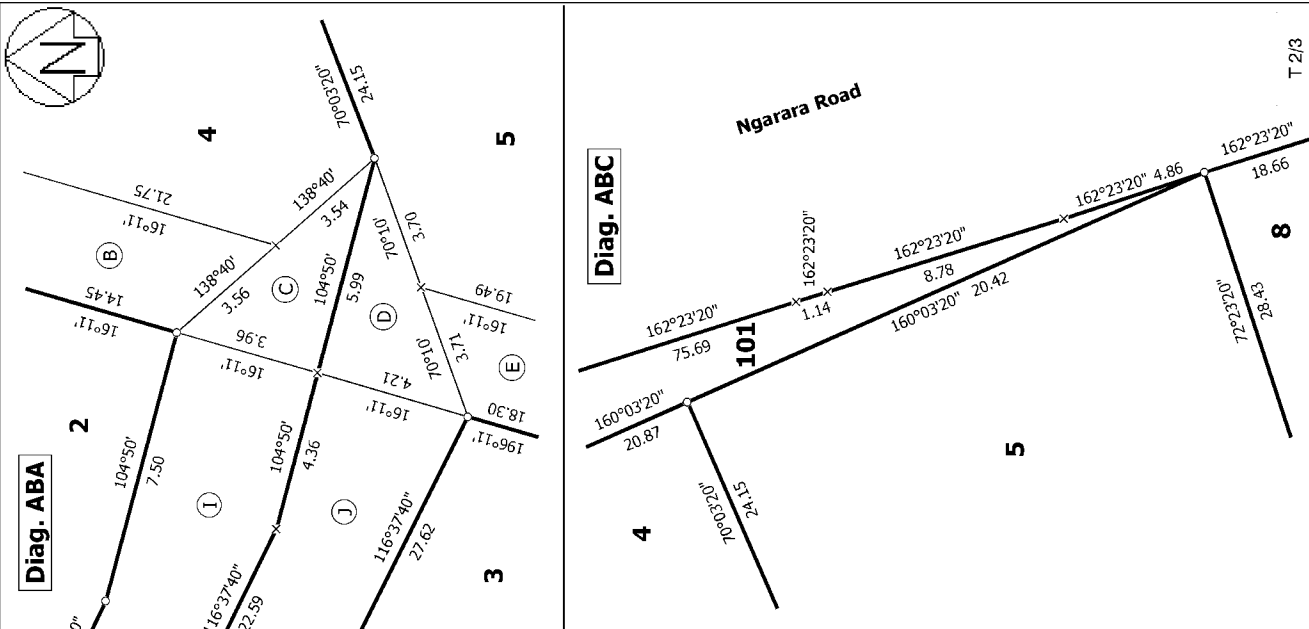
Title Plan  
DP 547543

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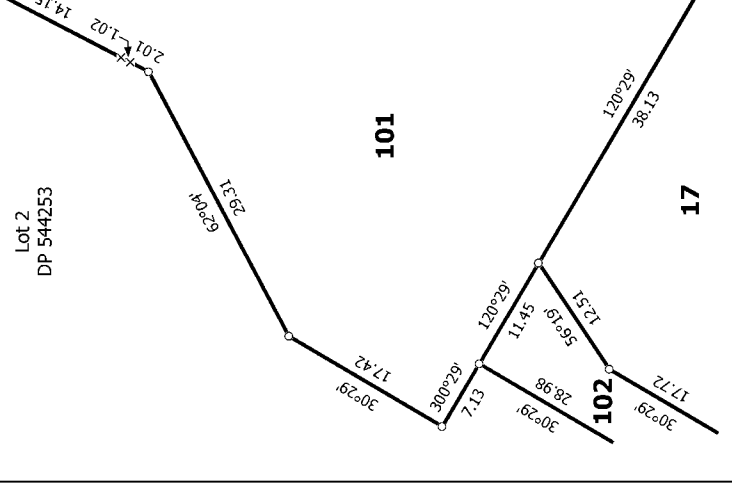
Generated on: 20/11/2020 10:34:46 AM Page 5 of 7

Deposited on: 2/11/2020

T 1/3



- Lot 101 to vest as road in the Kapiti Coast District Council  
 - Lot 102 to vest as Accessway in the Kapiti Coast District Council



Surveyor: Samuel David Poole  
 Firm: Leith Consulting Limited

Lot 1-17 and 101-102 being a subdivision of Lot 1 DP 544253

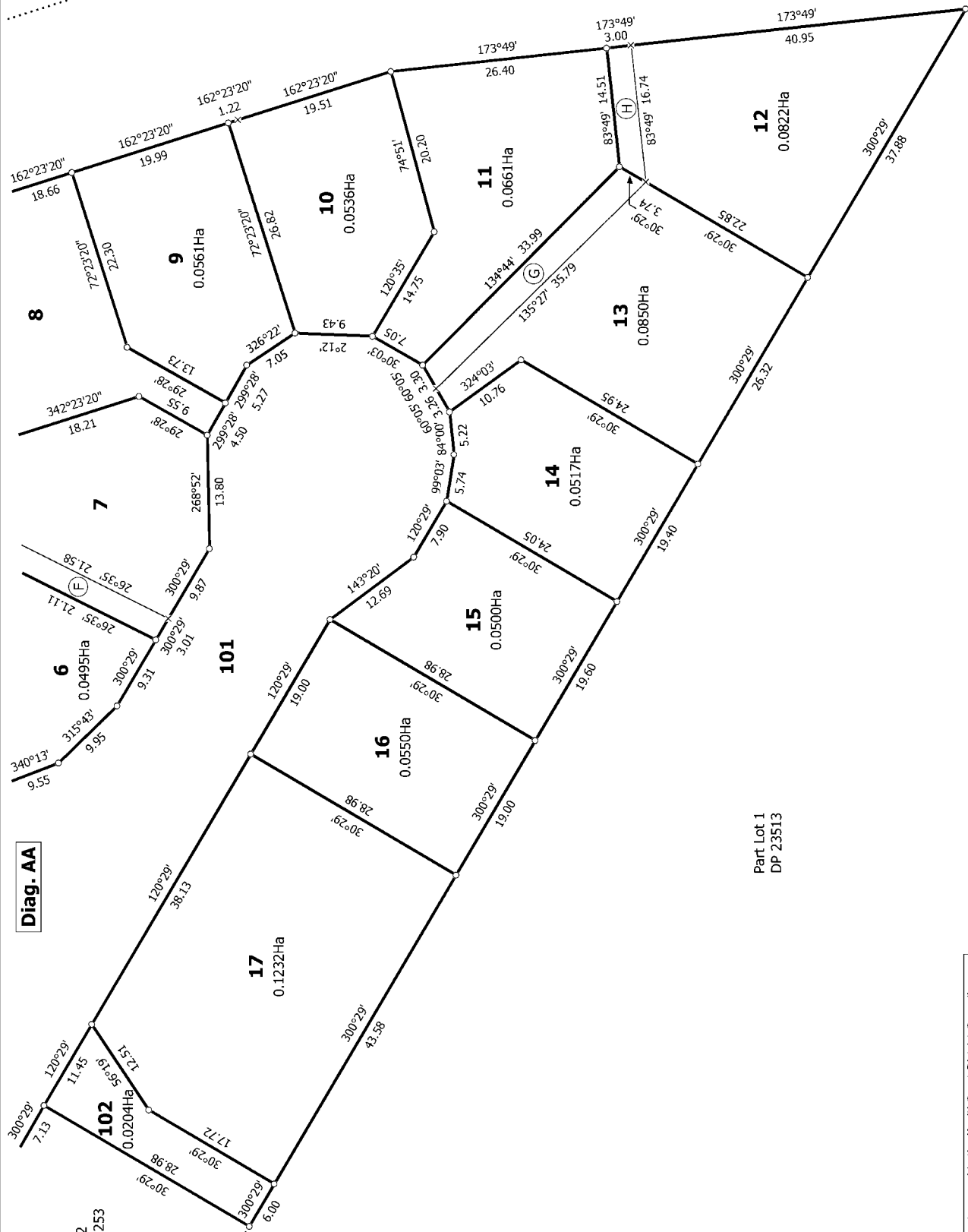
Land District: Wellington  
 Digitally Generated Plan  
 Generated on: 20/11/2020 10:34:46m Page 6 of 7

Title Plan  
 DP 547543  
 Deposited on: 2/11/2020



North Bay

Ngarara Road



Diag. AA

- Lot 101 to vest as road in the Kapiti Coast District Council  
- Lot 102 to vest as Accessway in the Kapiti Coast District Council

T 3/3

Land District: Wellington

Lots 1-17 and 101-102 being a subdivision of Lot 1 DP 544253

Surveyor: Samuel David Poole  
Firm: Leith Consulting Limited

Title Plan  
DP 547543

Digitally Generated Plan

Generated on: 20/11/2020 10:34am Page 7 of 7




Deposited on: 2/11/2020

# Operative District Plan 2021 - Zones and Precincts

4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

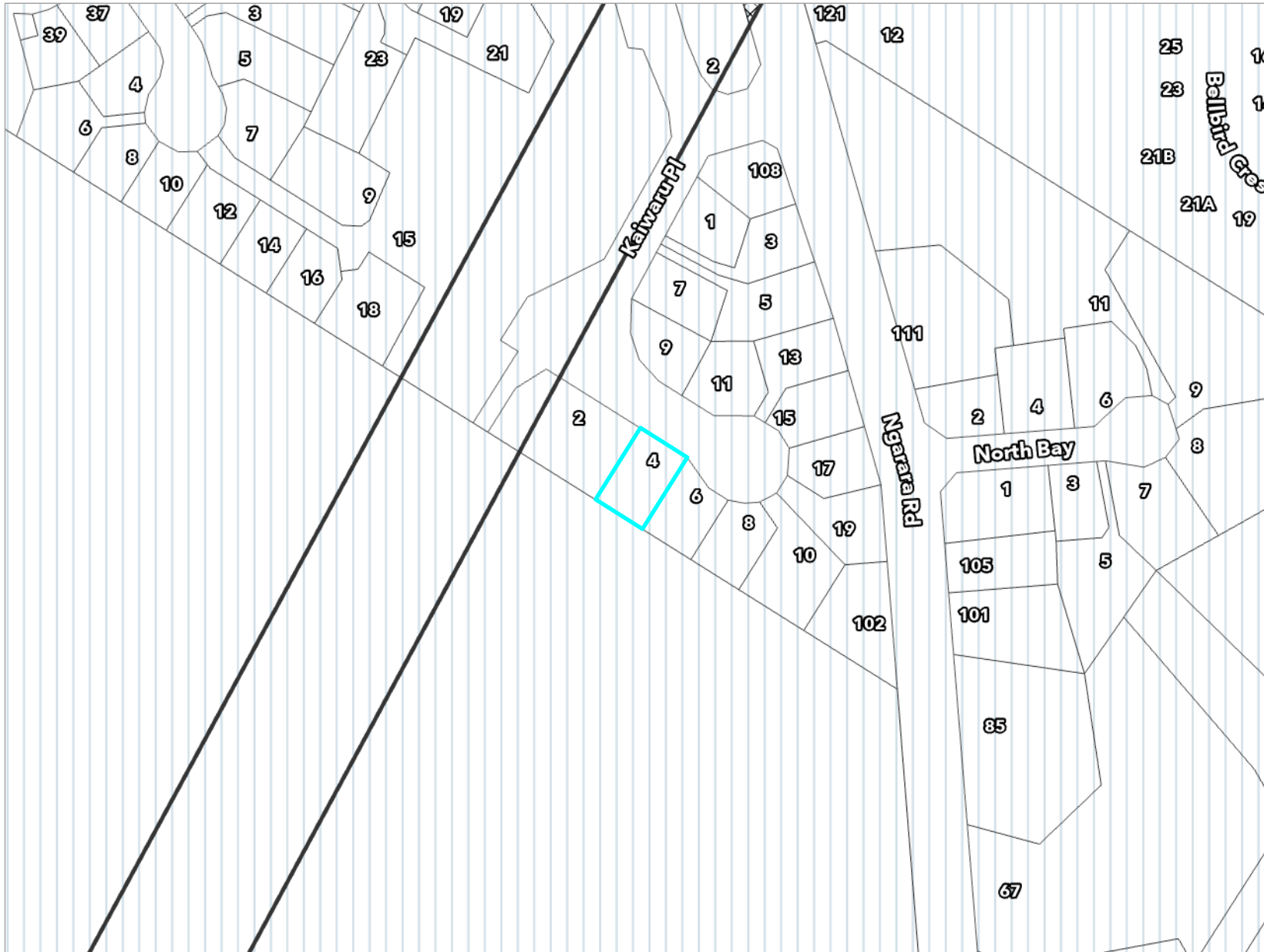
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# Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

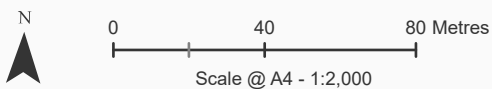
## 4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



### Key to map symbols

-  National Grid Lines
-  National Grid Developed Area
-  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.

