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

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



SOLD ON KĀPITI
real estate

14 May 2026

Amanda Lavington

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 168 Karuhiruhi Street, Waikanae.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property, please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

168 Karuhiruhi Street, Waikanae

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Amanda Lavington
LIM number	L260460
Application date	08/05/26
Issue date	14/05/26

Property details

Property address	168 Karuhiruhi Street, Waikanae
Legal description	Lot 68 DP 582129
Area (hectares)	0.0782

Valuation information

Valuation number	1494195265
Capital value	\$1,000,000
Land value	\$450,000
Improvements value	\$550,000

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

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 \$6,226.94 This includes Greater Wellington Regional Council rates.
Next instalment date	09/06/26
Arrears for previous years	\$0.00
Water rates	\$637.15 last year (2024/25) For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water balance due	\$0.00

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

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

21/03/23 BUILDING CONSENT 230147: New single level dwelling with lab foundation, brick & weatherboard exterior cladding & pressed metal tile roofing
: Code Compliance Certificate issued 29/01/25

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

For further information on this section, contact the Environmental Health Team on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: Waikanae North 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/.

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 Waikanae North Development Area in the Operative District Plan (2021).

This property is located within PRECINCT 41 - Waikanae North Preserve Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2022 under resource consent number 160213. A copy of the Decision is provided with this LIM.

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

There are no known easements.

Copies of the Deposited Plan (DP 582129) 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 RM230061: Variation to condition 8 of consent notice 12643497.5 for a new dwelling with front yard non-compliance

RESOURCE CONSENT RM160213: 162 lot residential subdivision, including earthworks, roads and reserves to vest and the amalgamation of lot, the cancellation of easements and cancellation of consent notice conditions and land use consent for the construction of dwellings in the Open Space Precinct, reduction in the 3m side yard setback, increase in site coverage and for earthworks that do not comply with the permitted activity standards and a 10 year lapse period. (Found on related property: 1494195007).

RESOURCE CONSENT RM160213A: Variation to condition 9 of RM160213 to amend the minimum yard setback requirements and reflect the permitted activity (Found on related property: 1494195007)

RESOURCE CONSENT 160213B: Variation to condition 7 of RM160213 (Found on related property: 1494195007)

RESOURCE CONSENT 160213C: Variation to conditions 1 and 3 of RM160213B in respect to earthworks. (Found on related property: 1494195007)

RESOURCE CONSENT RM140222: 14 Lot subdivision at 19 State Highway One, Waikanae.

RESOURCE CONSENT RM140222A: Variation to Consent Notices.

RESOURCE CONSENT RM100229: Subdivision of Waikanae North.

RESOURCE CONSENT RM100229A: Variation to Consent Notice 9099897.6, Parata Street and 53 State Highway One, Waikanae.

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.

Part of this property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is: Notional Road - a potential future road route, if the land is subdivided in the future. There is no building restrictions associated with notional roads.

There is no record of any identified cultural or archaeological sites contained on this site.

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](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. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the 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/.

Other Information

The adjacent and adjoining road carriageways (Karuhiruhi Street and Waipunahau 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 and adjoining road carriageways (Karuhiruhi Street and Waipunahau 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 road carriageway (Karuhiruhi Street) is shown to be subject to flood storage areas on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Flood storage areas are areas that provides flood water storage either during or after a flood event. Flood Storage Areas are located on local streams only. They include land that has been identified as flood prone where loss of storage due to mitigating measures, or filling, will cause flooding elsewhere. Any proposal for development of these areas (including filling) will need to provide compensatory storage below set ponding levels.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

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

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

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

Stormwater discharges are via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution. Overflow from water re-use tank(s) is 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

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

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

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

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: May 8, 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 **1089923**
Land Registration District **Wellington**
Date Issued 21 December 2022

Prior References
920990

Estate Fee Simple
Area 782 square metres more or less
Legal Description Lot 68 Deposited Plan 582129

Original Registered Owners
W North Limited

Interests

9099897.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.10.2012 at 11:53 am
9099897.8 Encumbrance to Charles Fleming Retirement Village Limited - 1.10.2012 at 11:53 am
10089378.1 Variation of Consent Notice 9099897.6 pursuant to Section 221(5) Resource Management Act 1991 - 10.6.2015 at 9:54 am
10089378.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.6.2015 at 9:54 am
10130867.3 Mortgage to ASB Bank Limited - 31.7.2015 at 4:46 pm
10268001.2 Variation of Consent Notice 9099897.6 pursuant to Section 221(5) Resource Management Act 1991 - 19.1.2016 at 4:29 pm
10936482.1 Variation of Consent Notice 10089378.2 pursuant to Section 221(5) Resource Management Act 1991 - 2.11.2017 at 11:25 am
11264939.1 Variation of Mortgage 10130867.3 - 22.11.2018 at 5:24 pm
12459169.2 Variation of Mortgage 10130867.3 - 1.6.2022 at 3:44 pm
12643497.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2022 at 5:28 pm
Land Covenant in Covenant Instrument 12663739.1 - 8.2.2023 at 9:01 am
12667094.1 Discharge of Mortgage 10130867.3 - 21.2.2023 at 2:46 pm
12667094.2 Transfer to Lynn Christine Parsons and Maurice Glen Parsons - 21.2.2023 at 2:46 pm
12721718.1 Correction of Name of Lynn Christine Parsons to Lynne Christine Parsons - 1.5.2023 at 3:26 pm
12721718.2 Mortgage to Te Kaha Finance Limited - 1.5.2023 at 3:26 pm



Title Plan - DP 582129

Survey Number DP 582129
Surveyor Reference 596 - Manu Stg2
Surveyor Robert Graham Longley
Survey Firm Land Matters Limited
Surveyor Declaration I Robert Graham Longley, 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 Cadastral Survey Rules 2021; and
(b) the survey was undertaken by me or under my personal direction.
Declared on 22 Nov 2022 12:45 PM

Survey Details

Dataset Description LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292

Status Deposited

Land District Wellington **Survey Class** Class A

Submitted Date 22/11/2022 **Survey Approval Date** 23/11/2022

Deposit Date 21/12/2022

Territorial Authorities

Kapiti Coast District

Comprised In

RT 669841
RT 920990

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area H Deposited Plan 582129	Easement		
Lot 40 Deposited Plan 582129	Fee Simple Title	0.1098 Ha	1089899
Lot 41 Deposited Plan 582129	Fee Simple Title	0.0889 Ha	1089900
Lot 42 Deposited Plan 582129	Fee Simple Title	0.0779 Ha	1089901
Lot 43 Deposited Plan 582129	Fee Simple Title	0.0728 Ha	1089902
Lot 44 Deposited Plan 582129	Fee Simple Title	0.0726 Ha	1089903
Lot 45 Deposited Plan 582129	Fee Simple Title	0.0709 Ha	1089904
Lot 46 Deposited Plan 582129	Fee Simple Title	0.0715 Ha	1089905
Lot 47 Deposited Plan 582129	Fee Simple Title	0.0798 Ha	1089906
Lot 48 Deposited Plan 582129	Fee Simple Title	0.1586 Ha	1089907
Lot 49 Deposited Plan 582129	Fee Simple Title	0.1005 Ha	1089908
Lot 50 Deposited Plan 582129	Fee Simple Title	0.1381 Ha	1089909
Lot 51 Deposited Plan 582129	Fee Simple Title	0.0930 Ha	1089910
Lot 52 Deposited Plan 582129	Fee Simple Title	0.0905 Ha	1089911
Lot 53 Deposited Plan 582129	Fee Simple Title	0.1097 Ha	1089912
Lot 54 Deposited Plan 582129	Fee Simple Title	0.0754 Ha	1089913
Lot 55 Deposited Plan 582129	Fee Simple Title	0.1029 Ha	1089914
Lot 56 Deposited Plan 582129	Fee Simple Title	0.0811 Ha	1089915



Title Plan - DP 582129

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 57 Deposited Plan 582129	Fee Simple Title	0.0748 Ha	1089916
Lot 58 Deposited Plan 582129	Fee Simple Title	0.0839 Ha	1089917
Lot 59 Deposited Plan 582129	Fee Simple Title	0.0796 Ha	1089918
Lot 60 Deposited Plan 582129	Fee Simple Title	0.0536 Ha	1089919
Lot 65 Deposited Plan 582129	Fee Simple Title	0.1000 Ha	1089920
Lot 66 Deposited Plan 582129	Fee Simple Title	0.0896 Ha	1089921
Lot 67 Deposited Plan 582129	Fee Simple Title	0.0847 Ha	1089922
Lot 68 Deposited Plan 582129	Fee Simple Title	0.0782 Ha	1089923
Lot 69 Deposited Plan 582129	Fee Simple Title	0.0896 Ha	1089924
Lot 70 Deposited Plan 582129	Fee Simple Title	0.0929 Ha	1089925
Lot 71 Deposited Plan 582129	Fee Simple Title	0.0930 Ha	1089926
Lot 72 Deposited Plan 582129	Fee Simple Title	0.0804 Ha	1089927
Lot 73 Deposited Plan 582129	Fee Simple Title	0.0802 Ha	1089928
Lot 74 Deposited Plan 582129	Fee Simple Title	0.0888 Ha	1089929
Lot 75 Deposited Plan 582129	Fee Simple Title	0.1085 Ha	1089930
Lot 126 Deposited Plan 582129	Fee Simple Title	0.0736 Ha	1089931
Lot 128 Deposited Plan 582129	Fee Simple Title	0.0769 Ha	1089932
Lot 129 Deposited Plan 582129	Fee Simple Title	0.0677 Ha	1089933
Lot 130 Deposited Plan 582129	Fee Simple Title	0.0641 Ha	1089934
Area BF Deposited Plan 582129	Easement		
Area OA Deposited Plan 582129	Easement		
Area C Deposited Plan 582129	Easement		
Area D Deposited Plan 582129	Easement		
Area E Deposited Plan 582129	Easement		
Area SC Deposited Plan 582129	Easement		
Area SB Deposited Plan 582129	Easement		
Area SA Deposited Plan 582129	Easement		
Area QA Deposited Plan 582129	Easement		
Area QB Deposited Plan 582129	Easement		
Area QC Deposited Plan 582129	Easement		
Area SD Deposited Plan 582129	Easement		
Area SE Deposited Plan 582129	Easement		
Area SF Deposited Plan 582129	Easement		
Area MB Deposited Plan 582129	Easement		
Area MC Deposited Plan 582129	Easement		
Area MA Deposited Plan 582129	Easement		
Area KC Deposited Plan 582129	Easement		
Area F Deposited Plan 582129	Easement		
Area L Deposited Plan 582129	Easement		
Area AD Deposited Plan 582129	Easement		
Area AB Deposited Plan 582129	Easement		
Area AC Deposited Plan 582129	Easement		
Area G Deposited Plan 582129	Easement		
	Road	1.3738 Ha	



Title Plan - DP 582129

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 201 Deposited Plan 582129	Vesting on Deposit for Recreation Reserve (Territorial Authority)	2.3541 Ha	1089935
Lot 202 Deposited Plan 582129	Fee Simple Title	19.4512 Ha	1089936
Lot 203 Deposited Plan 582129	Fee Simple Title	11.8078 Ha	1089937
Area SG Deposited Plan 582129	Easement		
Area SH Deposited Plan 582129	Easement		
Area I Deposited Plan 582129	Easement		
Area J Deposited Plan 582129	Easement		
Total Area		<hr/> 38.1410 Ha	

Schedule / Memorandum

Land Registration District

Wellington

Survey Number

LT 582129

Territorial Authority (the Council)

Kapiti Coast District

Schedule of Existing Easements In Gross

Last Edited: 09 Sep 2022 10:18:30

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right to drain sewage	C, D, E	Lot 202	EI 9099897.9
	AB	Lot 203	EI 9851253.10
Right to drain sewage, storm water	BF, SB	Lot 202	EI 11739948.5
Right to drain storm water	SC, OA	Lot 202	EI 11739948.5
	QB, QC, E, D, C	Lot 202	EI 10089378.4
	L, MA	Lot 203	EI 9099897.9
Right to convey electricity	AB	Lot 203	EI 9851253.9
Right to convey water	AB	Lot 203	EI 9851253.10

Schedule of Existing Easements

Last Edited: 18 Nov 2022 16:02:05

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right of way	AB	Lot 203	10110517.2

Schedule of Existing Easements to be Surrendered

Last Edited: 09 Sep 2022 10:22:07

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right to drain storm water	Area MB DP 543292	Lot 201 DP 543292	EI 9099897.9
	Area SA DP 543292	Lot 201 DP 543292	EI 11739948.5