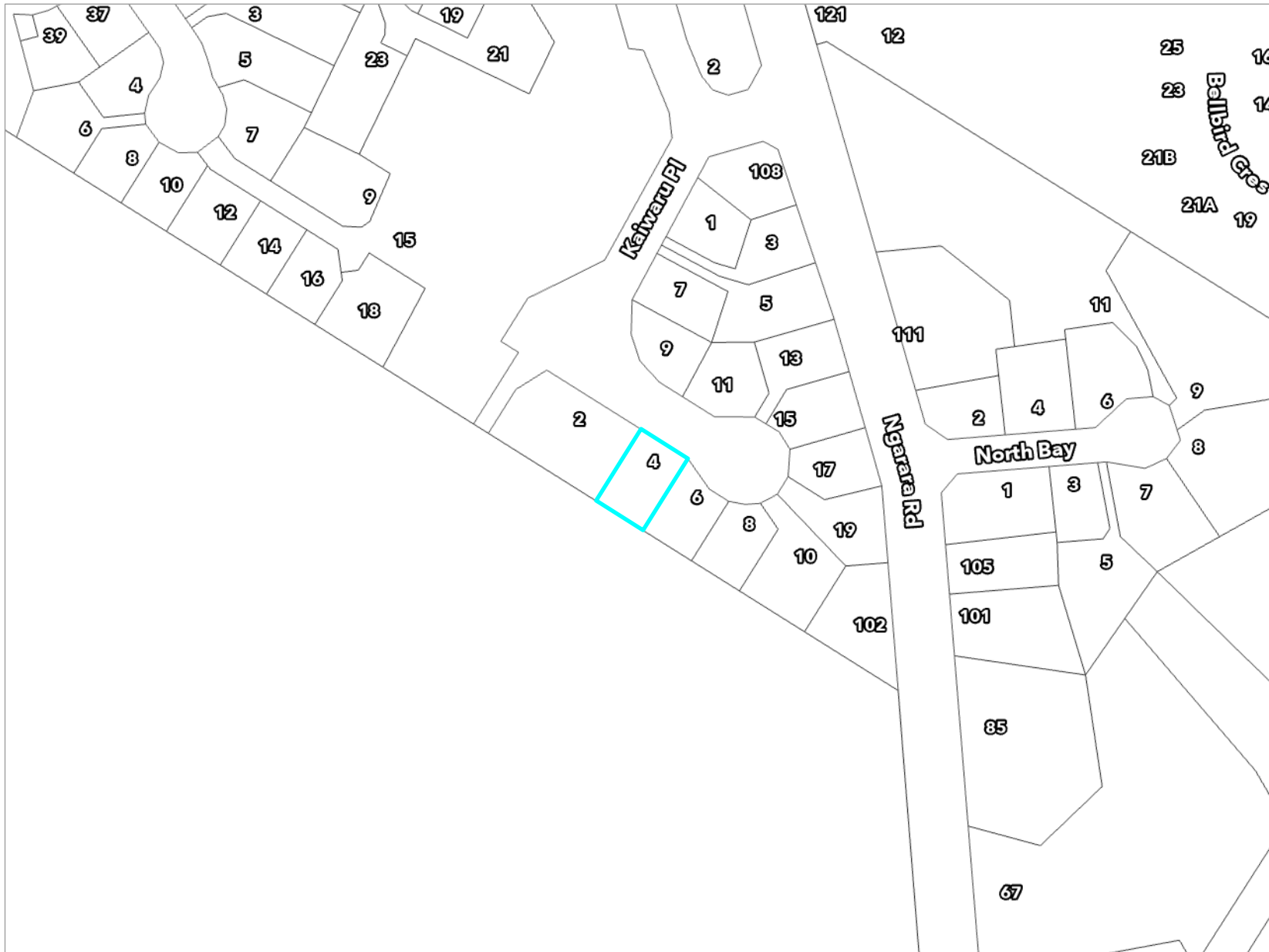


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# Operative District Plan 2021 - Designations & Miscellaneous Features

4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## Key to map symbols

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.



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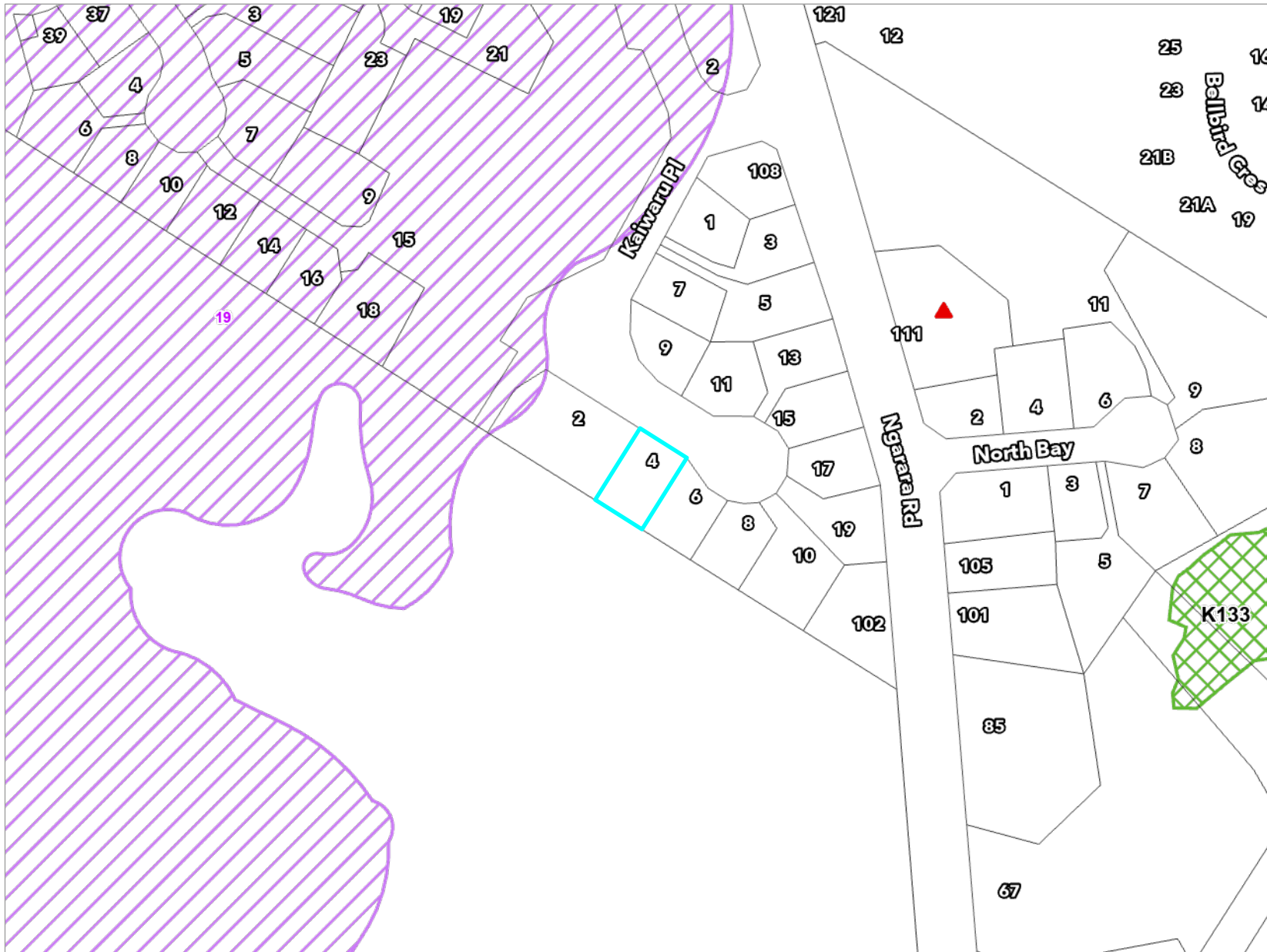
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# Operative District Plan 2021 - Natural Features

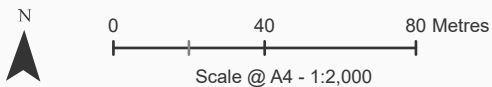
4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## Key to map symbols

-  Ecological Sites
-  Special Amenity Landscapes
-  Key Indigenous Trees

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# Operative District Plan 2021 - Natural Hazards

4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## Key to map symbols

-  Overflow Path
-  Flood Storage Area
-  Ponding Area

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



0 40 80 Metres

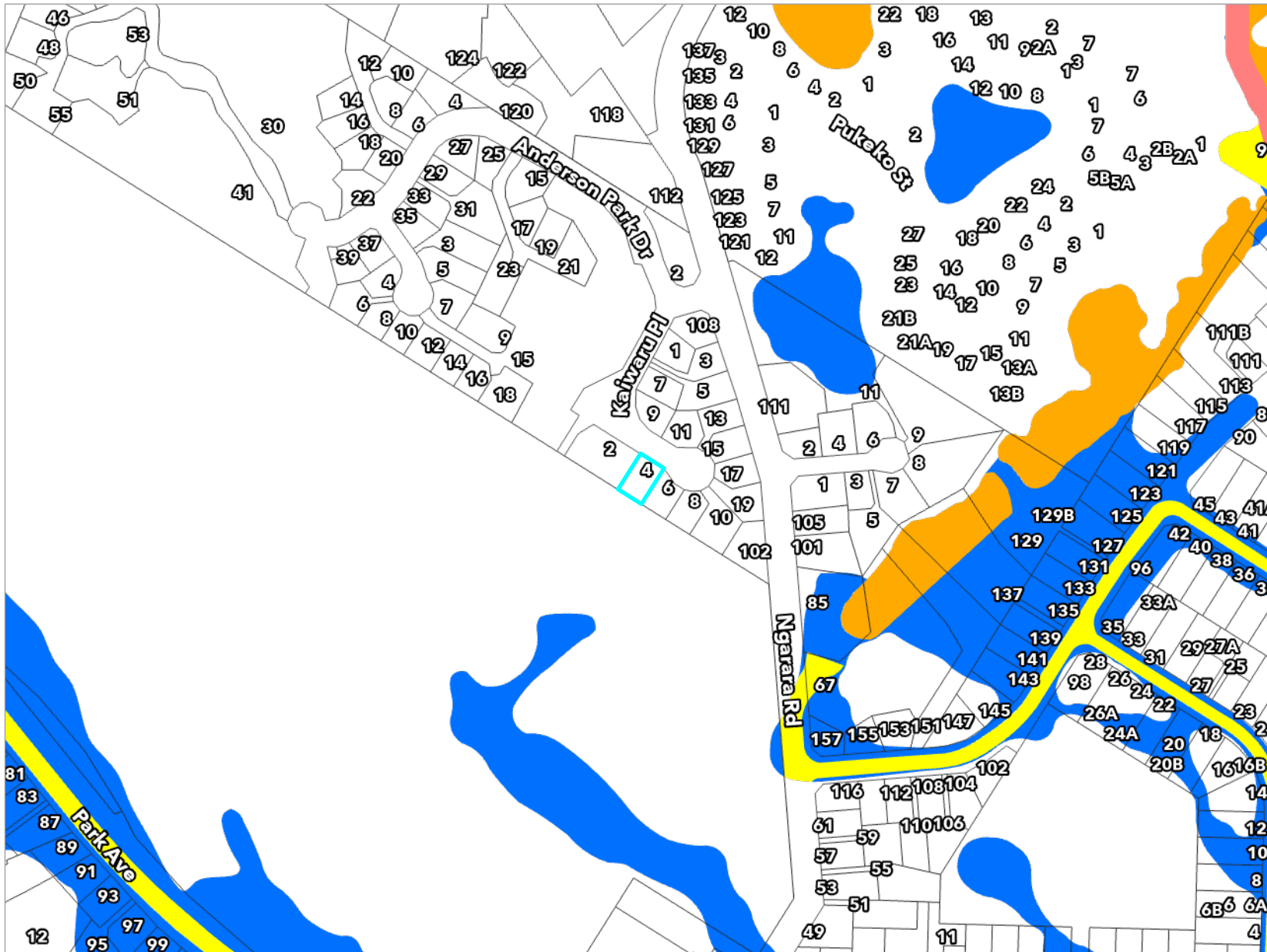
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# Latest Flood Hazards

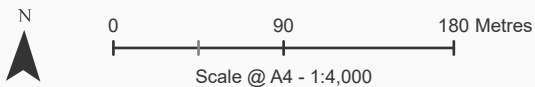
4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Storage
-  Ponding

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# Resource Consents Map

4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## 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 20 40 Metres

Scale @ A4 - 1:1,000

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## Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
210316	10 Kaiwaru Place, Waikanae	1494126615	Lot 13 DP 547543	LD	Undertake earthworks that do not meet the permitted activity	N	N	Decision Issued	28/1/2022	15/12/2021
210062	102 Ngarara Road, Waikanae	1494126614	Lot 12 DP 547543	LN	Undertake a commercial activity (temporary show home) within	N	N	Decision Issued	28/4/2021	30/3/2021
PB200066	19 Kaiwaru Place, Waikanae	1494126613	Lot 11 DP 547543	PB	Construct a new single storey dwelling with attached	N	N	Decision Issued	23/12/2020	15/12/2020

# Health and Alcohol Licenses

4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## 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.