Memorandum of Easements in Gross

Last Edited: 22 Sep 2022 11:46:31

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Grantee</u>
Right to drain sewage	SE, I, J	Lot 202	Kapiti Coast District Council
	F, KC	Lot 203	Kapiti Coast District Council
Right to drain sewage, storm water	SF, SD, SH	Lot 202	Kapiti Coast District Council
Right to drain storm water	SA, SG, MB, G	Lot 202	Kapiti Coast District Council
	MC	Lot 203	Kapiti Coast District Council
Right to convey water	G, I, SH, J	Lot 202	Kapiti Coast District Council
	F, KC	Lot 203	Kapiti Coast District Council
Right to convey gas	G, I, SH, J	Lot 202	First Gas Limited
	F, KC	Lot 203	First Gas Limited
Right to convey telecommunications	G, I, SH, J	Lot 202	Chorus New Zealand Limited
	F, KC	Lot 203	Chorus New Zealand Limited

Page 1 of 2

Schedule / Memorandum

Land Registration District

Wellington

Survey Number

LT 582129

Territorial Authority (the Council)

Kapiti Coast District

Memorandum of Easements in Gross

Last Edited: 22 Sep 2022 11:46:31

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Grantee</u>
Right to convey electricity	F, KC	Lot 203	Waikanae ENE Limited
	G, I, SH, J	Lot 202	Waikanae ENE Limited
	F, KC	Lot 203	Electra Limited
	G, I, SH, J	Lot 202	Electra Limited

Memorandum of Easements

Last Edited: 09 Sep 2022 13:39:07

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Benefited Land</u> <u>(Dominant Tenement)</u>
Right to drain sewage	H	Lot 128	Lot 126

Notes

Last Edited: 22 Nov 2022 11:47:31

Areas OA, BF, AB AC & AD are subject to an existing land covenant, created by document E1 9099897.7

Areas QA, QB & QC are subject to a planting land covenant, created by document 10089378.8

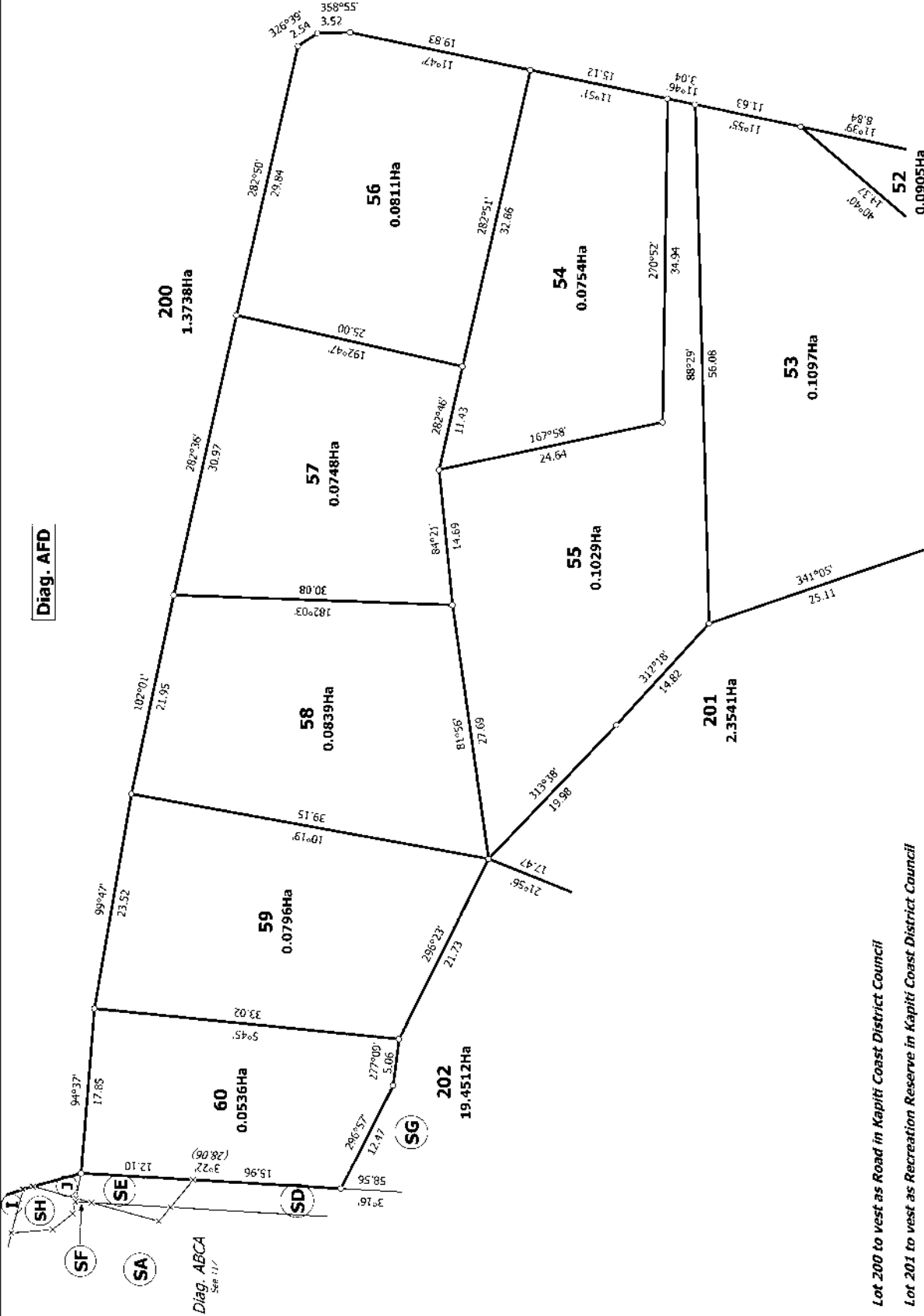


Areas OA, BF, AB, AC, & AD are subject to an existing land covenant, created by EI 9095897.7
 Areas QA, QB & QC are subject to a planning land covenant, created by document L0089378.8
Lot 200 to vest as Road in Kapiti Coast District Council
Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	T 1/23
Digitally Generated Plan Generated on: 07/07/2023 4:15pm Page 5 of 28		Title Plan DP 582129	Deposited on: 21/12/2022



Diag. AFD

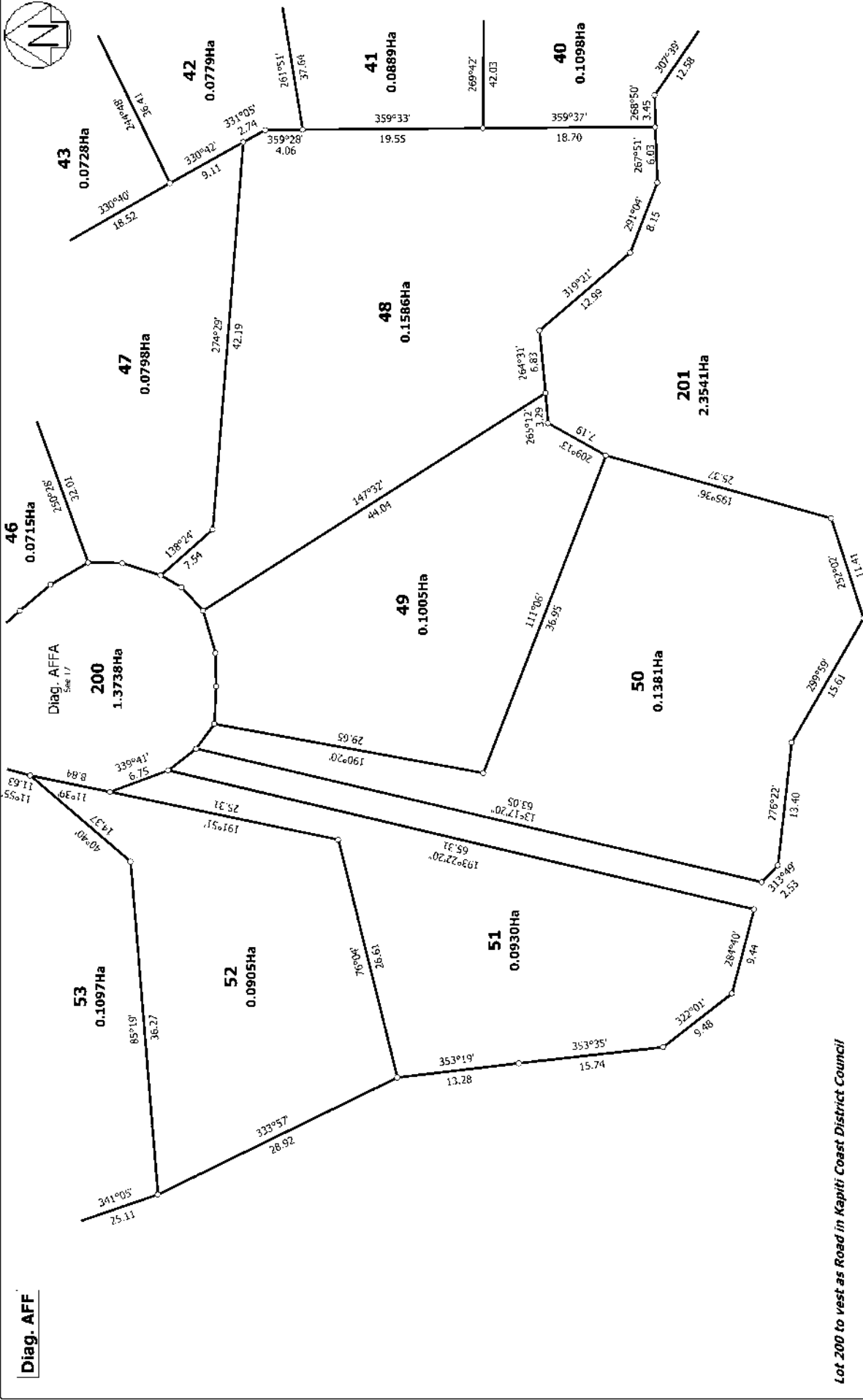


T 5/23

Land District: Wellington	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/07/2023 4:15pm Page 1C of 38	Surveyor: Robert Graham Longley Firm: Land Matters Limited
Deposited on: 21/12/2022	

Lot 200 to vest as Road in Kapiti Coast District Council
 Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
 DP 478686 & LOT 201 DP 543292



<p>Diag. AFF</p>	<p>Lot 200 to vest as Road in Kapiti Coast District Council</p> <p><i>Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council</i></p>	<p>Land District: Wellington</p>	<p>Title Plan DP 582129</p>	<p>T 6/23</p>
<p>Diag. AFFA Sec 17</p>	<p>200 1.3738Ha</p>	<p>46 0.0715Ha</p>	<p>47 0.0798Ha</p>	<p>48 0.1586Ha</p>
<p>43 0.0728Ha</p>	<p>49 0.1005Ha</p>	<p>50 0.1381Ha</p>	<p>51 0.0930Ha</p>	<p>52 0.0905Ha</p>
<p>40 0.1098Ha</p>	<p>53 0.1097Ha</p>	<p>201 2.3541Ha</p>	<p>41 0.0889Ha</p>	<p>42 0.0779Ha</p>

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

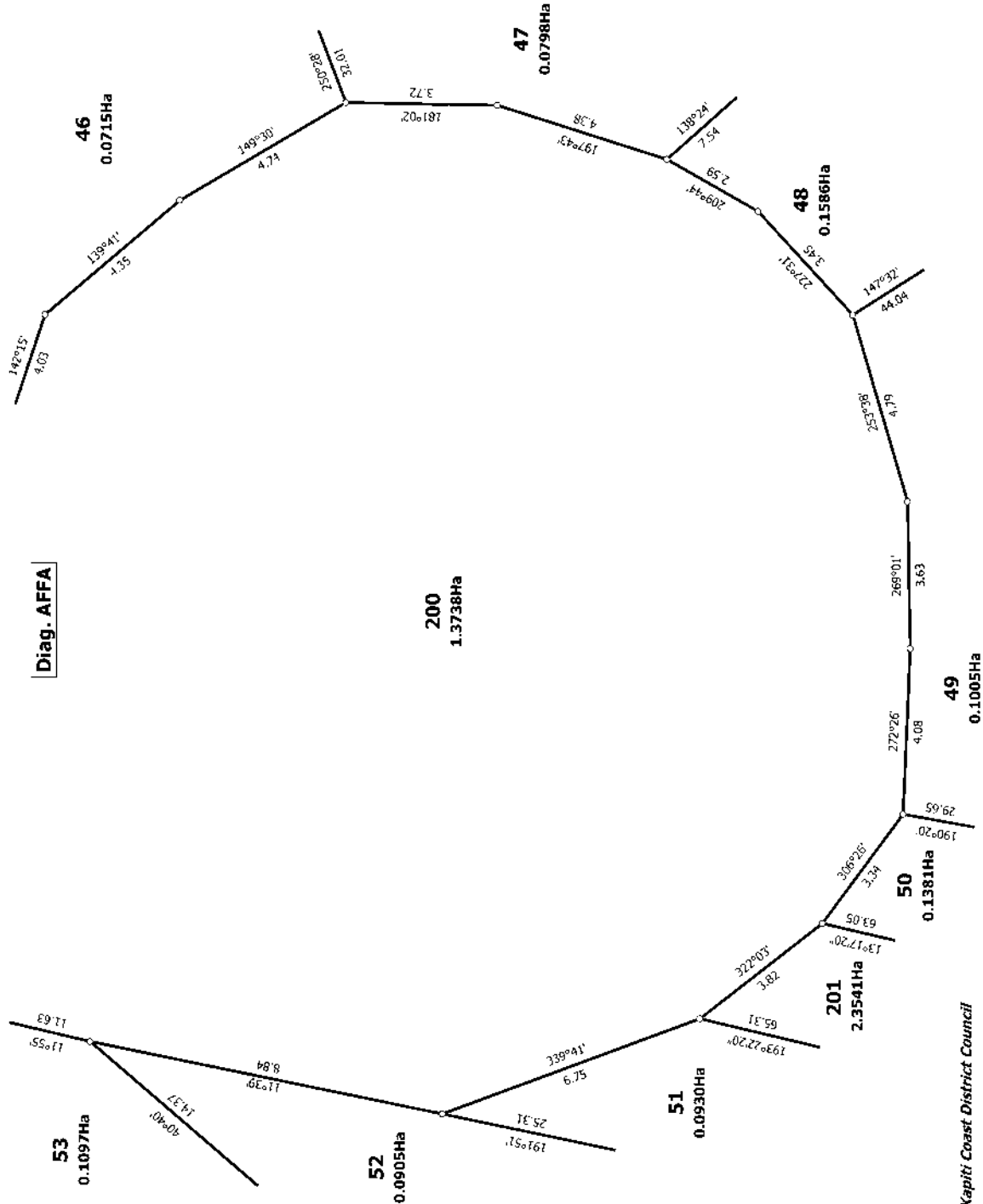
Surveyor: Robert Graham Longley
 Firm: Land Matters Limited

Deposited on: 21/12/2022

Digitally Generated Plan
 Generated on: 07/07/2023 at 10pm Page 11 of 28



Diag. A.F.F.A



Lot 200 to vest as Road in Kapiti Coast District Council
 Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

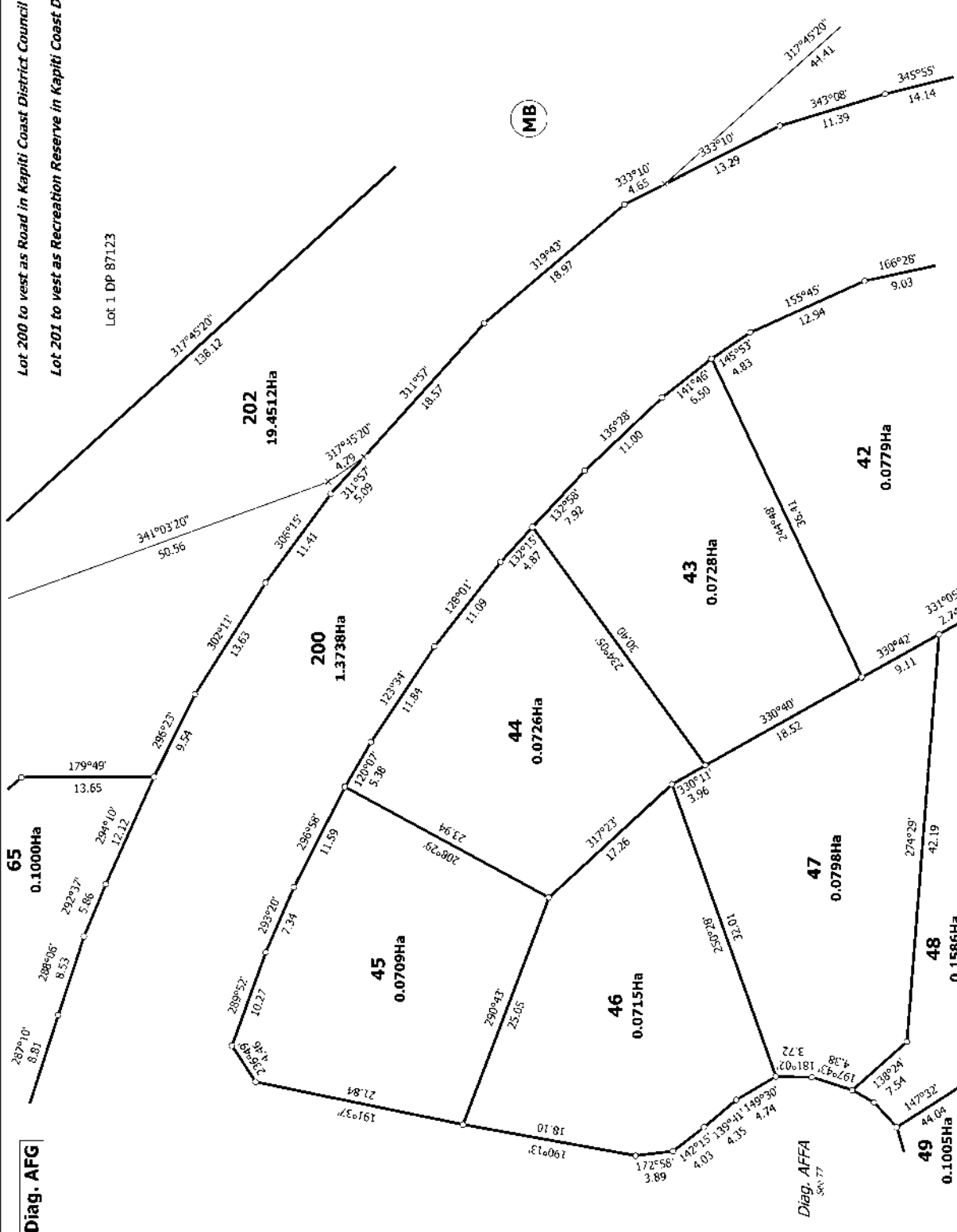
T 7/23

<p>Land District: Wellington Digitally Generated Plan Generated on: 07/07/2023 4:15pm Page 12 of 28</p>	<p>LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292</p>	<p>Surveyor: Robert Graham Longley Firm: Land Matters Limited</p>	<p>Title Plan DP 582129 Deposited on: 21/12/2022</p>
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Lot 200 to vest as Road in Kapiti Coast District Council
 Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

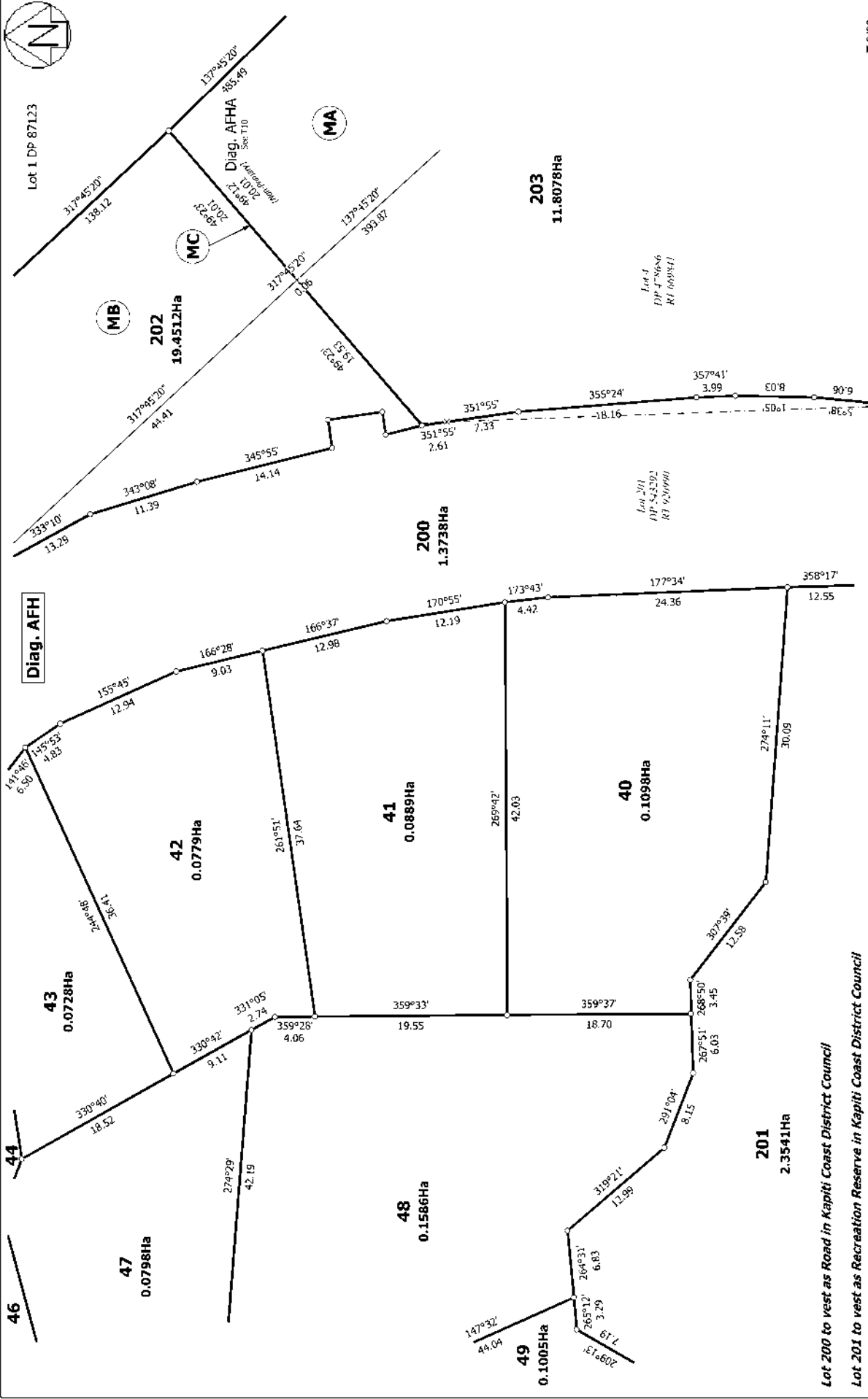
Lot 1 DP 87123



Diag. AFG

Diag. AFFA
360.77

Land District: Wellington	Surveyor: Robert Graham Longley Firm: Land Matters Limited	T 8/23
LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292		
Digitally Generated Plan Generated on: 07/07/2023 4:15pm Page 12 of 38	Title Plan DP 582129	Deposited on: 21/12/2022



T 9/23

<p>Land District: Wellington</p>	<p>Diagonally Generated Plan Generated on: 07/07/2023 4:15pm Page 14 of 28</p>	<p>LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292</p>	<p>Surveyor: Robert Graham Longley Firm: Land Matters Limited</p>	<p>Title Plan DP 582129 Deposited on: 21/12/2022</p>
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Lot 1 DP 87123