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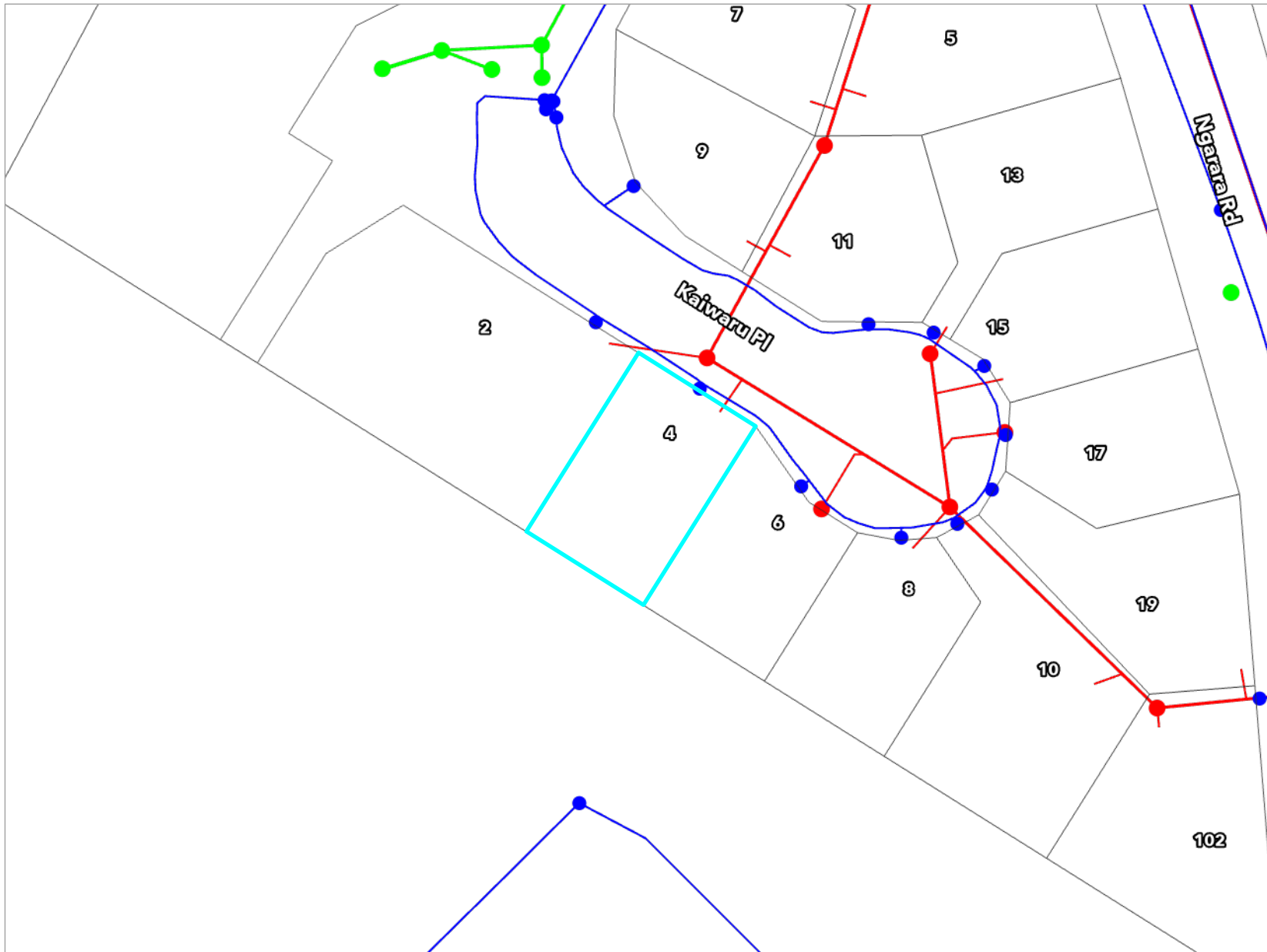
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# Services Network

4 Kaiwaru Place, Waikanae (Lot 16 DP 547543)



## Key to map symbols

-  WS Node
-  WS Pipe
-  SW Point
-  SW Pipe
-  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.



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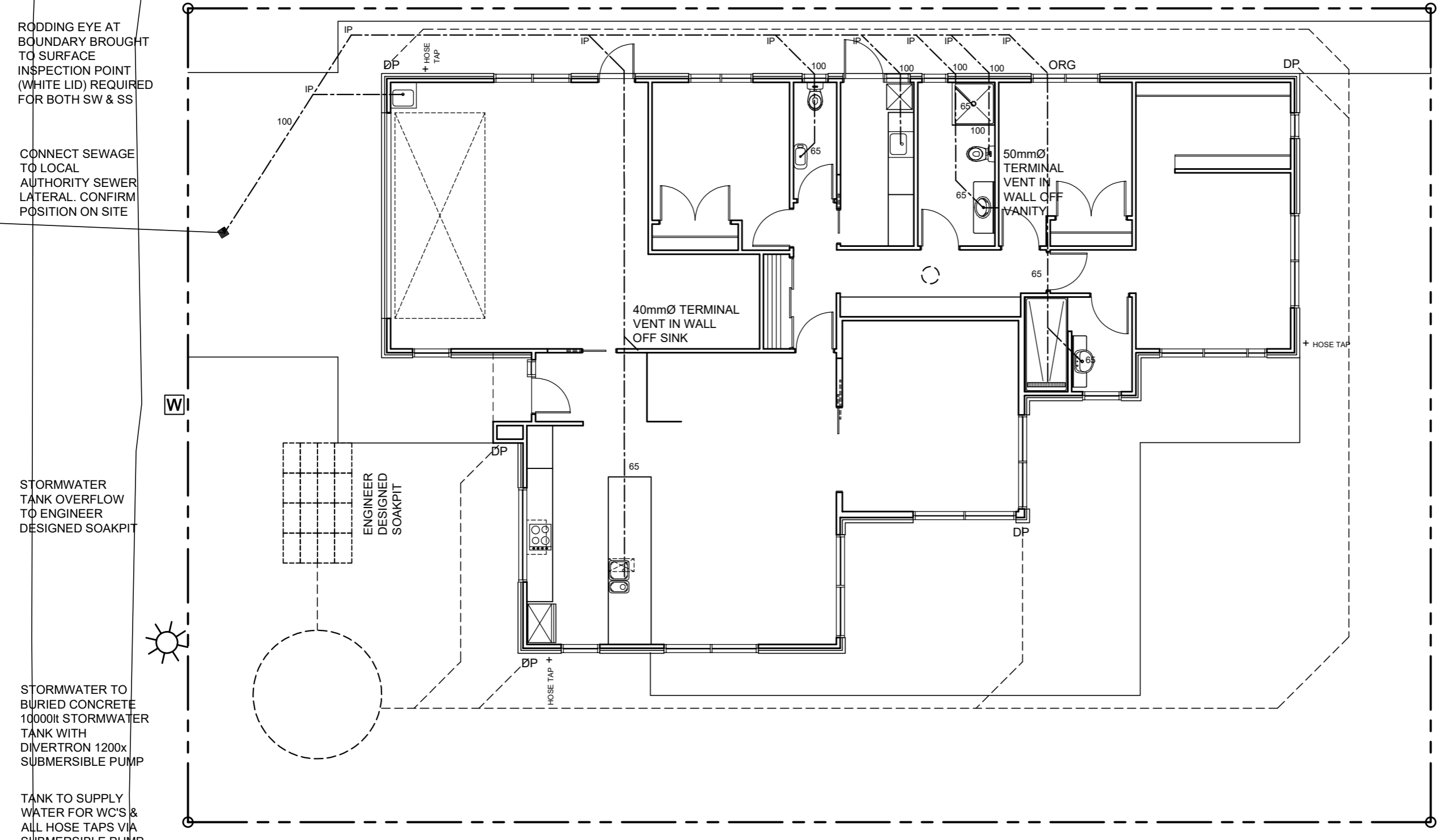
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BC210486  
 Further Information Received  
 16/06/21

OVERFLOW RELIEF GULLY HEIGHT  
 CLEARANCE TO COMPLY WITH AS3500.2 CL  
 4.6.6.6 & CL 4.6.6.7  
 150mm BELOW THE LOWEST FIXTURE & 75mm  
 ABOVE THE IMPERMEABLE SURFACE



Revisions:  
 APRIL 2021 rev A  
 JUNE 2021 rev B

Project:  
**PROPOSED DWELLING**  
 LOT 16,  
 4 KAIWARU PLACE,  
 ANDERSON PARK,  
 WAIKANAЕ  
 Client:  
 FLETCHER

Drawing Title:  
**SITE DRAINAGE**

Designer:  
**COASTAL ARCHITECTURE LTD.**  
 11 Kodex Place  
 Paraparaumu  
 New Zealand  
 Tel: 04 296 1248  
 e-mail : coastarchdesign@gmail.com

Design: BF  
 Drawn: BF  
 Scale: as shown

Job: 280  
 Page of: 2  
 Rev: B

All work shall be in accordance with the NZBC. If in doubt ASK The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd



NOTES:  
 ALL SEWER & STORMWATER PIPES TO BE 100mm Ø  
 ALL EXPOSED HOT & COLD WATER PIPES TO BE LAGGED IF IN FROST PRONE AREA

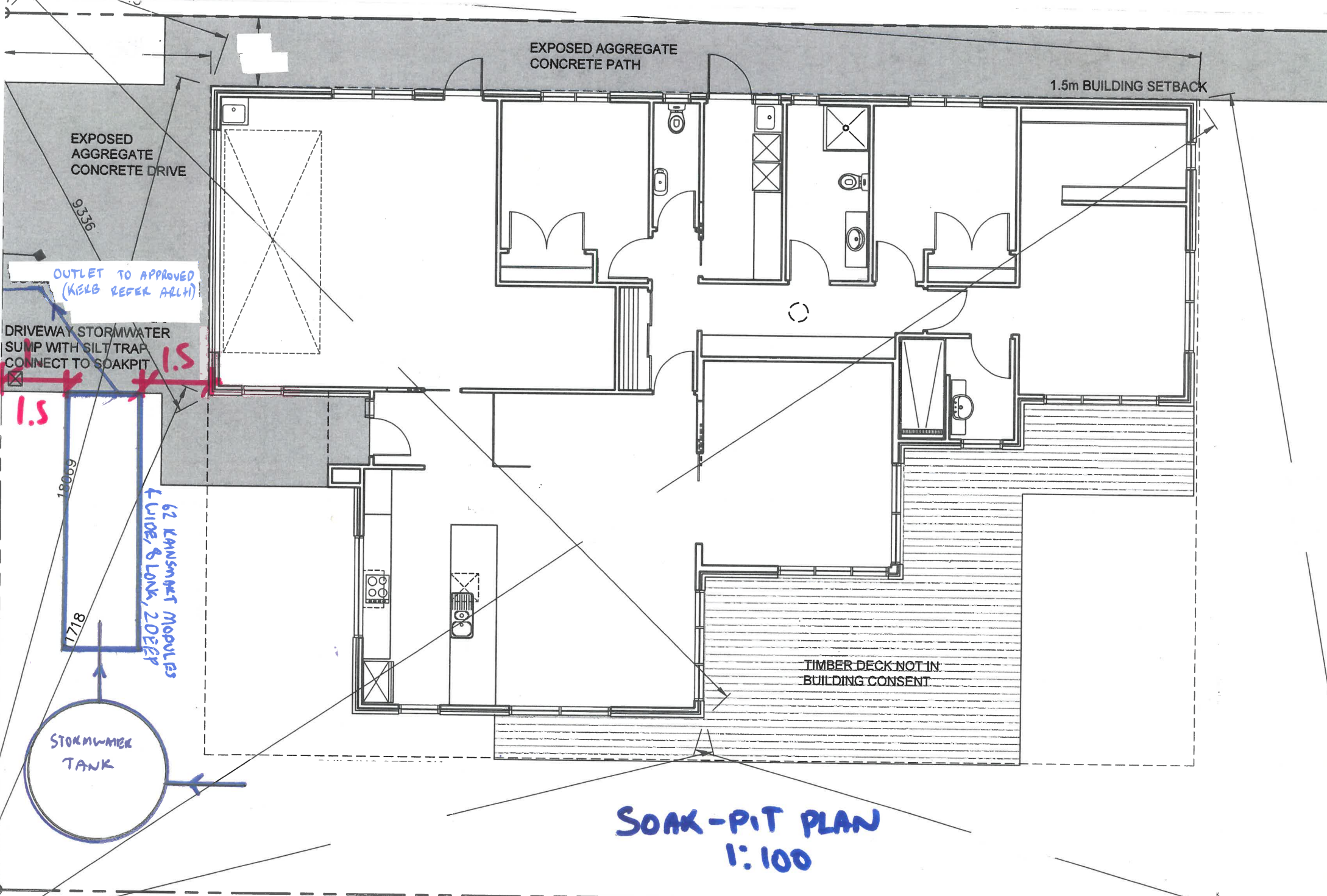
- DRAINAGE PLAN NOTES:**
- All Plumbing and Drainage to be in accordance with AS/NZS 3500.2 for ground floor systems and for single stack systems
  - Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
  - Check PIM information for service connections
  - pipes to be inspected before covering with sand
  - A tempering valve is required to be installed on the hot water service
  - No pipes at any point exceed 10m in length from dn 100 vented drain
  - Non-potable supply appropriately protected from cross connection hazards & is identified by appropriate signage & lilac colour
  - All pipe work above slab to be 40mmØ
  - Terminal vent to be 50mmØ
  - Provision of suitable access for rodding & cleaning of surface water & foul drainage systems
  - Kitchen hot water pipes to be lagged continuously from heat source

- PIPE GRADIENTS**
- Minimum grades for drains and discharge pipes  
 65Ø & less = 1 in 40  
 80Ø & 100Ø = 1 in 60

- HOT & COLD WATER**
- All hot & cold water pipes in house to be run in Dux Secura Polybutylene plumbing system
  - 20mm for Main, to bath and to HWC
  - 15mm to all other branches
  - 15mm to exterior taps
  - Kitchen hot water supply pipe to be 10mm if over 12m in length but must be under 25m long

# DRAINAGE PLAN

SCALE 1:100



12 December 2019

Anderson Park Trust  
C/- Leith Consulting Ltd  
PO Box 1636  
Paraparaumu Beach 5254  
Attn: Monique Leith

Dear Anderson Park Trust

**RM190153: To undertake a 17 lot residential subdivision, a local purpose reserve, new road to vest, a balance allotment, associated earthworks and front yard setback encroachments 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 Manager no later than 15 working days from the date of receiving this consent.

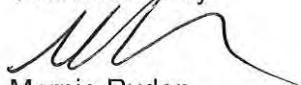
If you have any concerns regarding the conditions, please contact me prior to lodging an objection to discuss on (04) 2965 508 as it may be possible to make minor amendments or corrections outside of the objection process.

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

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

Yours sincerely



Marnie Rydon  
**Senior Resource Consents Planner**

**RESOURCE CONSENT UNDER PART VI OF THE  
RESOURCE MANAGEMENT ACT 1991  
CONSENT NO: RM190153**

<b>APPLICANT:</b>	Anderson Park Trust
<b>LOCATION OF ACTIVITY:</b>	104-110 Ngarara Road, Waikanae
<b>DESCRIPTION OF ACTIVITY:</b>	To undertake a 17 lot residential subdivision, a local purpose reserve, new road to vest, a balance allotment, associated earthworks and front yard setback encroachments that do not comply with the permitted activity standards

**DECISION:**

That officers, acting under authority delegated from the Council and pursuant to sections 104 and 104B and with reference to 104D of the Resource Management Act 1991, hereby **grant** consent to undertake a 17 lot residential subdivision, a local purpose reserve, new road to vest, a balance allotment, associated earthworks and front yard setback encroachments that do not comply with the permitted activity standards at 104-110 Ngarara Road, Waikanae being (Part Lot 8 DP 20118 Lot 1 DP 80320) subject to the following conditions which were imposed under sections 108 and 220 of the Resource Management Act 1991 on 12 December 2019.

**Conditions:**

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM190153 and the further information supplied by Leith Consulting on 29 October and 18 and 27 November 2019, including the following Leith Consulting Plans:
  - Existing and Proposed Environment – Stage 1A, KAP-0104-SCH, Sheet 2 of 16, Revision B
  - Proposed Environment – Stage 1B, KAP-0104-SCH, Sheet 3 of 16, Revision B

- Legal – Stage 1B, KAP-0104-SCH, Sheet 4 of 16, Revision B
- Combined Services, KAP-0104-SCH, Sheet 5 of 16, Revision B
- Sanitary Sewer Layout, KAP-0104-SCH, Sheet 6 of 16, Revision B
- Stormwater Layout, KAP-0104-SCH, Sheet 7 of 16, Revision B
- Water Layout, KAP-0104-SCH, Sheet 8 of 16, Revision B
- Roading Layout, KAP-0104-SCH, Sheet 9 of 16, Revision B
- Roading – Vehicle Sight Lines, KAP-0104-SCH, Sheet 10 of 16, Revision B
- Roading Cross-Sections, KAP-0104-SCH, Sheet 11 of 16, Revision B
- Earthworks – Stage 1B, KAP-0104-SCH, Sheet 12 of 16, Revision B
- Earthworks Stage 1B, KAP-0104-SCH, Sheet 13 of 16, Revision B
- Earthworks Cross-Sections, KAP-0104-SCH, Sheet 14 of 16, Revision B
- Earthworks Cross-Sections, KAP-0104-SCH, Sheet 15 of 16, Revision B
- Landscaping Layout, Earthworks Cross-Sections, KAP-0104-SCH, Sheet 16 of 16, Revision B

Stamped as 'Final Approved Plans' on 12 December 2019, except where modified by conditions of consent.

2. The e-survey dataset for the respective stages of the development shall be in general conformity with the with the following Leith Consulting plans:
  - Existing and Proposed Environment – Stage 1A, KAP-0104-SCH, Sheet 2 of 16, Revision B
  - Proposed Environment – Stage 1B, KAP-0104-SCH, Sheet 3 of 16, Revision B
  - Legal – Stage 1B, KAP-0104-SCH, Sheet 4 of 16, Revision B

Stamped as 'Final Approved Plans' on 12 December 2019, except where modified by conditions of consent.

**Note One:** The subdivision may be completed in stages, provided that all relevant fees are paid and services installed, including for any balance lot. In this instance, Stage 1A will need to comply with conditions 1, 2, 11, 12, 29, 43, 44, 45, 46, 60, 61 and 64 and the advice notes, including those in respect to the payment of development contributions.

3. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012 (KCDC's SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
4. Lot 102 shall be vested with Council as an Accessway.
5. Lot 101 shall be vested with Council as Road.
6. With respect to Lots 1, 4, 5 and 8-12 as shown on any of the plans related to Stage 1B, any fence located along or within 2m of the boundary with Ngarara Road shall not exceed 1.5m in height.

**Note:** A consent notice under section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which must be complied with on an ongoing basis.

7. Lots 4, 5 and 8-11 of stage 1B shall have no vehicle access to Ngarara Road.

**Note:** A consent notice under section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which must be complied with on an ongoing basis.

8. The vehicle crossings for Lots 1, 2 and 12 of stage 1B must be constructed to the standards required by the KCDC SDPR:2012 prior to certification under section 224(c) of the Resource Management Act 1991.

9. No additional vehicle crossings shall be constructed for Lots 1, 2 and 12 of stage 1B other than those approved under condition 8 above and any widening of the 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.

**Note:** A consent notice under section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which must be complied with on an ongoing basis.

10. The 4.5m setback from the Ngarara Road boundary for any building constructed on Lots 4, 5 and 8-11 of stage 1B shall be reduced to 3m.

**Note:** A consent notice under section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which must be complied with on an ongoing basis.

#### Fees, Levies and Contributions

11. A Reserve Contribution for a total of seventeen additional residential lots is payable and has been assessed at \$13,907.54 including GST per lot (total to pay **\$236,428.12**). Stage 1A will therefore incur a requirement for the payment of \$13,907.54 inclusive of GST, with the balance payable with respect to stage 1B.

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

**Note:** A credit will be applied to the above contribution following a valuation of the accessway (Lot 102) to vest with Council.

12. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$628.00 plus \$314.00 per lot [total \$5,966.00 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 One:** Prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991, the engineering fee shall be paid and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

**Note Two:** With respect to Stage 1A, only the per lot amount of \$314.00 is payable at the time 224(c) certification is applied for.

## Engineering

### *Prior to works commencing:*

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

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

14. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the KCDC's SDPR: 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil Engineering
- Geotechnical Engineering
- Foundation Design
- Street Lighting Design
- Road Safety Audits

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

15. Prior to works commencing, the consent holder or their authorised representative, shall submit a Quality Assurance Plan (QA plan) to the Council's Development Engineer for approval.
16. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:
  - Commencement of works or recommencement after a substantial lapse;
  - 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;
  - Final inspection.
17. Following engineering approval for the plans submitted under condition 13 above, and prior to applying for a certificate to be issued under Section 224(c) of the Resource Management Act 1991, the consent holder shall provide three proposed road names for each road in the proposed subdivision, based on a theme, to the Development Engineer for approval. The road names shall be chosen in accordance with the Kapiti Coast District Council's Road Naming and Street Numbering Policy 2011 and "The Rural and Urban Addressing Standard" (AS/NZS4819:2011).

The road names shall be approved by Council prior to a Section 224(c) certificate being issued under the Resource Management Act 1991.

**Note:** It is recommended that the preferred road names be supplied to the Development Engineer within 60 working days of engineering plans being approved under condition 13. This is due to a potential lengthy process of road naming.

#### Construction Environmental Management Plan

18. Prior to the commencement of subdivision site works (excavation, installation of reticulated service infrastructure, construction of roading and landscaping), the consent holder shall prepare and submit to the Council's Development Engineer for approval, a Construction Environmental Management Plan (CEMP) or a series of CEMPs; to ensure the mitigation of effects and protection of the National Grid transmission lines. The CEMP must be given to Transpower NZ Ltd (at [transmission.corridor@transpower.co.nz](mailto:transmission.corridor@transpower.co.nz)) for its certification at least 10 working days prior to being submitted to the Council.
19. The CEMP must include the following (but is not limited to):
- i. The name, experience and qualifications of the person/s nominated by the consent holder to supervise the implementation of, and adherence to, the CEMP;
  - ii. Traffic entering and exiting the site during construction;
  - iii. Earthworked material tracking onto the road network;
  - iv. Dust;
  - v. Noise and hours of construction;
  - vi. Stormwater runoff;
  - vii. Details of the contractor's liability insurance held to cover any costs, direct or indirect, associated with any damage to the BPE-HAY-A National Grid transmission lines, directly or indirectly caused by works undertaken to give effect to this consent.

- viii. Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; and the recommendations within the Electrical Clearance Report, from Groundline Engineering, dated 28 August 2019 and drawings number NZ-6367-SK-01, sheets 1 & 2, revision 2, undated but stamped as approved by Transpower New Zealand Limited 20 November 2019;
- ix. Details of any areas that are “out of bounds” during construction and/or areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the consent holder's cost);
- x. Demonstrate how the existing transmission lines and support structures will remain accessible during and after construction activities;
- xi. Demonstrate how the effects of dust (including any other material potentially resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed;
- xii. Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure;
- xiii. Demonstrate how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines, including support structures;
- xiv. Details of proposed contractor training for those working near the transmission lines;
- xv. All works/activities shall be undertaken in accordance with the approved CEMP.

#### Contaminated Soil

20. Within 10 working days of the completion of the remedial work, a Site Validation Report (SVR) prepared by a suitably qualified person shall be submitted to Council for acceptance. The Site Validation Report shall include the following information:
  - Details how the Remedial Action Plan was implemented;
  - Indications that remedial goal were met supported by proof e.g. test results;
  - Plans showing areas of the site remediated;
  - Indications that soil was disposed of correctly; and
  - Certification that the site is suitable for the intended end use.
21. In the event that evidence is discovered of land contaminations having occurred at other locations of the site (aside from those areas identified in the Detailed Site Investigation Report of Geo & Hydro-K8 Ltd) that are a potential risk to human health, the consent holder shall undertake a detailed site investigation to further

identify the level of any potential contamination. A report detailing the findings of this investigation and the proposed remedial measures shall be submitted as an amendment to the RAP at least 15 working days prior to work commencing in any of these areas. Once accepted, work shall be carried out in accordance with the amended RAP.

#### Earthworks & Foundation Design

22. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of the report titled "Geotechnical Assessment for Proposed Multi-Lot Subdivision Stage 1B, 104-110 Ngarara Road Waikanae Kapiti Coast. Ref. 12016" by ABuild Consulting Engineers Ltd dated September 2019. Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:1989 by the inspecting engineer to the Council's Development Engineer.

**Note:** The Geotechnical completion report for each residential lot shall include:

- Identification of suitable building platforms (subject to defined conditions) for residential development;
- General ground stability and foundation conditions on the lot;
- Detail of geotechnical hazards that exist on the lot and which will require mitigation during site development;
- Recommendations for geotechnical conditions on site developments;
- Provision of general restrictions on site development such as maximum fill and cut heights, maximum batter slopes gradient, etc.

**Note:** A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of requirements recommended in geotechnical completion report, which is to be complied with on an on-going basis.

23. Any time the Project Archaeologist is to be present onsite, Ātiawa ki Whakarongotai is to be notified and afforded the opportunity to also be onsite. Any costs arising from having an iwi representative onsite shall be borne by the consent holder.
24. Any future structure requiring a Building Consent in terms of Building Act 2004 provisions, proposed on Lots 1 to 17 of Stage 1B shall have specific building location, building platform & foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer in regards to the potential differential settlement and/or potential for shallow land instability.

**Note:** Specifically designed building location, building platform and foundation design is required in accordance with the Building Act 2004 as recommended in the report titled "Geotechnical Assessment for Proposed Multi-Lot Subdivision Stage 1B, 104-110 Ngarara Road Waikanae Kapiti Coast. Ref. 12016" by ABuild Consulting Engineers Ltd dated September 2019, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.

### Ecology

25. Secondary stage of pest control of rabbits shall be carried out effectively across the site and the grazed land adjacent to the ecological site from granting of consent until earthworks and road construction are completed.

**Note:** A combination of night shooting, burrow fumigation and strategic baiting with carrot laced with liquid Pindone poison is an effective means of rabbit control.

### Parks and Open Space

26. Prior to works commencing, the consent holder shall submit a site specific safety plan (SSSP) for the earthworks behind the cricket club. The SSSP shall be prepared in consultation with the club. All construction is to be undertaken in a way that does not impact on club activities. Consultation records and the SSSP are to be provided to the Council's Park & Recreation Manager for approval.
27. Prior to the commencement of works and at least 20 days prior to purchasing of plants, the consent holder shall submit a Landscape Management Plan for all landscaped areas to be vested in Council for approval to the satisfaction of the Council's Park & Recreation Manager. The landscape plan shall contain the following:
- Existing vegetation to be retained;
  - Any vegetation to be removed;
  - The extent of planting, paved (impermeable) surfaces and other landscaping elements
  - Details of plant species;
  - Location of plants;
  - Number of plants;
  - Plant grade sizes;
  - An implementation plan describing the methods of soil preparation, details of drainage, fertilising, mulching, spraying, irrigation, staking tree pits, ongoing maintenance, replacing of dead/poorly performing plants and weed and pest management;
  - Scheduling of work, including maintenance to ensure successful establishment;
  - The location, height, and type of fencing; and
  - Maintenance manual for roading stormwater system.

### Reserve Boundary Fencing

28. With respect to stage 1B, prior to works commencing, the consent holder shall submit a fencing plan for the common boundaries between any park/accessway reserve and allotments (Lots 12, 13, 14 as active reserve type; Lots 15, 16, 17 as passive reserve) for approval to the satisfaction of the Council's Development Engineer. Farm fencing shall be proposed for the common boundaries between Lot

101 or Lot 102 of stage 1B and Lot 2 of Stage 1A. Fencing shall be in accordance with SDPR:2012 and constructed prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991.

29. With respect to Lot 1 of Stage 1A and Lots 12-17 of Stage 1B, 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. The consent holder shall enter into a bond or cash deposit of \$500.00 per lot subject to the covenant on application for certification pursuant to Section 224(c) of the Resource Management Act 1991. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

#### Access and Transport

30. With respect to stage 1B, prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the road must be constructed in accordance with Part 3 Section D & Part 4 Schedule 3 of SDPR: 2012 and Table 3.2 diagram E22 of NZS4404:2010.
31. With respect to stage 1B, the turning head within the road to vest (Lot 101) shall be capable of accommodating a 19 m diameter circle.
32. With respect to stage 1B, any vehicle crossing shall be formed, metalled and sealed between the carriageway edge and the road boundary. The crossing shall be formed in accordance with the KCDC standard drawing for a residential crossing KCDC-RD-005 Revision 5.
33. With respect to stage 1B, prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, pram crossings shall be provided in accordance with drawing KAP-0104-SCH Revision B.
34. With respect to stage 1B, any raised crossings are to be constructed in accordance with drawing KAP-0104-SCH Revision B and KCDC Roding Standard Drawing KCDC-RD-009 Revision 4.
35. Any batters required as part of the subdivision and any planting shall not impede sight visibility such that provisions rule 11E.1.3 cannot be complied with.
36. With respect to stage 1B, prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the footpaths and pedestrian ramps (including accessway to Waikanae Park) are shall be constructed in accordance with Roding Standard Drawings RD-002 Revision 3, Roding Standard Drawing RD-003 Revision 5 and Roding Standard Drawing RD-004 Revision 3.
37. With respect to stage 1B, prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, street lighting columns and lamps shall be provided to service the development. The street lighting layout shall comply with AS/NZS 1158.1:2005 including all referenced standards including NZTA M30 Specification and Guidelines 2014. Where required transformer or cell phone sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve. Any street lights installed within the development shall be provided with a separate street lighting system.