317°45'20"
136.12

137°45'20"
885.49

202
19.4512Ha

107°04'
27.56

1092
R2.69

MB

MA

MC

317°45'20"
44.41

317°45'20"
10.06

137°45'20"
393.87

203
11.8078Ha

Lot 1
DP 478686
RT 909841

Lot 201
DP 543292
RT 920890

107°04'
10.53

107°04'
10.53

200
1.3738Ha

345°55'
14.14

261°46'
2.80

351°39'
5.59

81°34'
2.34

345°55'
3.77

351°55'
2.61

Diag. AFHA

Lot 200 to vest as Road in Kapiti Coast District Council

Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

Land District: Wellington

Digitally Generated Plan

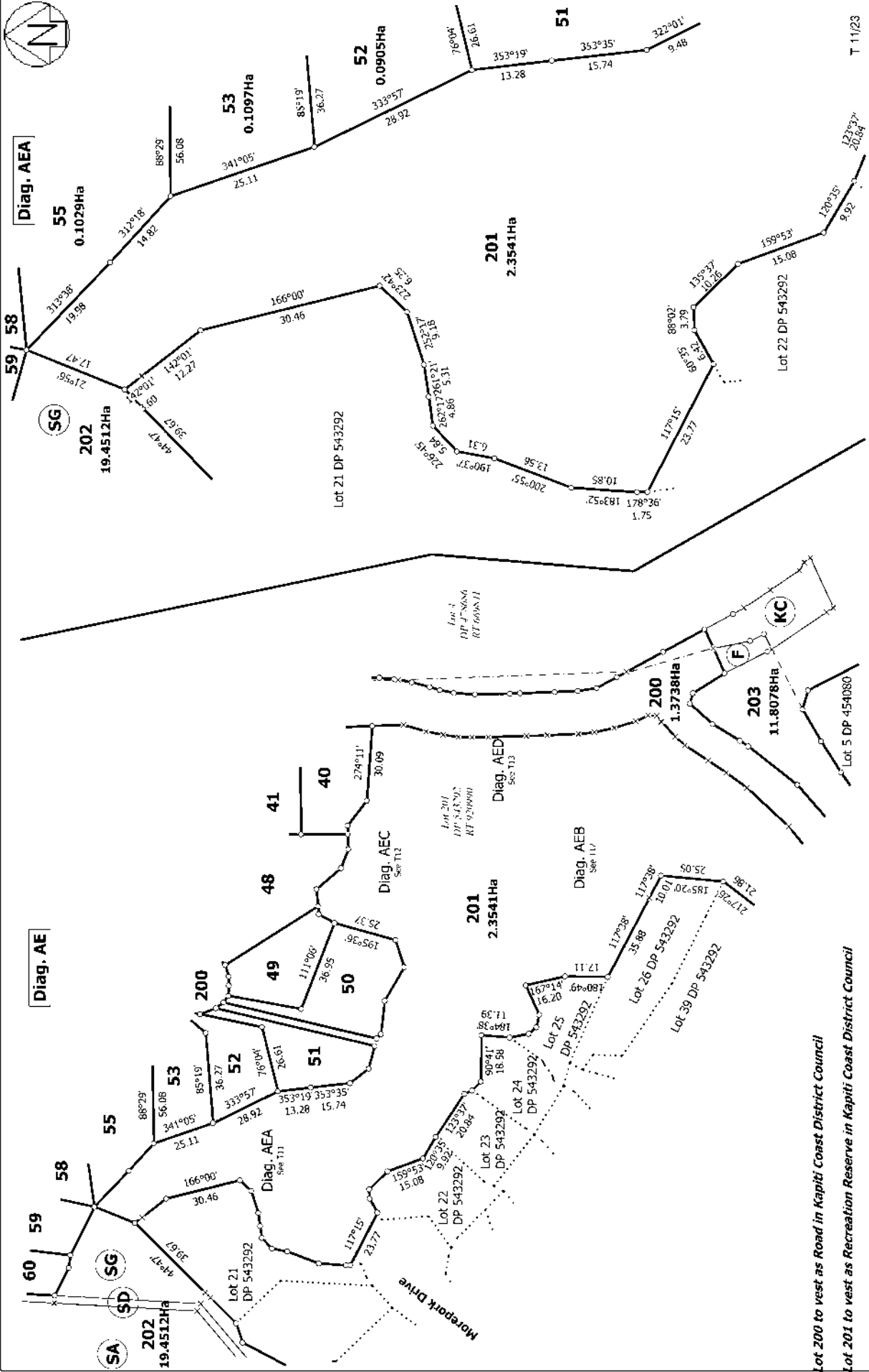
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Surveyor: Robert Graham Longley
Firm: Land Matters Limited

Title Plan
DP 582129

Deposited on: 21/12/2022

T 10/23



Lot 200 to vest as Road in Kapiti Coast District Council
Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Land District: Wellington
 Digitally Generated Plan
 Generated on: 07/07/2023 4:15pm Page 16 of 28

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
 DP 478686 & LOT 201 DP 543292

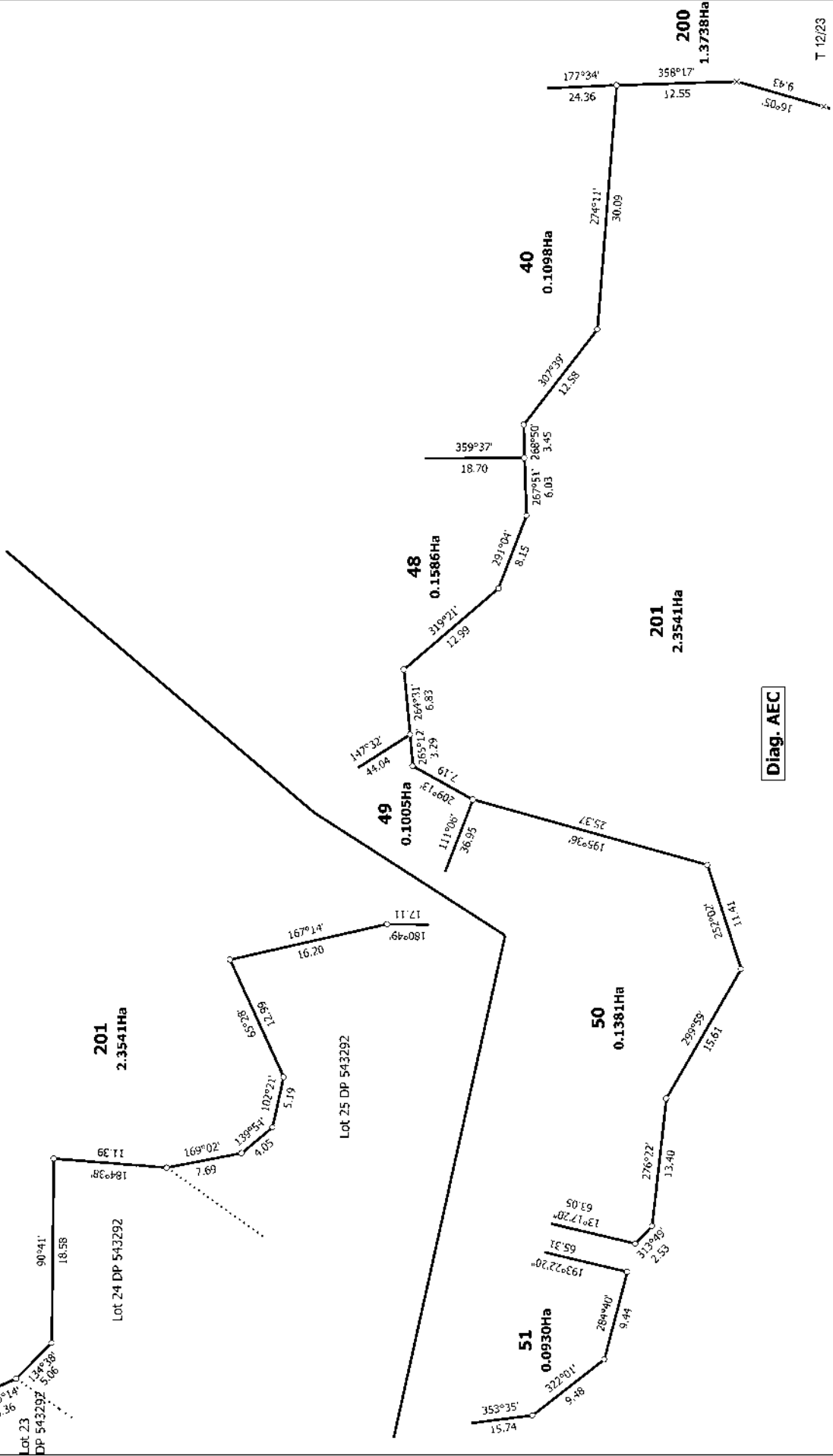
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 Firm: Land Matters Limited

Title Plan
 DP 582129
 Deposited on: 21/12/2022



Lot 200 to vest as Road in Kapiti Coast District Council
 Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Diag. AEB



Diag. AEC

Land District: Wellington	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/07/2023 4:15pm Page 17 of 28	Surveyor: Robert Graham Longley Firm: Land Matters Limited
Deposited on: 21/12/2022	

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
 DP 478686 & LOT 201 DP 543292