**Note:** Council is converting the district's streetlights to LED lights and smart dimming control technology, and encourage its use in private development. If the roads within the development were to ever vest with Council, retrofit LED and smart dimming control technology would be required.

38. With respect to stage 1B, prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, all roads and rights of way shall be sealed using a minimum of three coat chip sealed surface, unless agreed otherwise with the Council's Development Engineer. Sealing must comply with NZTA specifications and standards.
39. With respect to stage 1B, prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide all signs and install all road markings in compliance with the legal requirements for traffic signs in New Zealand and MOTSAM Part 1, excluding Section 1.11.1, Construction - General Requirements 2010 unless otherwise approved by the Council's Development Engineer. The consent holder shall meet all associated costs of legalising any no stopping lines, give way and compulsory stops and regulatory general (speed restriction) signs that are required.
40. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, vegetation removal/trimming and earthworks along the frontage of Lots 1, 4, 5, 8-12 with Ngarara Road shall be designed and implemented to achieve adequate sightlines in accordance with rule 11E.1.3 of the Proposed District Plan. The trimming of this vegetation is to occur on an ongoing basis to ensure that adequate sightlines are maintained and provided at all times.

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

41. With respect to stage 1B, prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the vehicle crossing for Lots 1, 6 and 12 are to be constructed in the location shown on drawing KAP-0104-SCH Revision B unless otherwise agreed with the Council's Development Engineer, this is for ensuring sight distance and road safety.
42. With respect to stage 1B, the consent holder shall submit to Council's Development Engineer a road safety audit in accordance with the New Zealand Transport Agency's publication 'Road Safety Audit Procedures for Projects Guidelines' for the development during the following stages of construction:
  - a. Detailed design stage when engineering drawings are submitted for approval. The detailed design of the road and intersections shall take into account the findings of the road safety audit report;
  - b. Post construction stage. A post-construction road safety audit report shall be submitted for acceptance prior to the issue of the Section 224(c) certificate.

#### Stormwater

43. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the stormwater disposal system shall be designed and constructed in accordance with Part 3 Section E & Part 4 Schedule 4 of KCDC's SDPR:2012 and the requirements and intent of the report titled "Conceptual Stormwater Disposal

Design Report for Resource Consent Application – Proposed 17 lot subdivision at 104 - 110 Ngarara Road, Waikanae, Ref: 22162, Revision B” by Cuttriss Consultants Ltd dated 13 November 2019.

**Note One:** 1% AEP event runoff from individual allotment shall be collected and disposed within the lot, runoff of exceeding 1% AEP event could be overflowed by pipe to an approved stormwater outlet at kerb. In the event that the stormwater on-site disposal/attenuation system (designed with 1% AEP event) of individual allotment is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

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

**Note Two:** In the instance that the above condition is not complied with respect to Stage 1A, a consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed that draws the land owners' attention to the fact that these services are not provided and are to be provided at the land owners expense.

#### Wastewater

44. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall, from Council's wastewater reticulation within Ngarara Road, extend the gravity network and provide each individual allotment with a new gravity wastewater lateral which complies with the Council wastewater standard drawings and Part 3 Section F & Part 4 Schedule 5 of SDPR:2012 and the requirements and intent of the report titled "104-110 Ngarara Road, Waikanae Development Impact Assessment" by Hydraulic Analysis Limited Dated November 2019.

**Note:** In the instance that the above condition is not complied with respect to Stage 1A, a consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed that draws the land owners' attention to the fact that these services are not provided and are to be provided at the land owners expense.

#### Water Supply

45. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall, from Council's water reticulation within Ngarara Road, extend the network and provide individual allotment with a metered water supply which complies with the Part 3, section G & Part 4 Schedule 6 of SDPR: 2012 and the requirements and intent of the report titled "Kapiti Coast District Council (KCDC) - Ngarara Road Development Report. Project Number – 310101208" by Stantec Limited Dated November 2019.

**Note:** In the instance that the above condition is not complied with respect to Stage 1A, a consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed that draws the land owners' attention to the fact that these services are not provided and are to be provided at the land owners expense.

#### Power, Telecommunications, Gas

46. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the subdivision shall be serviced with electric power & telecommunication to the boundary of each individual allotment complying with the Part 3 Section I & Part 4 Schedule 8 of SDPR: 2012.

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

**Note Two:** In the instance that the above condition is not complied with respect to Stage 1A, a consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed that draws the land owners' attention to the fact that these services are not provided and are to be provided at the land owners expense.

#### Transpower

##### *General*

47. With respect to Lots 1-3, 6 & 17 of stage 1B (which are traversed by the BPE-HAY-A National Grid transmission lines: all land use activities, including the construction of new buildings/structures, earthworks, fences, any operation of 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.

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

##### *Buildings/structures*

48. With respect to Lots 1-3, 6 & 17 of stage 1B (which are traversed by the BPE-HAY-A National Grid transmission lines: no buildings for sensitive activities shall be located within 12m of the centreline of the BPE-HAY-A National Grid Transmission Line.
49. With respect to Lots 1-3, 6 & 17 of stage 1B (which are traversed by the BPE-HAY-A National Grid transmission lines: buildings and structures on proposed Lots 1, 2, 3, 6, 17 of stage 1B 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 2.

**Note:** Buildings for Sensitive Activities include Dwellings, Childcare, Schools, Hospitals.

50. 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.

**Note:** A consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed in respect to Lots 1, 2, 3, 6 and 17 to facilitate this condition which is to be complied with on an ongoing basis.

51. Lighting shall be designed to ensure compliance with NZECP 34: 2001, or any subsequent revision of the code, including (but not limited to) Section 9.2.1 relating to the ability to maintain safe approach separation distances for people maintaining the lighting, including changing light bulbs.

#### *Earthworks*

52. No excavation or disturbance of the land around the National Grid Tower BPE-HAY-A0256 shall:
- i. Exceed a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - ii. Exceed a depth greater than 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - iii. Create an unstable batter.
53. No fill or material shall be stockpiled or deposited under the BPE-HAY-A National Grid transmission lines so that the conductor to ground clearance is reduced to less than 7.5m.
54. The consent holder must ensure that the discharge of dust and/or particulate matter from the activities authorised by this consent do not create any dust hazard or nuisance to the BPE-HAY-A National Grid transmission lines, including support structures. Dust hazard or nuisance will occur if:
- i. There is visible evidence of suspended solids in the air; and/or
  - ii. There is visible evidence of suspended solids traceable from a dust source (from the site works) settling on the transmission lines and/or support structures.

#### *Mobile Plant*

55. All machinery and mobile plant operated in association with the works shall maintain a minimum clearance distance of 4 metres from the BPE-HAY-A National Grid transmission lines at all times.
56. A warning sign must be clearly displayed at the operator position on any mobile plant stating - "WARNING, KEEP 4M MINIMUM CLEARANCE FROM TRANSMISSION LINES AT ALL TIMES".

#### *People*

57. All people working on site, must maintain a safe separation distance of at least 6 metres between themselves (including any tools they are carrying) and the conductors (wires) of any National Grid transmission lines at all times.

### *Stormwater*

58. The consent holder must ensure that changes to the stormwater drainage patterns and runoff characteristics arising from the works do not result in adverse effects on the foundations of any National Grid support structure.

### *Vegetation*

59. 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 2, 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.

**Note:** A consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed in respect to Lots 1, 2, 3, 6 and 17 to facilitate this condition which is to be complied with on an ongoing basis.

### Miscellaneous

60. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.
61. Should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlou cloth or similar) or take other acceptable mitigation measures, to the satisfaction of Council's Enforcement Officer.

### Easements

62. Easements are required over any rights-of-way and utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband) and that access is provided to lots. Any easement must be subject to Section 243 of the Resource Management Act 1991.

### Completion Requirements

63. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of KCDC's SDPR:2012. 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.

**Note:** An as-built of the accessway to vest is to be included in RAMM as part of roading as-built data transfer.

#### Plans and Meeting of Conditions

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

#### **Advice Notes:**

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

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

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- All costs arising from the above conditions shall be borne by the consent holder.
- The consent holder is required to comply with the Land Drainage Act 1908. Under this Act, all natural drainage patterns are to be preserved.
- The consent holder is required to comply with the Land Drainage Act 1908. Under this Act, all natural drainage patterns are to be preserved.
- It is the responsibility of every owner to provide vehicle crossing from the road carriageway to the property boundary for the purposes of off street parking or unloading.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.

- Additional fees will be required by the Council for the processing of the application(s) for the certification of the section 223 and 224 certificates. The section 224 certificate will be issued following compliance with all conditions of consent set out above, and payment of any applicable development contributions. .
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
  - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from Kapiti Coast District Council. Some examples of activities requiring a permit are:
    - trenching works;
    - footpaths and entranceways;
    - work within the berm or shoulder of the road; and
    - tree work scaffolding and crane work.
  - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
  - c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings An information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
    - Vehicle Installation Information;
    - Vehicle Crossing Application Form;
    - Roding Standard Drawings; and
    - Vehicle Crossing Guidelines
- 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.
- Evidence of archaeological sites may include kōiwi (human skeletal remains), taonga Māori (Māori artefacts), oven stones, charcoal, shell middens, ditches, banks, pits and old building foundations. If any archaeological site(s) are uncovered during physical works, Ātiawa ki Whakarongotai Charitable Trust will require the contractor to adopt the following protocols:

- a. Work shall cease immediately within 100 metres of the site of discovery.
- b. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager.
- c. No materials relating to the artefacts or site shall be removed.
- d. The project manager shall promptly advise Ātiawa ki Whakarongotai Charitable Trust.
- e. If skeletal remains are uncovered, the project manager will also advise New Zealand Police.
- f. An archaeologist approved by Ātiawa ki Whakarongotai Charitable Trust shall be employed at the expense of the contractor to examine and record the site.
- g. Ātiawa ki Whakarongotai Charitable Trust will at their discretion contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist.
- h. If as a result of the site inspection and investigation there is a need for an appropriate ceremony, Ātiawa ki Whakarongotai Charitable Trust will arrange such at the contractor's expense.
- i. Materials discovered will be handled and removed by the Ātiawa ki Whakarongotai Charitable Trust representatives responsible for the tikanga appropriate to their removal and preservation, or re-interment.
- j. Works affecting the archaeological site shall not resume until Ātiawa ki Whakarongotai Charitable Trust, and the New Zealand Police in the case of skeletal remains, have given the appropriate consent, approval or authority for work to continue. The contractor and subcontractor(s) will allow representatives of Ātiawa ki Whakarongotai Charitable Trust and the archaeologist all reasonable access to the site to carry out their respective responsibilities or activities under this protocol.

Contact details for iwi representatives are as follows:

Ātiawa ki Whakarongotai Charitable Trust

11 Elizabeth Street

PO Box 509

Waikanae 5250

- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2019/2020 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

<b>Items</b>	<b>Fees including GST(NZD)</b>
Roading & Transport – District	<b>\$2,019.40</b>
Water Treatment – Waikanae	<b>4,945.18</b>
Water Reticulation – Waikanae	<b>2,201.50</b>
Wastewater – Central	<b>597.43</b>
Wastewater Treatment – Waikanae	<b>1,176.45</b>
Stormwater – Districtwide	<b>501.27</b>
Stormwater Collection & Management - Waikanae	<b>805.10</b>
Community Infrastructure – Districtwide	<b>1,716.59</b>
<b>Subtotal per allotment</b>	<b>\$13,962.93</b>
<b>Total for 17 additional allotments</b>	<b>\$237,369.76</b>

There are 17 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).

**Reasons for Decision:**

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

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

Reasons for the conditions:

- Conditions 6-8, 10, 18-21, 23 and 48-60 were volunteered by the Applicant;
- Conditions 1-5, 9, 11-17, 22, 24-47 and 61-65 were imposed by Council for administration matters, to mitigate adverse effects or because they relate to an applicable District Plan rule.