Diag. AED

40
0.1098Ha

Diag. AG

200
1.3738Ha

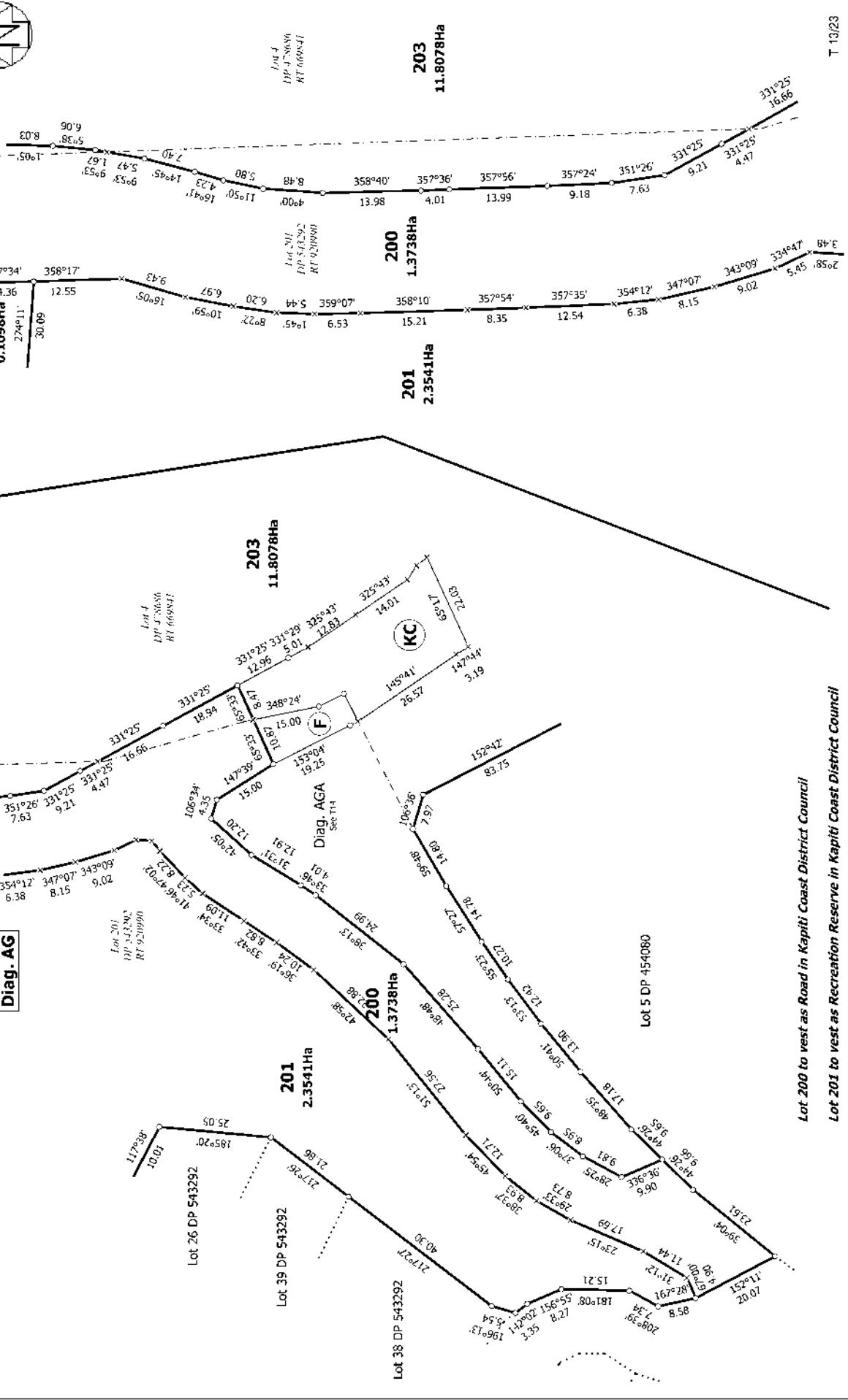
201
2.3541Ha

203
11.8078Ha

200
1.3738Ha

201
2.3541Ha

203
11.8078Ha



T 13/23

Title Plan
DP 582129
Deposited on: 21/12/2022

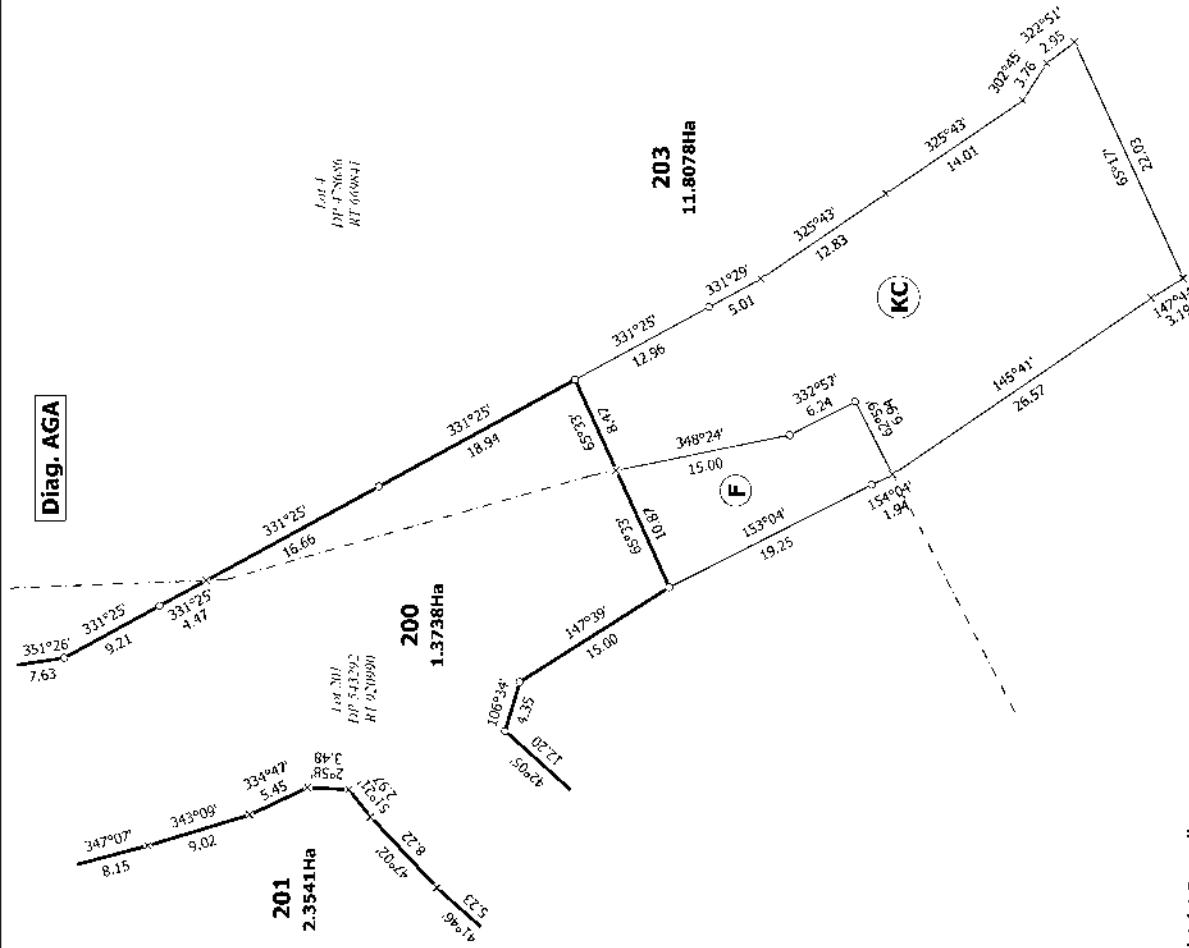
Surveyor: Robert Graham Longley
Firm: Land Matters Limited

Lot 200 to vest as Road in Kapiti Coast District Council
Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council
LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

Land District: Wellington
Digitally Generated Plan
Generated on: 07/07/2023 4:15pm Page 16 of 38



Diag. AGA



T 14/23

Lot 200 to vest as Road in Kapiti Coast District Council

Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

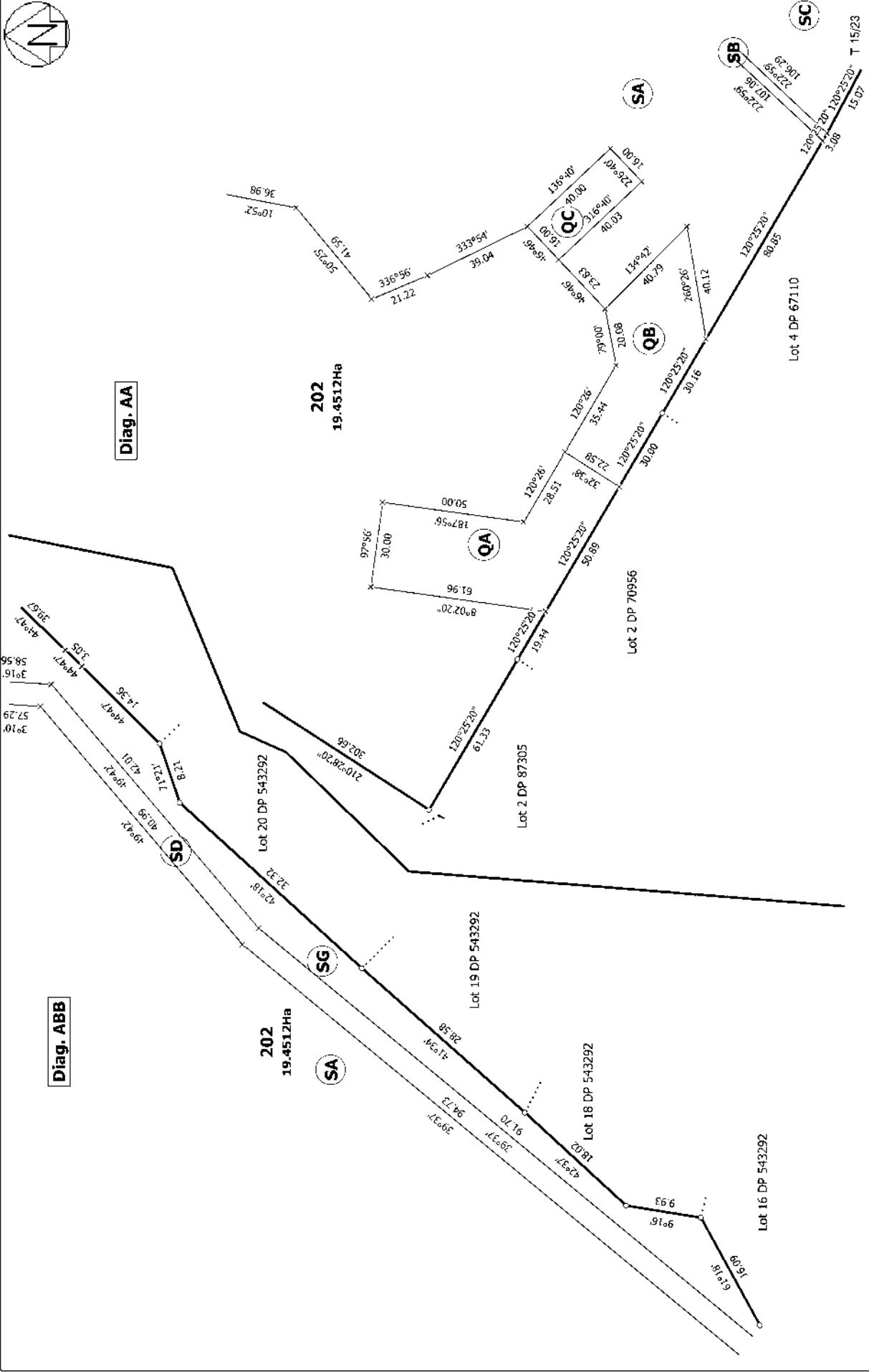
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Generated on: 07/02/2023 4:15pm Page 15 of 28

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

Title Plan
DP 582129
Deposited on: 21/12/2022



Diag. ABB

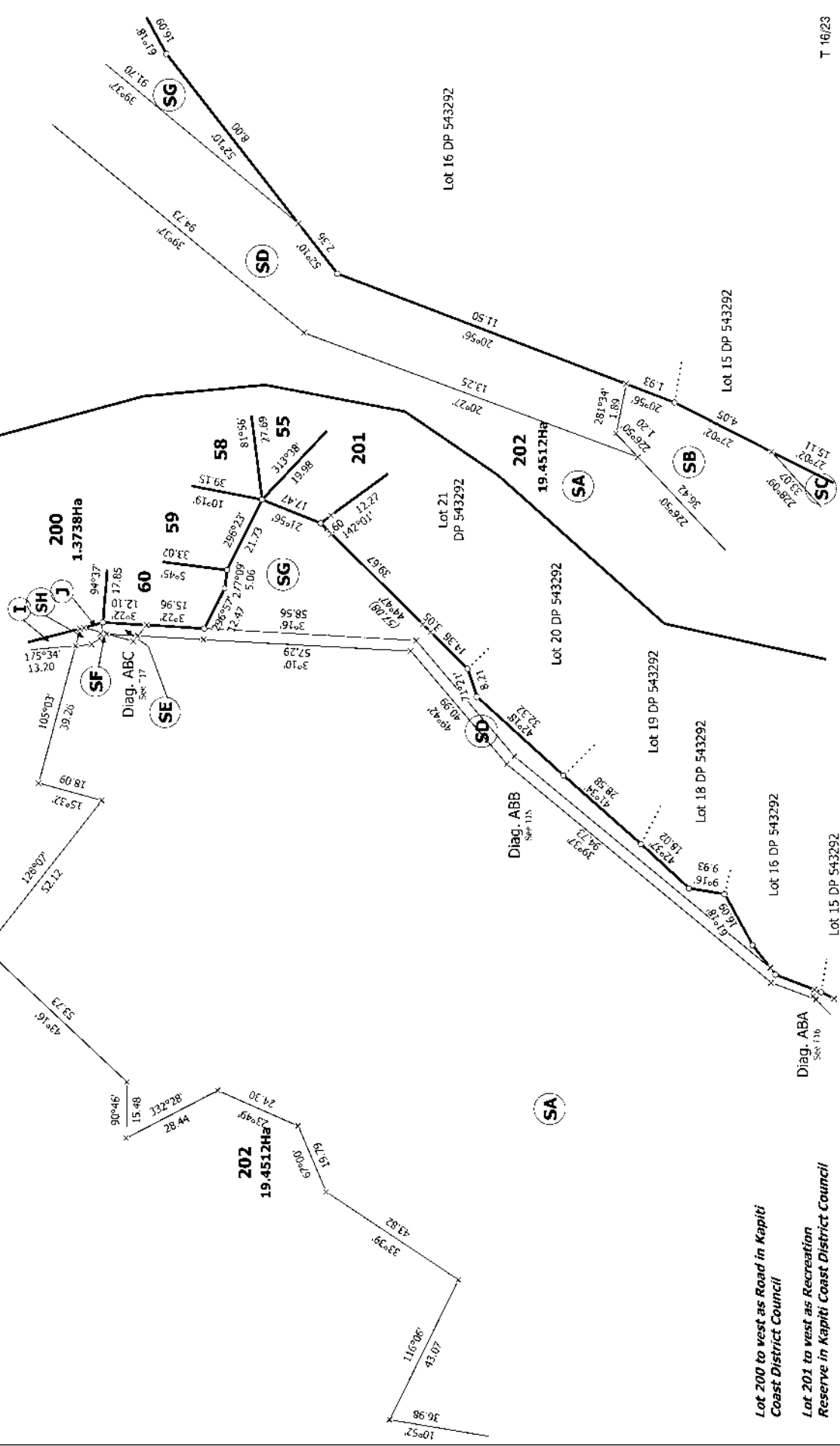
Diag. AA

<p>Land District: Wellington</p> <p>Digitally Generated Plan</p> <p>Generated on: 07/07/2023 4:15pm Page 20 of 28</p>	<p>LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292</p>	<p>Surveyor: Robert Graham Longley</p> <p>Firm: Land Matters Limited</p>	<p>Title Plan</p> <p>DP 582129</p> <p>Deposited on: 21/12/2022</p>
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Diag. ABA