Marnie Rydon  
**Senior Resource Consents Planner**



DETAILS:  
THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE  
EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

**EXISTING EASEMENTS:**

PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	DOMINANT TENEMENT: (BENEFITED LAND)	SPECIFIED IN:
Right of way	A (on DP 80320)	Lot 8 DP 20118	Lot 1 DP 80320	Lease 9405526.1
Right to convey electricity and telecommunications signals	B (on DP 80320)	Lot 8 DP 20118	Lot 1 DP 80320	Lease 9405526.1

**LEGEND:**

	EXISTING BOUNDARY
	EXISTING EASEMENT



**PROPOSED EASEMENTS:**

PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	DOMINANT TENEMENT: (BENEFITED LAND)
Right of way	A (A on DP 80320)	Lot 2	Lot 1 DP 80320
Right to convey electricity and telecommunications signals	B (Part of B on DP 80320)	Lot 1	Lot 1 DP 80320
Right to convey water	D	Lot 1	Lot 2

**LEGEND:**

	PROPOSED BOUNDARY
	EXISTING EASEMENT

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**PROJECT:** 17 LOT RESIDENTIAL SUBDIVISION  
104-110 NGĀRARA ROAD, WAIKANAĒ

**CLIENT:** ANDERSON PARK TRUST

**TITLE:** EXISTING AND PROPOSED ENVIRONMENT - STAGE 1A

**AMENDMENT:**  
A: LAYOUT AMENDED  
B: SOAKPIT BASE REVISED

**DATE:**  
23/10/19  
24/10/19

**APPROVED:**  
SDP  
SDP

**SCALE:**  
A1: 1:1250  
A3: 1:2500

**DRAWING SET NO:** KAP-0104-SCH

**SHEET:** 2 OF 16

**REVISION:** B

**STATUS:** FOR RESOURCE CONSENT APPROVAL

**SURVEYED:** OTHERS N/A  
**DRAWN:** SDP 01-07-2019  
**DESIGNED:** SDP 01-07-2019  
**CHECKED:** MSL 01-07-2019  
**APPROVED:** SDP 01-07-2019

**RM 190153**  
**FINAL APPROVED PLANS**  
**12/12/19**



EASEMENTS TO BE PARTIALLY SURRENDERED:			
PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	SPECIFIED IN:
Right to convey electricity and telecommunications signals	C (on Stage 1A) (Part of B on DP 80320)	Lot 1 (on Stage 1A)	Lease 940526.1
Right to convey water	D (on Stage 1A)	Lot 1 (on Stage 1A)	-----

LEGEND:	
	PROPOSED BOUNDARY
	PROPOSED EASEMENT
	EXISTING VEGETATION TO BE REMOVED
	OVERHEAD TRANSMISSION LINES
	CONTOURS - EXISTING (MAJOR)
	CONTOURS - EXISTING (MINOR)

**DETAILS:**  
THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

**HEIGHT INFORMATION:**  
LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR)  
1.0m (MINOR)

RM 190153  
FINAL APPROVED PLANS  
12/12/2019

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

**PROJECT:**  
**17 LOT SUBDIVISION**  
104-110 NGĀRARA ROAD,  
WAIKANAĒ

**CLIENT:**  
ANDERSON PARK TRUST

**TITLE:**  
PROPOSED ENVIRONMENT-  
STAGE 1B

**DRAWING SET NO:**  
KAP-0104-SCH

**STATUS:**  
**FOR RESOURCE CONSENT  
APPROVAL**

**SCALE:**  
A1: 1:300      REVISION: B  
A3: 1:600      SHEET: 3 OF 16

SURVEYED:	OTHERS	N/A
DRAWN: SDP	SDP	01-07-2019
DESIGNED: SDP	MSL	01-07-2019
CHECKED: SDP	SDP	01-07-2019
APPROVED:		

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PROPOSED ENVIRONMENT - STAGE 1B



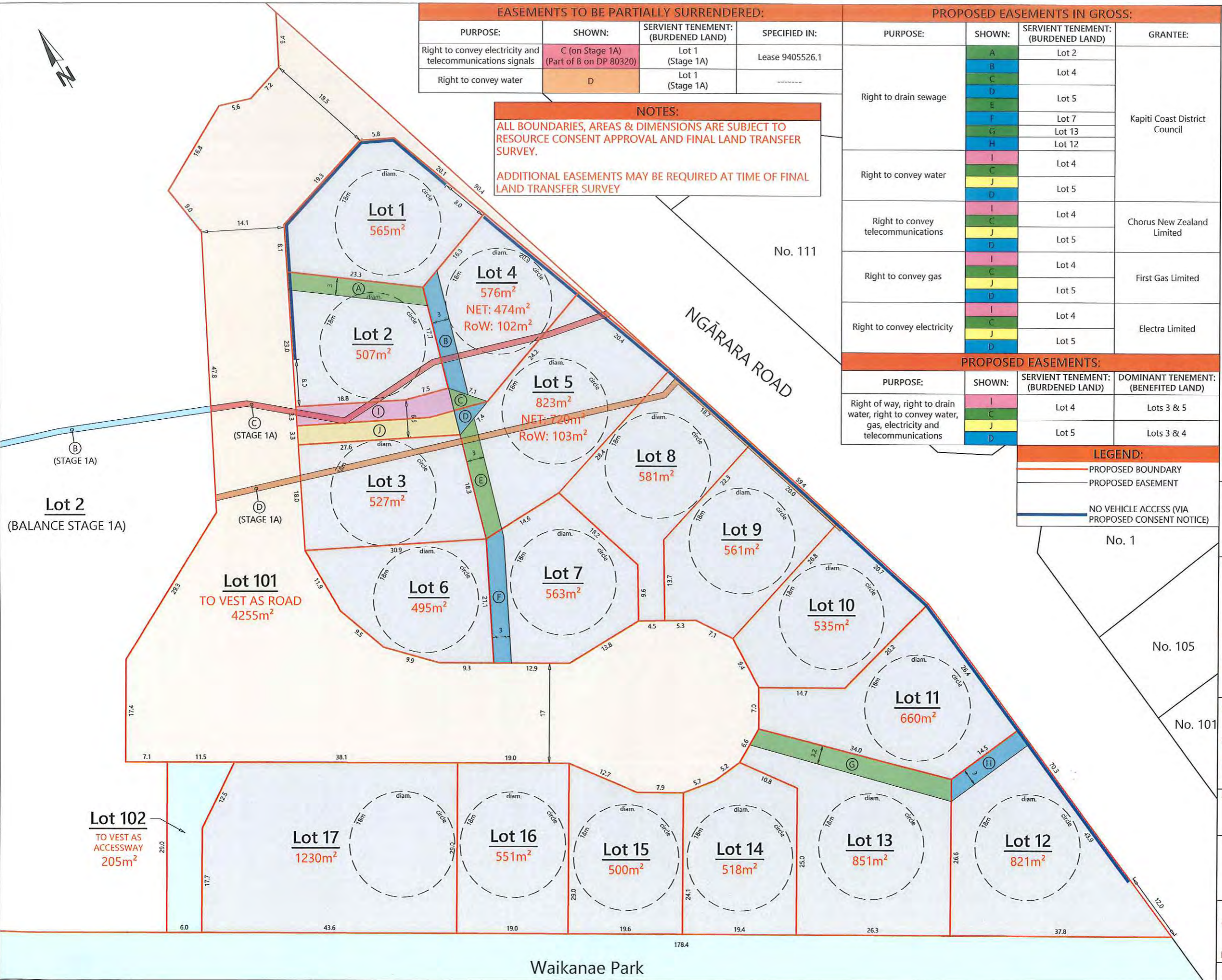
EASEMENTS TO BE PARTIALLY SURRENDERED:			
PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	SPECIFIED IN:
Right to convey electricity and telecommunications signals	C (on Stage 1A) (Part of B on DP 80320)	Lot 1 (Stage 1A)	Lease 9405526.1
Right to convey water	D	Lot 1 (Stage 1A)	-----

PROPOSED EASEMENTS IN GROSS:			
PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	GRANTEE:
Right to drain sewage	A	Lot 2	Kapiti Coast District Council
	B	Lot 4	
	C	Lot 5	
	D	Lot 7	
	E	Lot 13	
Right to convey water	F	Lot 12	Chorus New Zealand Limited
	G	Lot 4	
	H	Lot 5	
	I	Lot 5	
	J	Lot 5	
Right to convey telecommunications	D	Lot 4	First Gas Limited
	C	Lot 5	
	J	Lot 4	
	I	Lot 5	
	D	Lot 5	
Right to convey gas	C	Lot 4	Electra Limited
	J	Lot 4	
	I	Lot 5	
	C	Lot 5	
	D	Lot 5	

**NOTES:**  
 ALL BOUNDARIES, AREAS & DIMENSIONS ARE SUBJECT TO RESOURCE CONSENT APPROVAL AND FINAL LAND TRANSFER SURVEY.  
 ADDITIONAL EASEMENTS MAY BE REQUIRED AT TIME OF FINAL LAND TRANSFER SURVEY

PROPOSED EASEMENTS:			
PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	DOMINANT TENEMENT: (BENEFITED LAND)
Right of way, right to drain water, right to convey water, gas, electricity and telecommunications	I	Lot 4	Lots 3 & 5
	C	Lot 5	Lots 3 & 4
	J	Lot 5	Lots 3 & 4
	D	Lot 5	Lots 3 & 4

LEGEND:	
	PROPOSED BOUNDARY
	PROPOSED EASEMENT
	NO VEHICLE ACCESS (VIA PROPOSED CONSENT NOTICE)



DETAILS:  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE  
 EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

PROJECT:  
**17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ  
 CLIENT:  
 ANDERSON PARK TRUST  
 TITLE:  
 LEGAL - STAGE 1B

DRAWING SET NO:  
 KAP-0104-SCH  
 STATUS:  
**FOR RESOURCE CONSENT APPROVAL**

SCALE:  
 A1: 1:300 REVISION: B  
 A3: 1:600 SHEET: 4 OF 16

SURVEYED:	OTHERS	N/A
DRAWN: SDP		01-07-2019
DESIGNED: SDP		01-07-2019
CHECKED: MSL		01-07-2019
APPROVED: SDP		01-07-2019

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**LEGEND:**

---	SEWER - GIS
---	SEWER - DESIGN
○	SEWER MANHOLE - GIS
○	SEWER MANHOLE - DESIGN
●	LAMP HOLE CLEANING EYE
---	WATER - GIS
---	WATER - DESIGN
□	PC75 MANIFOLD & METER
□	FIRE HYDRANT
---	STORMWATER - GIS
---	STORMWATER - DESIGN
○	SW MANHOLE - GIS
○	SW MANHOLE - DESIGN
●	STORMWATER KERB ADAPTOR
■	STORMWATER SUMP - DESIGN
---	PROPOSED BOUNDARY
---	PROPOSED EASEMENT
---	CONTOURS - DESIGN (MAJOR)
---	CONTOURS - DESIGN (MINOR)
---	TOP OF BANK - DESIGN
---	BOTTOM OF BANK - DESIGN

**DETAILS:**  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE  
 EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY  
**HEIGHT INFORMATION:**  
 LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)  
 SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m  
 CONTOUR INTERVAL: 1.0m (MAJOR) 0.5m (MINOR)

RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

<b>AMENDMENT:</b>	<b>DATE:</b>	<b>APPROVED:</b>
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

**PROJECT:**  
 17 LOT SUBDIVISION  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ  
**CLIENT:**  
 ANDERSON PARK TRUST  
**TITLE:**  
 COMBINED SERVICES

**DRAWING SET NO.:**  
 KAP-0104-SCH  
**STATUS:**  
 FOR RESOURCE CONSENT APPROVAL

**SCALE:**  
 A1: 1:300 REVISION: B  
 A3: 1:600 SHEET: 5 OF 16

<b>SURVEYED:</b>	OTHERS	N/A
<b>DRAWN:</b>	SDP	01-07-2019
<b>DESIGNED:</b>	SDP	01-07-2019
<b>CHECKED:</b>	MSL	01-07-2019
<b>APPROVED:</b>	SDP	01-07-2019

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**LEGEND:**

- SEWER - GIS
- SEWER - DESIGN
- ⊙ SEWER MANHOLE - GIS
- SEWER MANHOLE - DESIGN
- LAMP HOLE CLEANING EYE
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN

**DETAILS:**  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

**HEIGHT INFORMATION:**  
 LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 1.0m (MAJOR)  
 0.5m (MINOR)

RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

<b>AMENDMENT:</b>	<b>DATE:</b>	<b>APPROVED:</b>
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

**PROJECT:**  
 17 LOT SUBDIVISION  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ

**CLIENT:**  
 ANDERSON PARK TRUST

**TITLE:**  
 SANITARY SEWER LAYOUT

**DRAWING SET NO.:**  
 KAP-0104-SCH

**STATUS:**  
 FOR RESOURCE CONSENT  
 APPROVAL

<b>SCALE:</b>	<b>REVISION:</b>
A1: 1:300	B
A3: 1:600	SHEET: 6 OF 16

<b>SURVEYED:</b>	<b>OTHERS</b>	<b>N/A</b>
DRAWN: SDP	SDP	01-07-2019
DESIGNED: SDP	SDP	01-07-2019
CHECKED: MSL	MSL	01-07-2019
APPROVED: SDP	SDP	01-07-2019

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**LEGEND:**

- STORMWATER - GIS
- STORMWATER - DESIGN
- SW MANHOLE - GIS
- SW MANHOLE - DESIGN
- STORMWATER KERB ADAPTOR
- STORMWATER SUMP - DESIGN
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- CONTOURS - DESIGN (MAJOR)
- 15.0 --- CONTOURS - DESIGN (MAJOR)
- ▼ TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN

**DETAILS:**  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE  
 EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY  
**HEIGHT INFORMATION:**  
 LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)  
 SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m  
 CONTOUR INTERVAL: 1.0m (MAJOR) 0.5m (MINOR)

RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

**Lot 2**  
 (BALANCE STAGE 1A)

DISCHARGE INTO MH CONNECTED TO CIRTEX MODULES CATERING FOR 10% AEP EVENT (MODULE BASE AREA: 94m<sup>2</sup>)  
 DEPRESSION TO BE USED FOR COMBINATION OF STORAGE & SOAKAWAY FOR 1% AEP EVENT. CIRTEX MODULE SYSTEM SIZED TO CATER FOR 10% AEP EVENT WITH OVERFLOW INTO BASIN FOR EVENTS > 10% AEP TO BE ACHIEVED BY BUBBLE UP MH WITH SCRUFFY DOME.  
 BASIN DIMENSIONS:  
 DEPTH = 1.33m  
 BATTERS = 1:3  
 AREA (TOP) = 370m<sup>2</sup>  
 AREA (BASE) = 110m<sup>2</sup>  
 VOLUME = 319m<sup>3</sup>

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

**PROJECT:**  
**17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ  
**CLIENT:**  
 ANDERSON PARK TRUST  
**TITLE:**  
 STORMWATER LAYOUT

**DRAWING SET NO:**  
 KAP-0104-SCH  
**STATUS:**  
**FOR RESOURCE CONSENT APPROVAL**

SCALE:	REVISION:
A1: 1:300	B
A3: 1:600	SHEET: 7 OF 16

SURVEYED:	OTHERS	N/A
DRAWN: SDP		01-07-2019
DESIGNED: SDP		01-07-2019
CHECKED: MSL		01-07-2019
APPROVED: SDP		01-07-2019

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**LEGEND:**

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- NO VEHICLE ACCESS (VIA PROPOSED CONSENT NOTICE)
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN

**DETAILS:**  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

**HEIGHT INFORMATION:**  
 LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 1.0m (MAJOR)  
 0.5m (MINOR)

RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

**PROJECT:**  
**17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ

**CLIENT:**  
 ANDERSON PARK TRUST

**TITLE:**  
 ROADING LAYOUT

**DRAWING SET NO:**  
 KAP-0104-SCH

**STATUS:**  
**FOR RESOURCE CONSENT APPROVAL**

**SCALE:**  
 A1: 1:300 REVISION: B  
 A3: 1:600 SHEET: 9 OF 16

SURVEYED:	OTHERS	N/A
DRAWN: SDP		01-07-2019
DESIGNED: SDP		01-07-2019
CHECKED: MSL		01-07-2019
APPROVED: SDP		01-07-2019

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**LEGEND:**

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- NO VEHICLE ACCESS VIA PROPOSED CONSENT NOTICE
- 50m SIGHT LINE FROM LOT 1
- 50m SIGHT LINE FROM LOT 12
- 123m SIGHT LINE FROM INTERSECTION
- OVERHEAD TRANSMISSION LINES

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

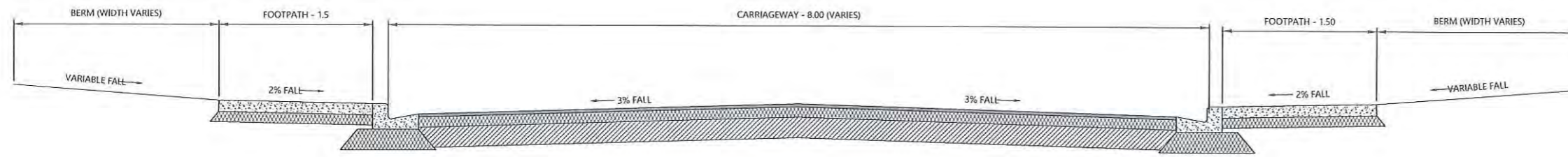


PROJECT: **17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ  
 CLIENT: ANDERSON PARK TRUST  
 TITLE: ROADING - VEHICLE SIGHT LINES

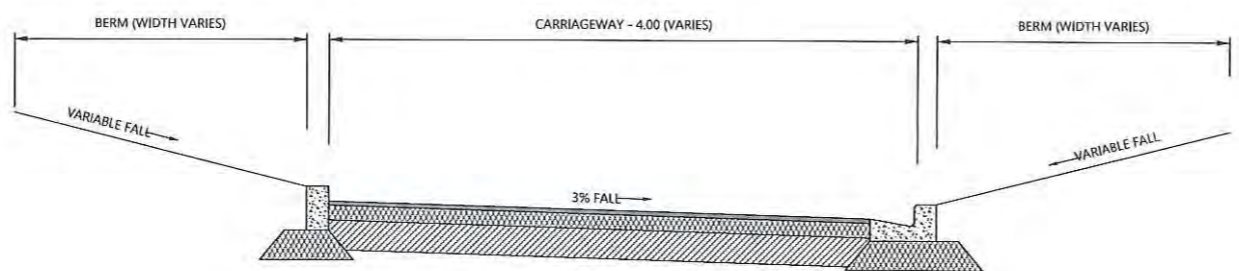
SCALE: A1: 1:500  
 A3: 1:1000  
 SHEET: 10 OF 16  
 DRAWING SET NO: KAP-0104-SCH  
 REVISION: B  
 STATUS: **FOR RESOURCE CONSENT APPROVAL**

SURVEYED:	OTHERS:	N/A
DRAWN:	SDP	01-07-2019
DESIGNED:	SDP	01-07-2019
CHECKED:	MSL	01-07-2019
APPROVED:	SDP	01-07-2019

DETAILS:  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE



TYPICAL ROAD CROSS SECTION



TYPICAL RIGHT OF WAY CROSS SECTION

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

PROJECT:  
**17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAE  
 CLIENT:  
 ANDERSON PARK TRUST  
 TITLE:  
 ROADING  
 CROSS-SECTIONS

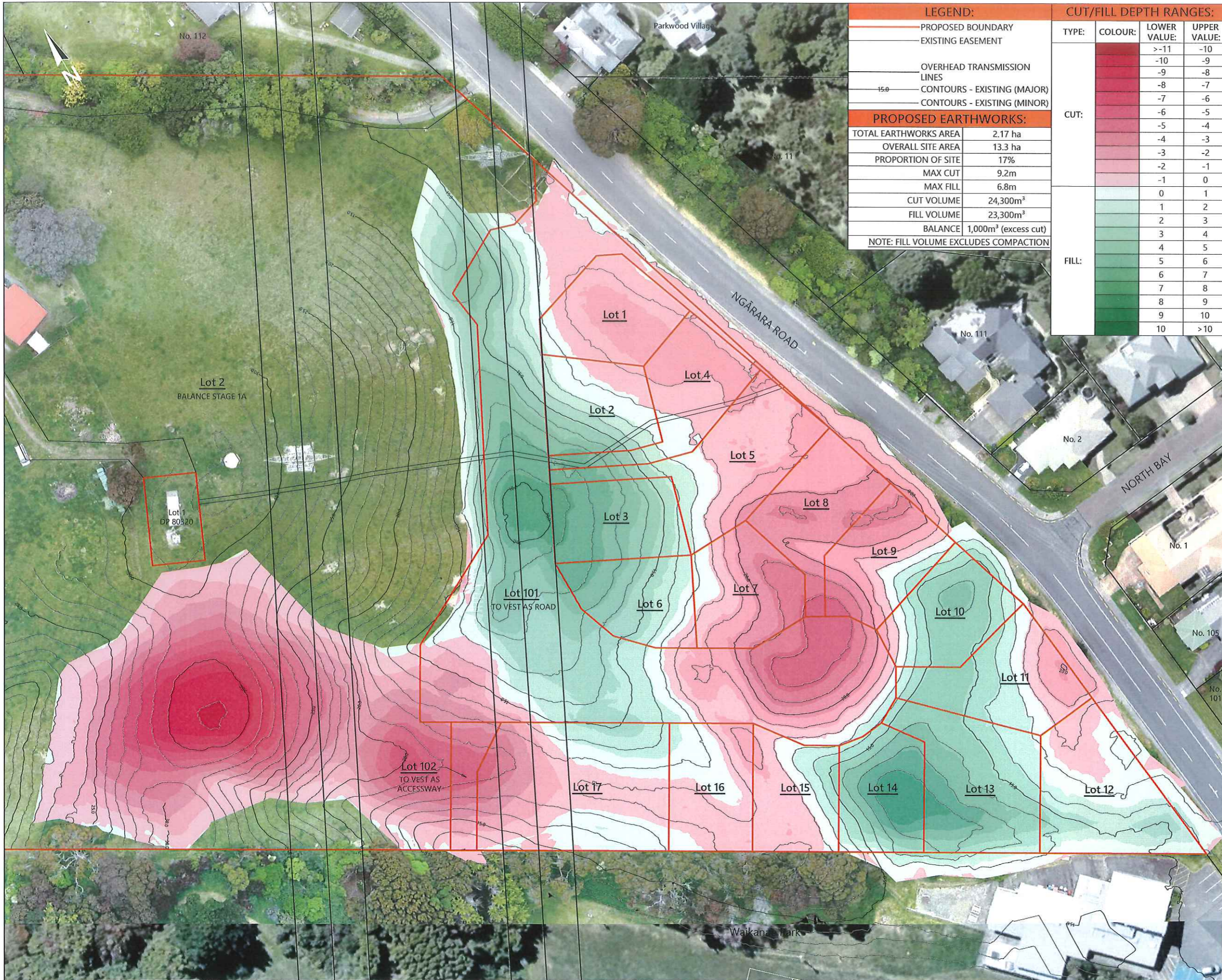
DRAWING SET NO:  
 KAP-0104-SCH  
 STATUS:  
**FOR RESOURCE CONSENT APPROVAL**

SCALE:  
 A1: 1:25 REVISION: B  
 A3: 1:50 SHEET: 11 OF 16

SURVEYED:	OTHERS	N/A
DRAWN:	SDP	01-07-2019
DESIGNED:	SDP	01-07-2019
CHECKED:	MSL	01-07-2019
APPROVED:	SDP	01-07-2019

RM 19053  
 FINAL APPROVED PLANS  
 12/12/2019

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LEGEND:	
	PROPOSED BOUNDARY
	EXISTING EASEMENT
	OVERHEAD TRANSMISSION LINES
	CONTOURS - EXISTING (MAJOR)
	CONTOURS - EXISTING (MINOR)
PROPOSED EARTHWORKS:	
TOTAL EARTHWORKS AREA	2.17 ha
OVERALL SITE AREA	13.3 ha
PROPORTION OF SITE	17%
MAX CUT	9.2m
MAX FILL	6.8m
CUT VOLUME	24,300m <sup>3</sup>
FILL VOLUME	23,300m <sup>3</sup>
BALANCE	1,000m <sup>3</sup> (excess cut)
NOTE: FILL VOLUME EXCLUDES COMPACTION	

CUT/FILL DEPTH RANGES:			
TYPE:	COLOUR:	LOWER VALUE:	UPPER VALUE:
CUT:		> -11	-10
		-10	-9
		-9	-8
		-8	-7
		-7	-6
		-6	-5
		-5	-4
		-4	-3
		-3	-2
		-2	-1
FILL:		-1	0
		0	1
		1	2
		2	3
		3	4
		4	5
		5	6
		6	7
		7	8
		8	9
		9	10
	10	>10	

DETAILS:  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE  
 EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY  
 HEIGHT INFORMATION:  
 LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)  
 SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m  
 CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

PROJECT:  
**17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ  
 CLIENT:  
 ANDERSON PARK TRUST  
 TITLE:  
 EARTHWORKS - STAGE 1B

DRAWING SET NO:  
 KAP-0104-SCH  
 STATUS:  
**FOR RESOURCE CONSENT APPROVAL**

SCALE:  
 A1: 1:250 REVISION: B  
 A3: 1:500 SHEET: 12 OF 16

SURVEYED:	OTHERS	N/A
DRAWN: SDP		01-07-2019
DESIGNED: SDP		01-07-2019
CHECKED: MSL		01-07-2019
APPROVED: SDP		01-07-2019

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**LEGEND:**

- PROPOSED BOUNDARY
- EXISTING EASEMENT
- OVERHEAD TRANSMISSION LINES
- 15.0 — CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN

**PROPOSED EARTHWORKS:**

TOTAL EARTHWORKS AREA	2.17 ha
OVERALL SITE AREA	13.3 ha
PROPORTION OF SITE	17%
MAX CUT	9.2m
MAX FILL	6.8m
CUT VOLUME	24,300m <sup>3</sup>
FILL VOLUME	23,300m <sup>3</sup>
BALANCE	1,000m <sup>3</sup> (excess cut)

NOTE: FILL VOLUME EXCLUDES COMPACTION

**DETAILS:**  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

**HEIGHT INFORMATION:**  
 LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 1.0m (MAJOR)  
 0.5m (MINOR)

RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

<b>AMENDMENT:</b>	<b>DATE:</b>	<b>APPROVED:</b>
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

**PROJECT:**  
**17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ

**CLIENT:**  
 ANDERSON PARK TRUST

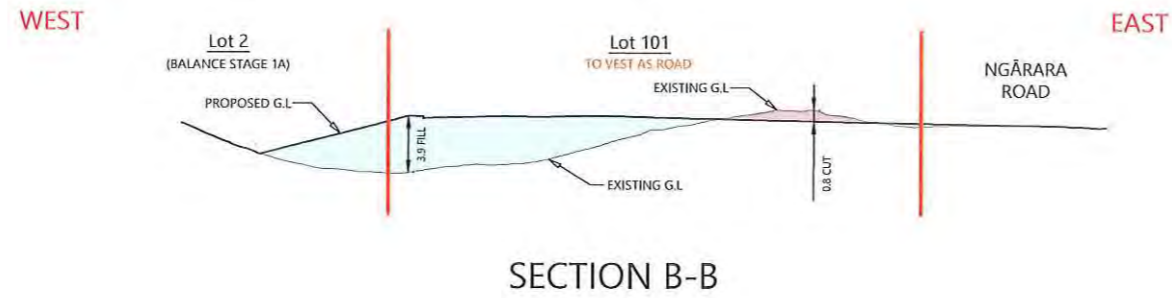
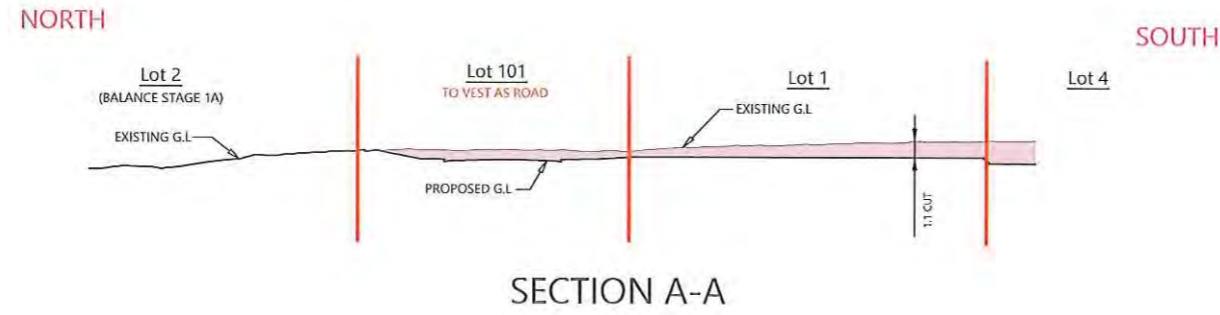
**TITLE:**  
 EARTHWORKS - STAGE 1B

**DRAWING SET NO:**  
 KAP-0104-SCH

**STATUS:**  
**FOR RESOURCE CONSENT APPROVAL**

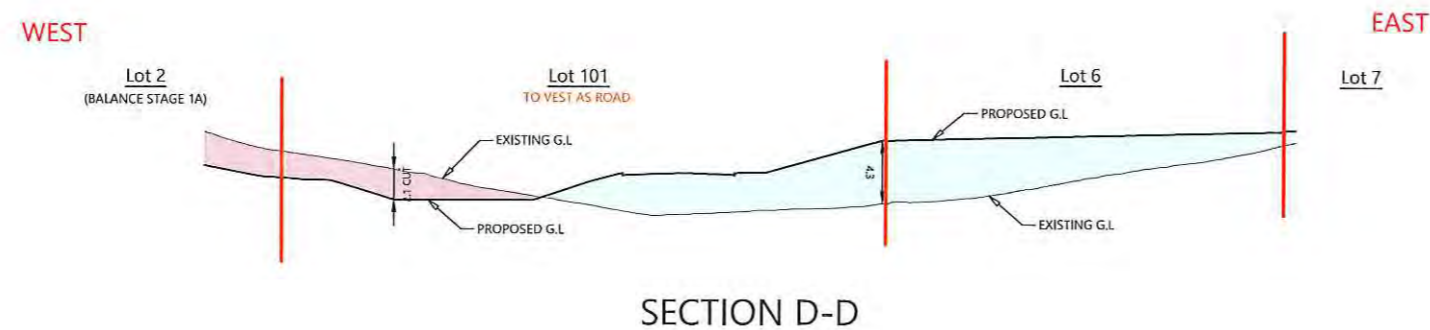
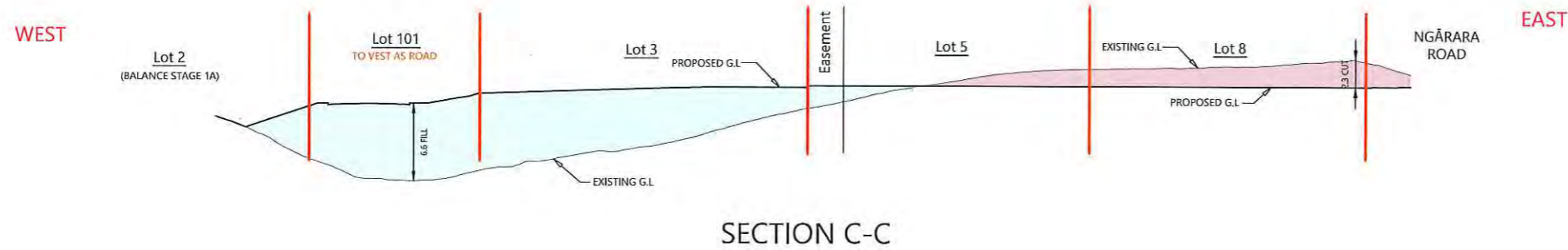
**SCALE:**  
 A1: 1:250      REVISION: B  
 A3: 1:500      SHEET: 13 OF 16

<b>SURVEYED:</b>	OTHERS	N/A
<b>DRAWN:</b>	SDP	01-07-2019
<b>DESIGNED:</b>	SDP	01-07-2019
<b>CHECKED:</b>	MSL	01-07-2019
<b>APPROVED:</b>	SDP	01-07-2019



**LEGEND:**

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- PROPOSED CUT
- PROPOSED FILL



DETAILS:  
THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

HEIGHT INFORMATION:  
LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KDCDC BENCHMARK WBM108: RL 17.65m

RVI 19053  
FINAL APPROVED PLANS  
12/12/2019

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

PROJECT:  
**17 LOT SUBDIVISION**  
104-110 NGĀRARA ROAD,  
WAIKANAE

CLIENT:  
ANDERSON PARK TRUST

TITLE:  
EARTHWORKS  
CROSS-SECTIONS

DRAWING SET NO:  
KAP-0104-SCH

STATUS:  
**FOR RESOURCE CONSENT APPROVAL**

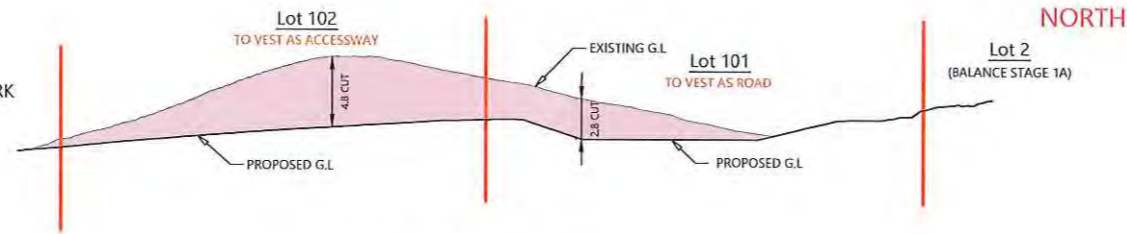
SCALE:  
A1: 1:250 REVISION: B  
A3: 1:500 SHEET: 14 OF 16

SURVEYED:	OTHERS	N/A
DRAWN:	SDP	01-07-2019
DESIGNED:	SDP	01-07-2019
CHECKED:	MSL	01-07-2019
APPROVED:	SDP	01-07-2019

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Land Surveying | Environmental Planning  
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SOUTH

WAIKANAĒ PARK



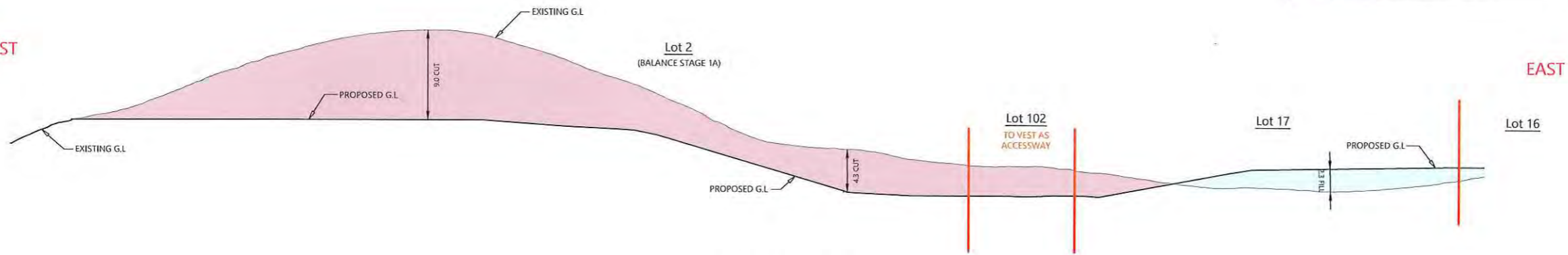
SECTION E-E

NORTH

Lot 2 (BALANCE STAGE 1A)

LEGEND:	
	PROPOSED BOUNDARY
	PROPOSED EASEMENT
	PROPOSED CUT
	PROPOSED FILL

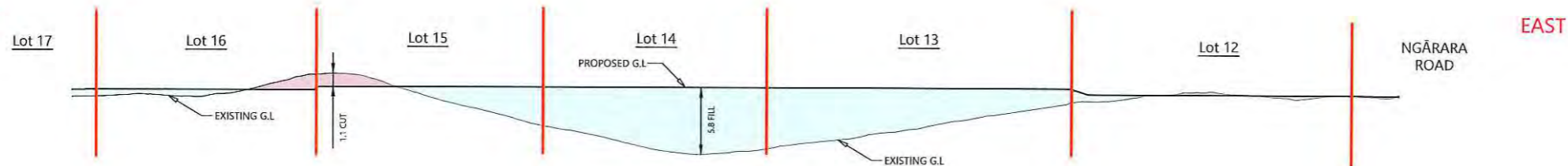
WEST



SECTION F-F

EAST

WEST



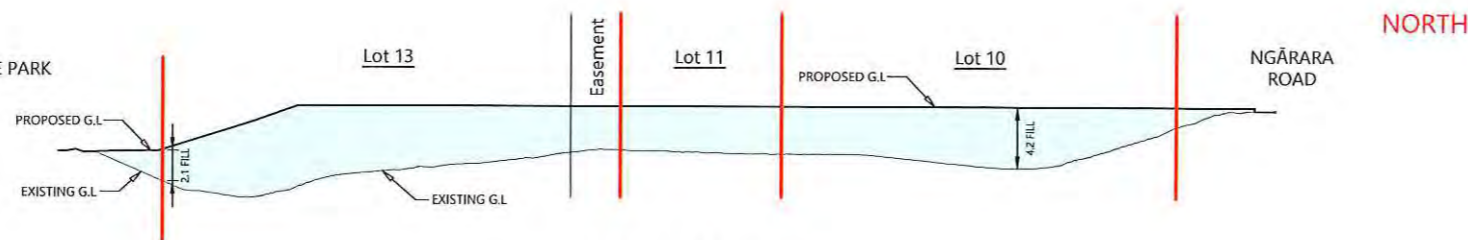
SECTION G-G

EAST

NGĀRARA ROAD

SOUTH

WAIKANAĒ PARK



SECTION H-H

NORTH

NGĀRARA ROAD

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KDCB BENCHMARK WBM108: RL 17.65m

RIM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

PROJECT:  
**17 LOT SUBDIVISION**  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ  
 CLIENT:  
 ANDERSON PARK TRUST  
 TITLE:  
 EARTHWORKS  
 CROSS-SECTIONS

DRAWING SET NO:  
 KAP-0104-SCH  
 STATUS:  
**FOR RESOURCE CONSENT  
 APPROVAL**

SCALE:	REVISION:
A1: 1:250	B
A3: 1:500	SHEET: 15 OF 16

SURVEYED:	OTHERS	N/A
DRAWN:	SDP	01-07-2019
DESIGNED:	SDP	01-07-2019
CHECKED:	MSL	01-07-2019
APPROVED:	SDP	01-07-2019

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 Land Surveying | Environmental Planning  
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**PLANTING NOTES:**  
 PLANT SPECIES BENEATH EXISTING TRANSMISSION LINES ARE IN ACCORDANCE WITH TRANSPOWER GUIDELINES  
 VEHICLE SIGHT LINES HAVE BEEN TAKEN INTO CONSIDERATION WITH NEARBY PLANTING SELECTED ACCORDINGLY

PLANTING KEY:	
	AKEKE, DODONAEA VISCOSA
	KOWHAI, SOPHORA MICROPHYLLA
	MANUKA, LEPTOSPERMUM SCOPARIUM
	TI-KOUKA, CORDLINE AUSTRALIS, CABBAGE TREE
	MUEHLENBECKIA ASTONII
	HARAKEKE, PHORMIUM TENAX
	WHAKARIKI, PHORIUM COOKIANUM
	TOETOE, AUSTRADERIA FULVIDA
	ASTELIA CHATHAMICA
	HEBE SPP
	RENGARENGA, ARTHROPODIUM CIRRATUM
	COROKIA SPP
	PHORMIUM SPP COLOURED
	CHIONOCHLOA FLAVICANS
	LOMANDRA SPP
	PHORMIUM 'EMERALD GEM'
	WIWI, JANCUS EDGARIAE

LEGEND:	
	PROPOSED BOUNDARY
	PROPOSED EASEMENT
	OVERHEAD TRANSMISSION LINES
	TOP OF BANK - DESIGN
	BOTTOM OF BANK - DESIGN
	FENCE - PROPOSED
	CONTOURS - DESIGN (MAJOR)
	CONTOURS - DESIGN (MINOR)

**DETAILS:**  
 THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE  
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**HEIGHT INFORMATION:**  
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RM 190153  
 FINAL APPROVED PLANS  
 12/12/2019

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	23/10/19	SDP
B: SOAKPIT BASE REVISED	24/10/19	SDP

**PROJECT:**  
 17 LOT SUBDIVISION  
 104-110 NGĀRARA ROAD,  
 WAIKANAĒ  
**CLIENT:**  
 ANDERSON PARK TRUST  
**TITLE:**  
 LANDSCAPING LAYOUT

**DRAWING SET NO:**  
 KAP-0104-SCH  
**STATUS:**  
 FOR RESOURCE CONSENT APPROVAL

**SCALE:**  
 A1: 1:300 REVISION: B  
 A3: 1:600 SHEET: 16 OF 16

SURVEYED:	OTHERS	N/A
DRAWN: SDP		01-07-2019
DESIGNED: SDP		01-07-2019
CHECKED: MSL		01-07-2019
APPROVED: SDP		01-07-2019

**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

<b>Application No:</b>	RM190153
<b>Site Address:</b>	104-110 Ngarara Road, Waikanae PT LOT 8 DP 20118 LOT 1 DP 80320
<b>Proposal:</b>	To undertake a 17 lot residential subdivision, a local purpose reserve, new road to vest, a balance allotment, associated earthworks and front yard setback encroachments 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. earthworks)**

Name:

Telephone:

Mobile:

.....  
NAME

.....  
DATE

**CANCELLATION OF CONSENT NOTICE 11673511.3  
PURSUANT TO SECTION 221(3)  
OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF DP 544253**

**FOR LOT 1 DP 544253;  
RT 921362  
At 104 Ngarara Road, Waikanae  
For Anderson Park Trust**

To: the Regional Regulatory Titles Officer at Wellington

Please be advised that pursuant to Section 221(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lot 1 DP 544253, it has consented to a cancellation of the consent notice in full.

Issued by the Kapiti Coast District Council in respect of RM190153A  
this 13<sup>th</sup> day of October 2020



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**Marnie Shayne Rydon**  
AUTHORISED OFFICER



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**Amy Maree Camilleri**  
AUTHORISED OFFICER

---

On Behalf of Anderson Park Trust  
Date:

**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 13<sup>th</sup> day of October 2020.**



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**Marnie Shayne Rydon  
AUTHORISED OFFICER**



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**Amy Maree Camilleri  
AUTHORISED OFFICER**