Diag. AB

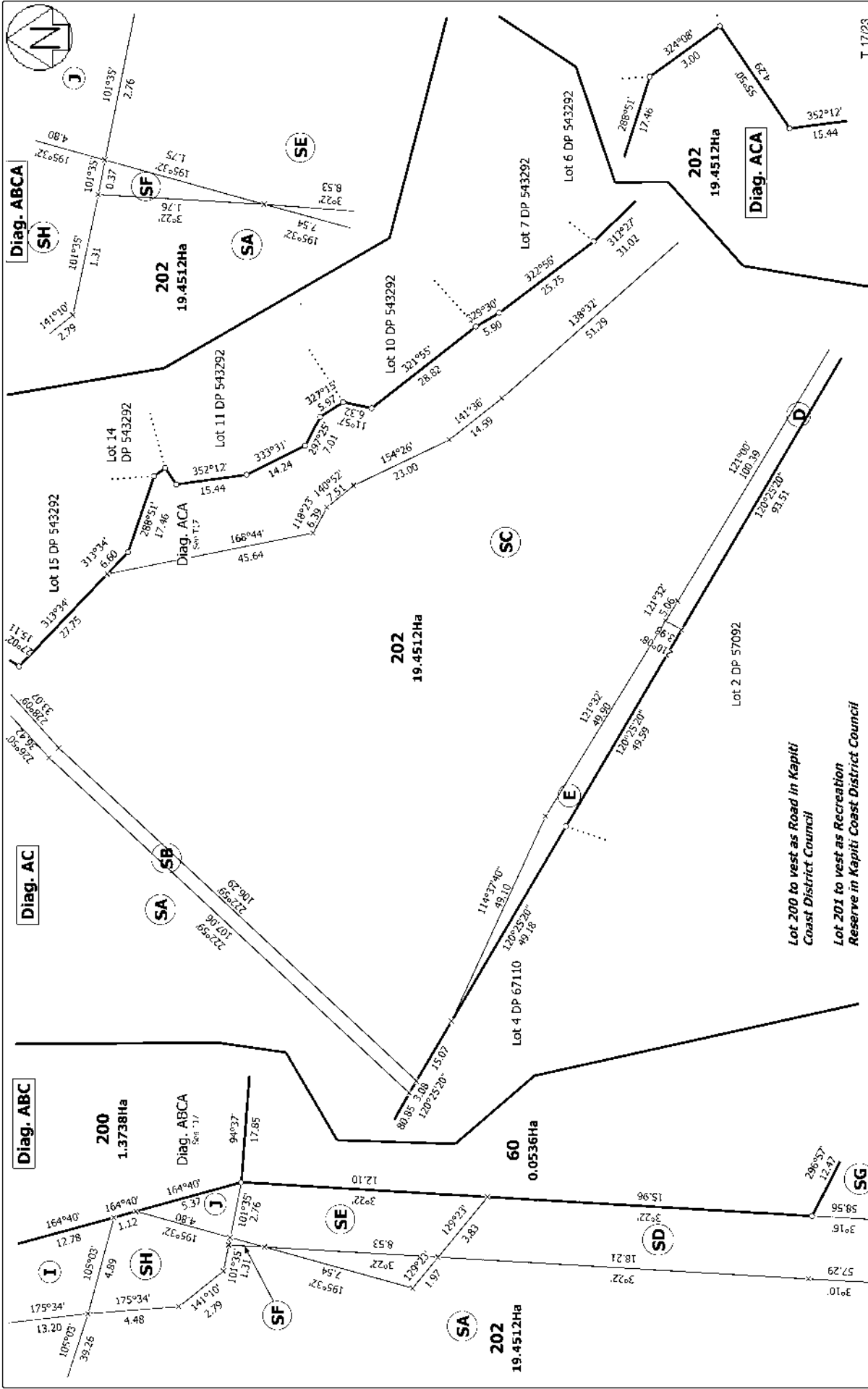


<p>Land District: Wellington</p> <p>Digitally Generated Plan Generated on: 07/07/2023 at 1:56pm Page 21 of 28</p>	<p>LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292</p>	<p>Surveyor: Robert Graham Longley Firm: Land Matters Limited</p>	<p>Title Plan DP 582129 Deposited on: 21/12/2022</p>
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Lot 200 to vest as Road in Kapiti Coast District Council

Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

T 16/23



T 17/23

Land District: Wellington

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
 DP 478686 & LOT 201 DP 543292

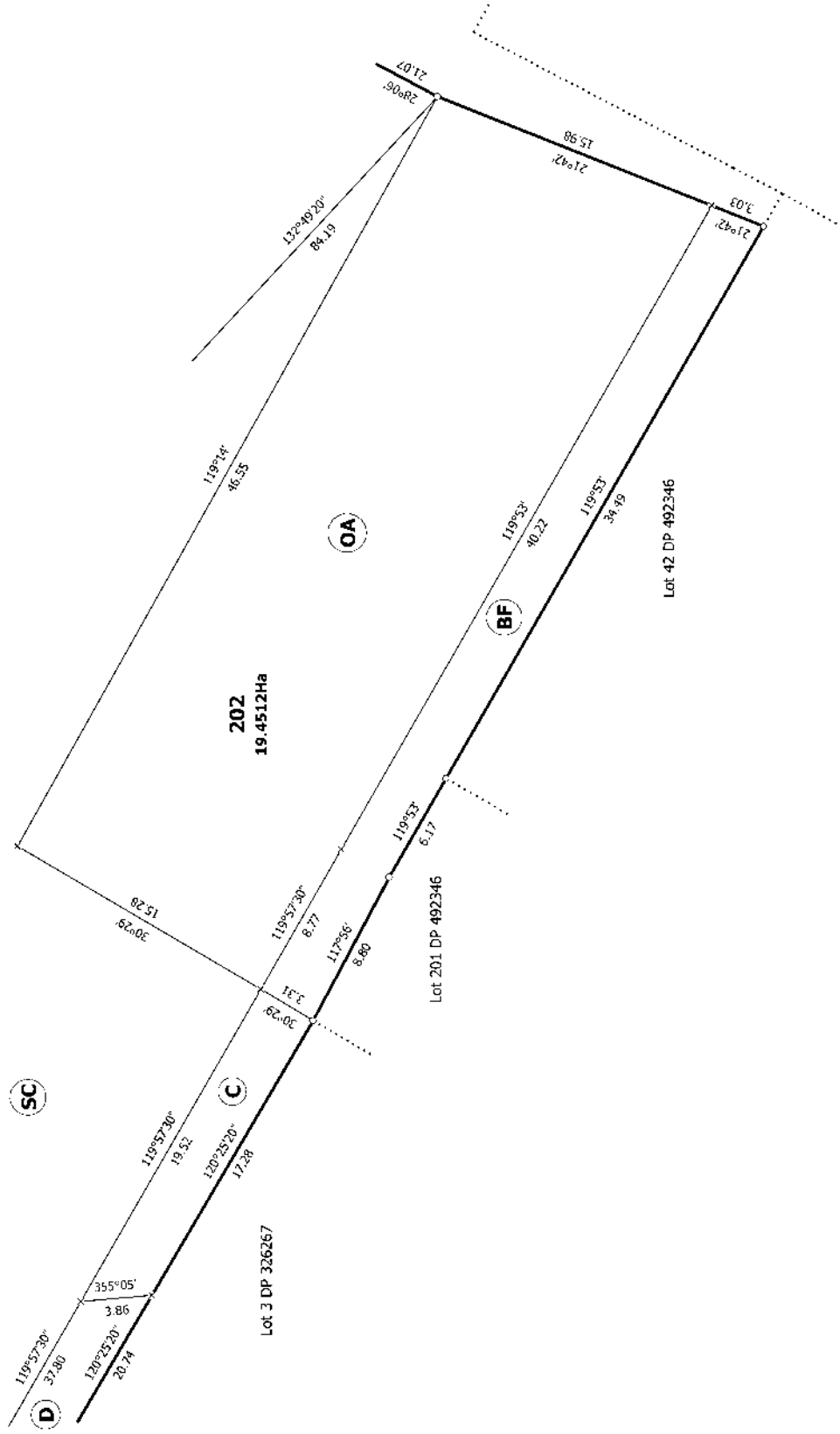
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 Generated on: 07/07/2023 at 10pm Page 22 of 38

Title Plan
 DP 582129
 Deposited on: 21/12/2022

Surveyor: Robert Graham Longley
 Firm: Land Matters Limited

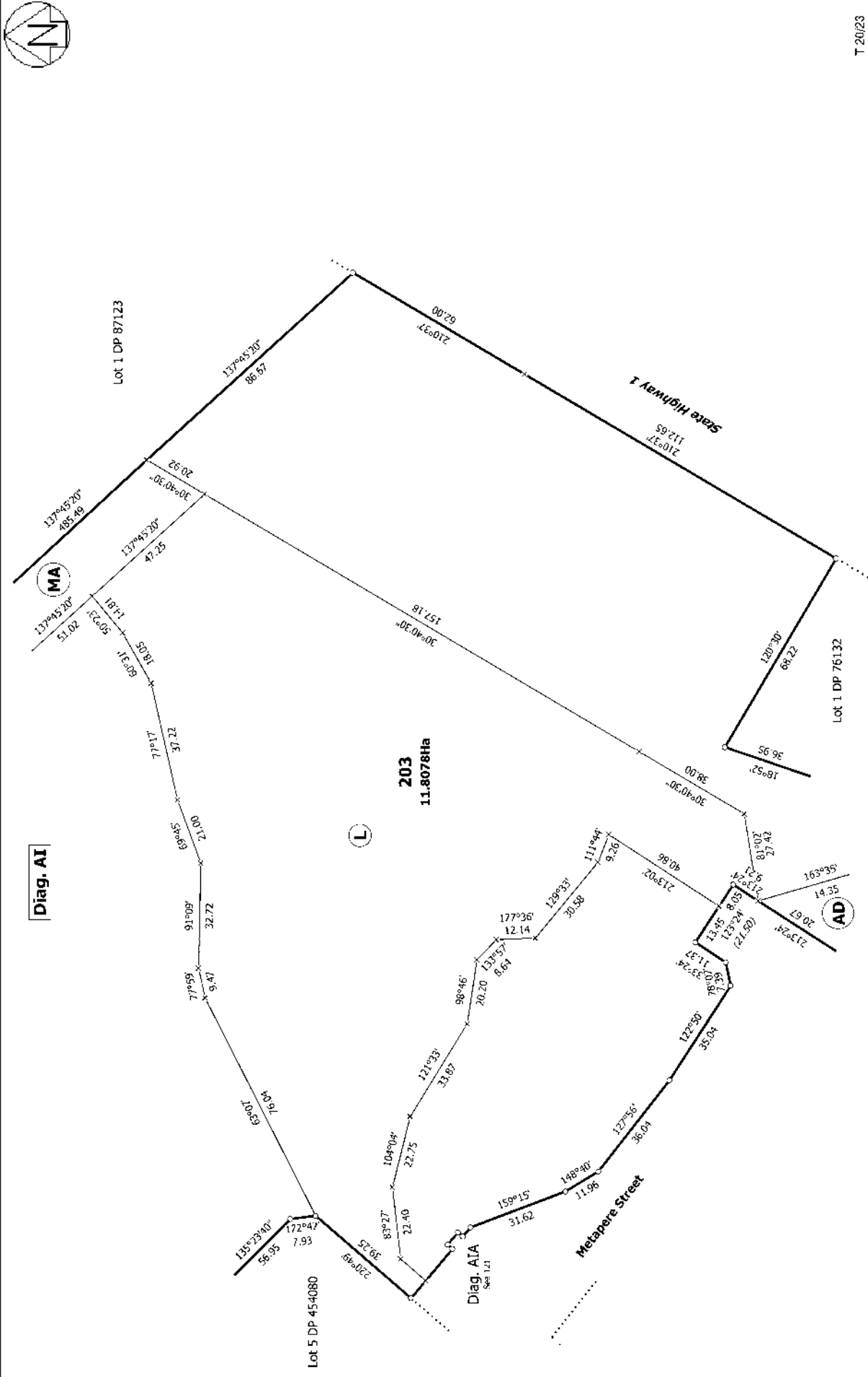


Diag. ADA



T 19/23

Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/07/2023 4:15pm Page 24 of 28	Deposited on: 21/12/2022		



T 20/23

Title Plan
 DP 582129
 Deposited on: 21/12/2022

Surveyor: Robert Graham Longley
 Firm: Land Matters Limited

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292

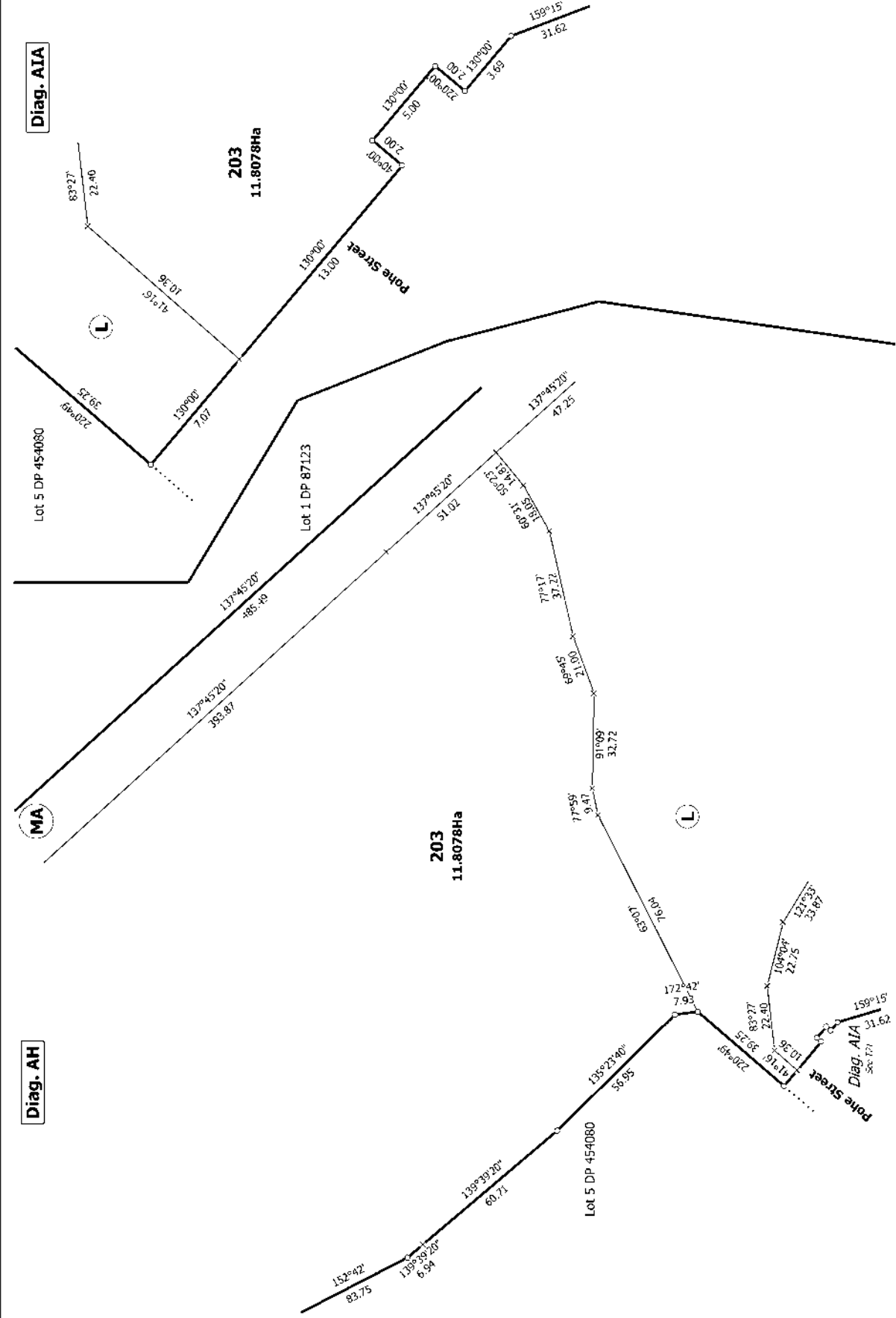
Land District: Wellington
Digitally Generated Plan
 Generated on: 07/07/2023 at 10pm Page 25 of 28



Diag. AIA

MA

Diag. AH



T 21/23

Title Plan
DP 582129

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

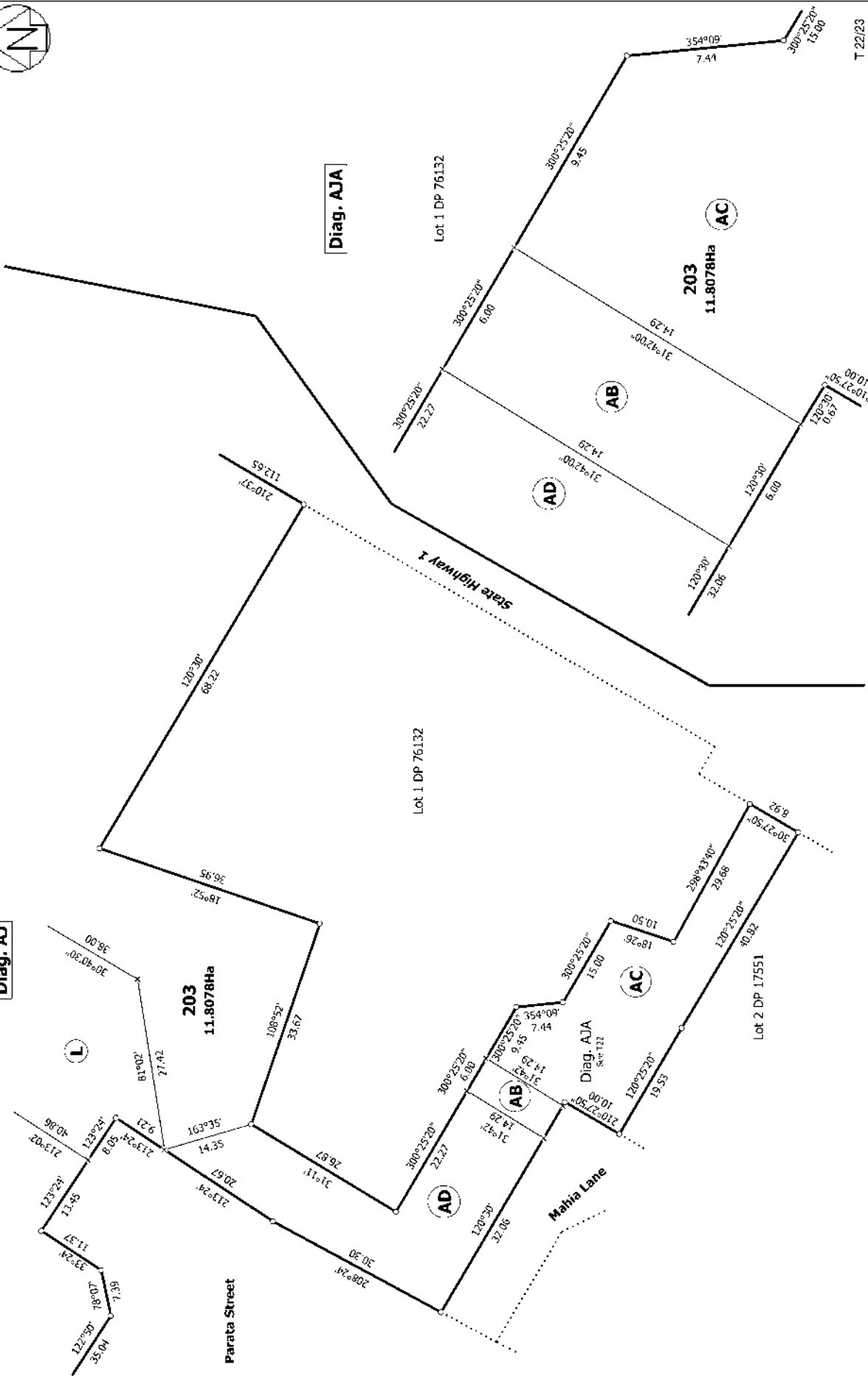
Land District: Wellington

Digitally Generated Plan
Generated on: 07/07/2023 4:15pm Page 26 of 28

Deposited on: 21/12/2022



Diag. AJ



T 22/23

Land District: Wellington
 Digitally Generated Plan
 Generated on: 07/07/2023 at 1:56pm Page 27 of 38

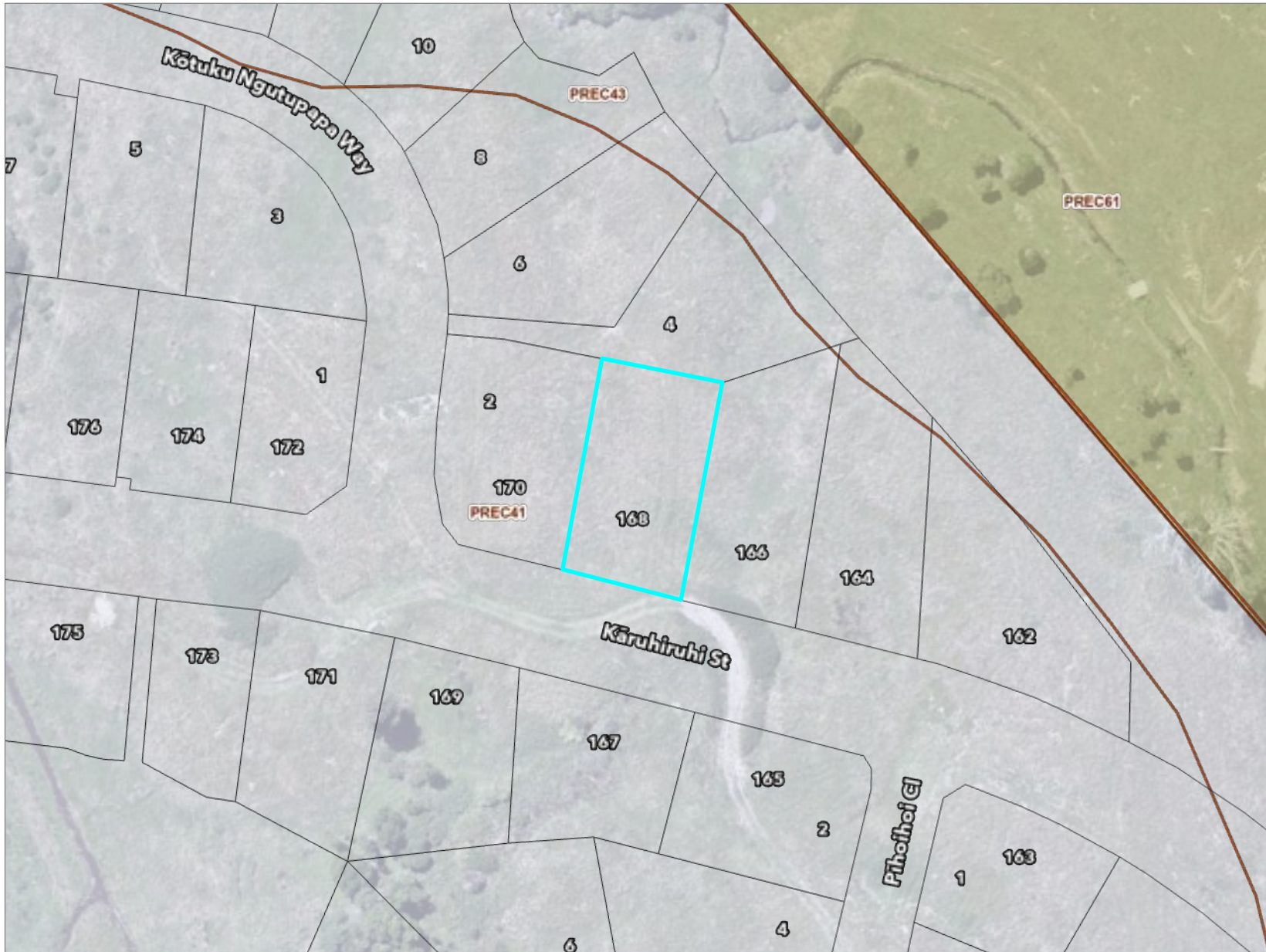
LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
 DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
 Firm: Land Matters Limited




Title Plan
 DP 582129
 Deposited on: 21/12/2022

Operative District Plan 2021 - Zones and Precincts

168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



Key to map symbols

-  Precinct
-  General Rural Zone
-  Waikanae North Development Area

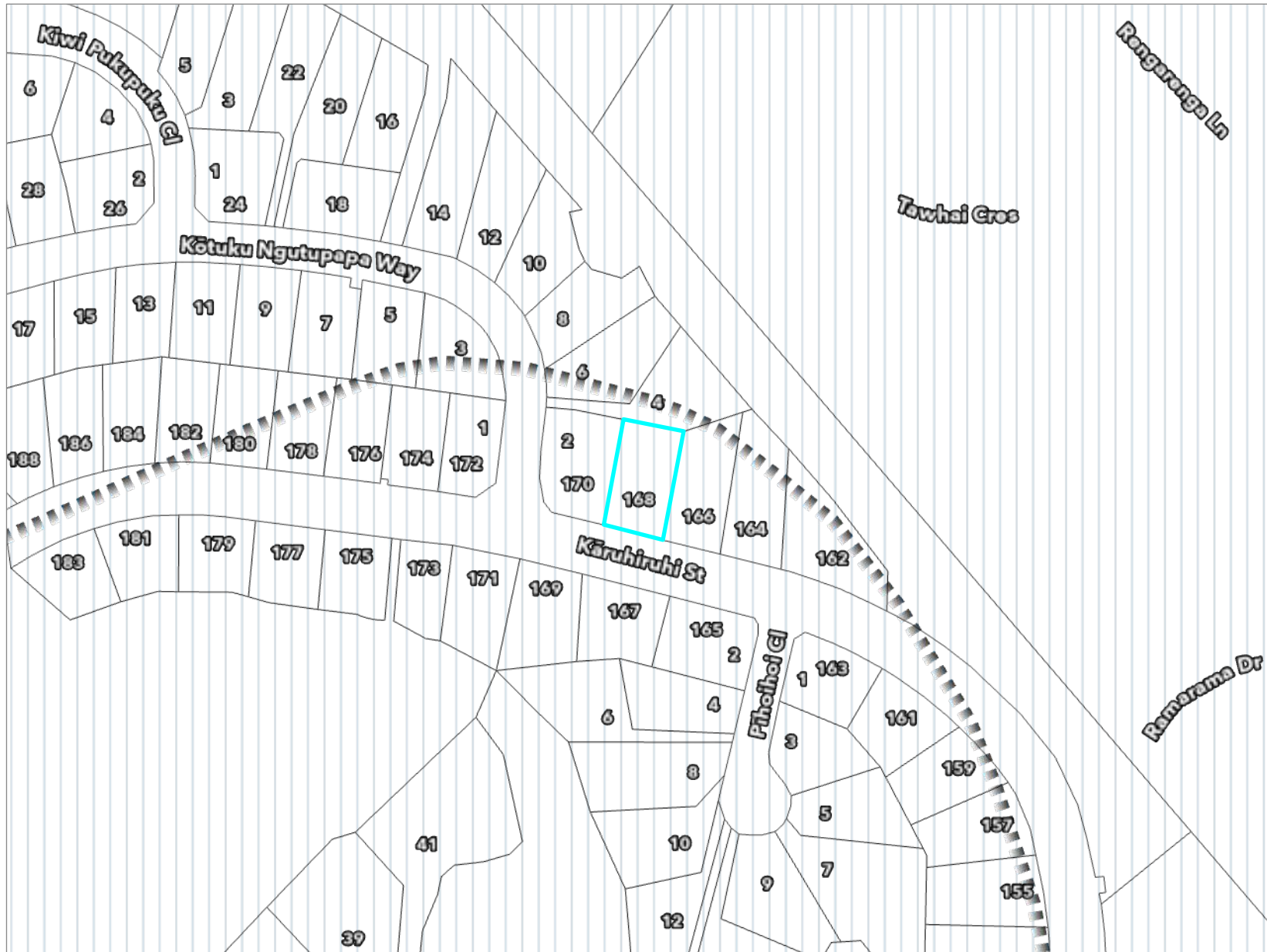


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Scale @ A4 - 1:1,000

Date Printed: May 8, 2026

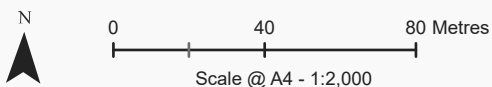
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Key to map symbols

- ■ Notional Roads
- Coastal Environment

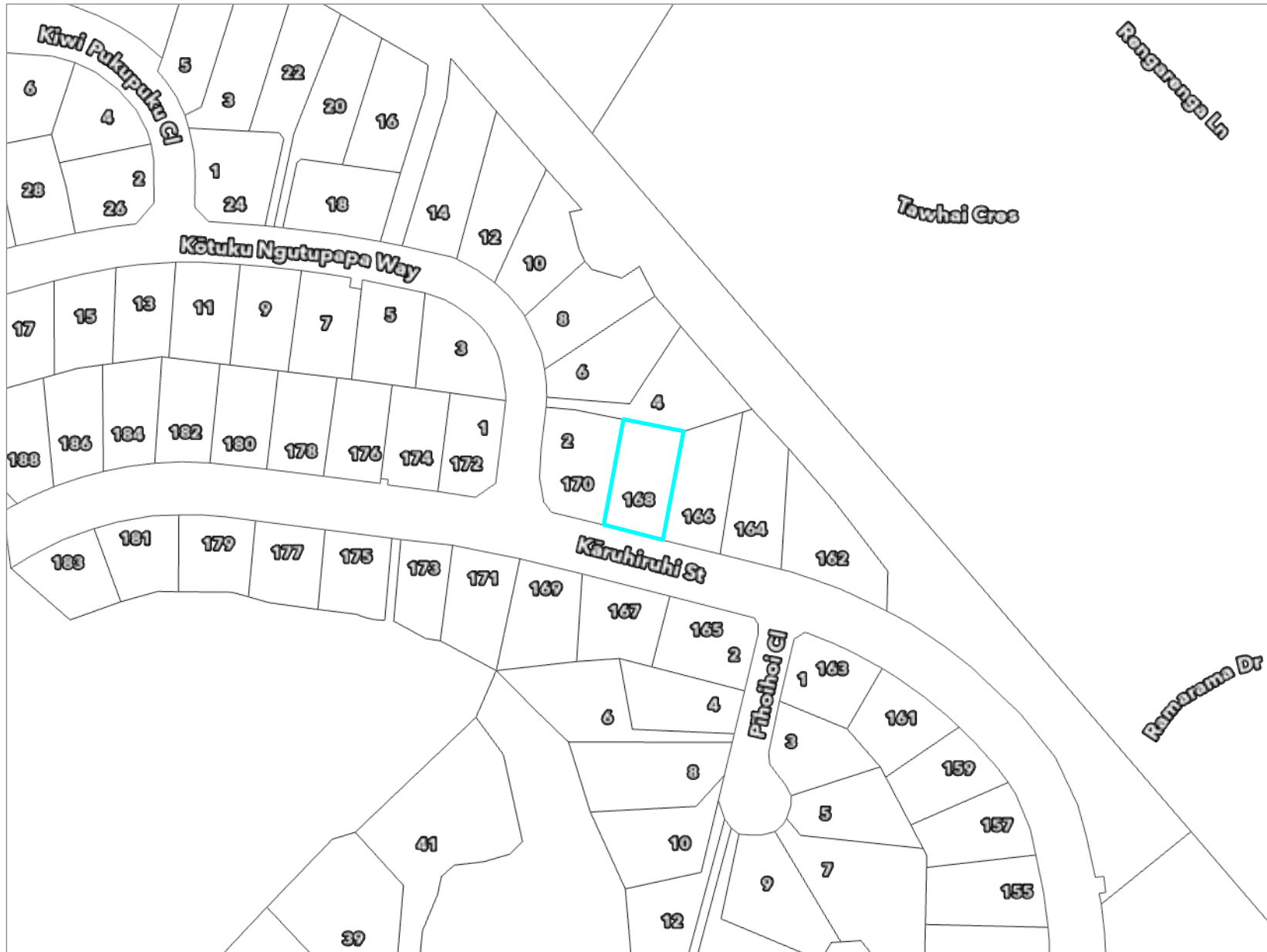
The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



Date Printed: May 8, 2026

Operative District Plan 2021 - Designations & Miscellaneous Features

168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



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.



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: May 8, 2026


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Operative District Plan 2021 - Natural Features

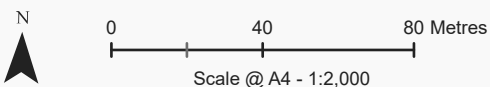
168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



Key to map symbols

 Ecological Sites

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Operative District Plan 2021 - Natural Hazards

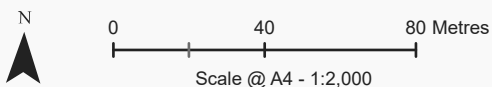
168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



Key to map symbols

-  Stream Corridor
-  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.

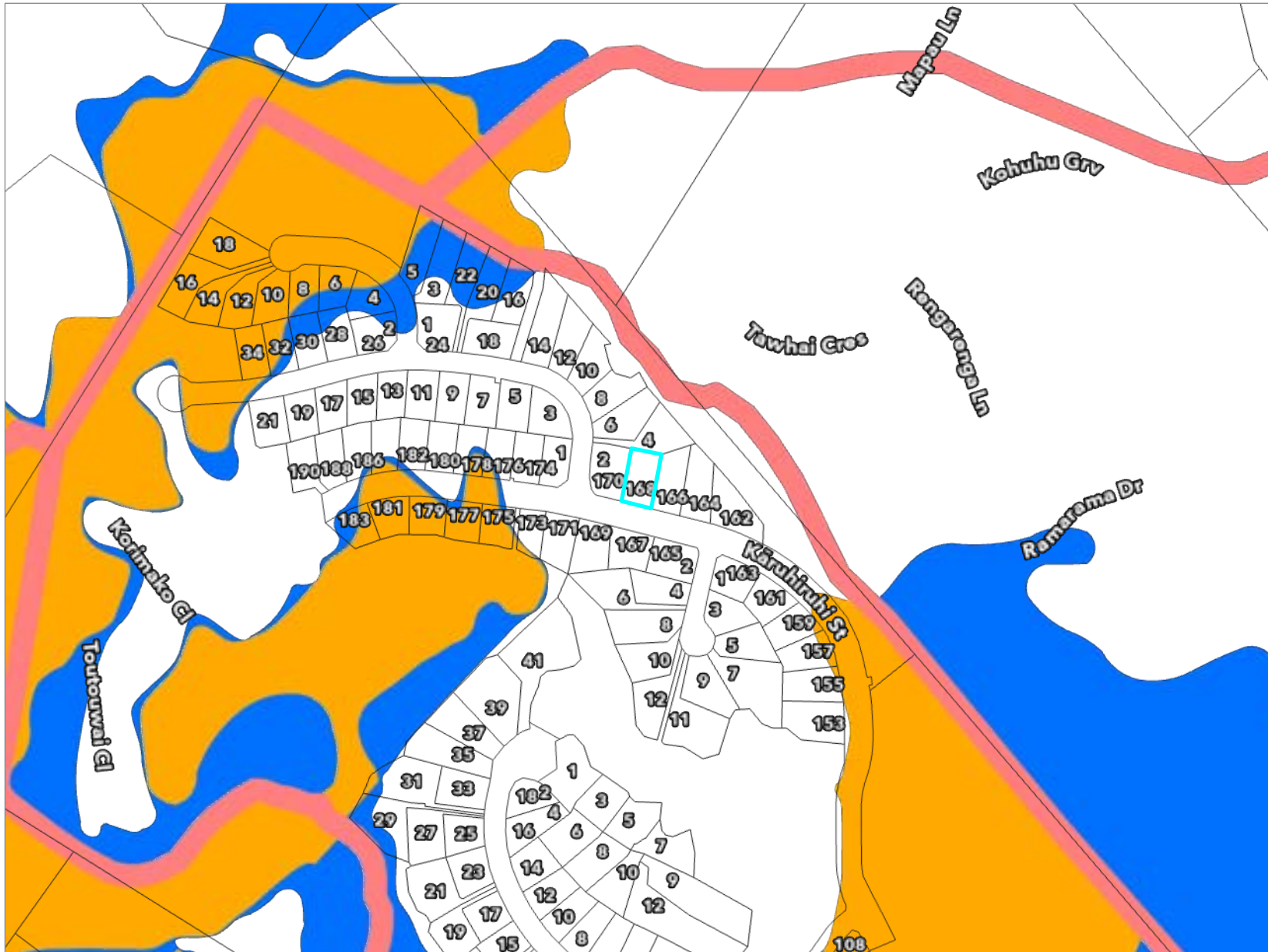


Date Printed: May 8, 2026

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Latest Flood Hazards

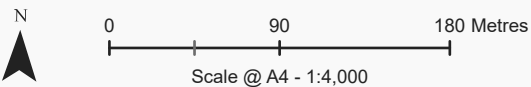
168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



Key to map symbols

-  Stream Corridor
-  Storage
-  Ponding

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



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Resource Consents Map

168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



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

Date Printed: May 8, 2026

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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
160213J	8 Kotuku Ngutupapa Way, Waikanae	1494195269	LOT 72 DP 582129	SD	For a change of conditions of RM160213 to allow no solar hot	N	N	Accepted		29/4/2026
230097	169 Karuhiruhi Street, Waikanae	1494195259	Lot 58 DP 582129	LN	Establish a residential activity without solar hot water	N	N	Letter Generated	17/8/2023	4/7/2023
230048	168 Karuhiruhi Street, Waikanae	1494195265	Lot 68 DP 582129	LD	New Dwelling with front yard non-compliance.	N	N	Application Returned incomplete		24/3/2023
230144A	6 Pihoihi Close, Waikanae	1494195256	Lot 55 DP 582129	LD	S127 change of conditions relating to RM230144	N	N	Decision Issued	11/6/2024	7/3/2024
230150	166 Karuhiruhi Street, Waikanae	1494195264	Lot 67 DP 582129	LN	Variation of consent notice condition - Waikanae North.	N	N	Letter Generated	2/10/2023	8/9/2023
230193	8 Pihoihi Close, Waikanae	1494195254	Lot 53 DP 582129	LN	To construct dwellings, conduct earthworks and vary consent	N	N	Letter Generated	12/3/2024	17/11/2023
230144	4 Pihoihi Close, Waikanae	1494195255	Lot 54 DP 582129	LN	To construct 4 dwellings, undertake earthworks and	N	N	Letter Generated	11/10/2023	24/8/2023

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
230061	168 Karuhiruhi Street, Waikanae	1494195265	Lot 68 DP 582129	LD	Variation to condition 8 of consent notice 12643497.5 for a	N	N	Decision Issued	9/5/2023	17/4/2023
230077	170 Karuhiruhi Street, Waikanae	1494195266	Lot 69 DP 582129	LN	To construct a dwelling in the Waikanae North Development	N	N	Decision Issued	5/7/2023	1/6/2023
240143	12 Kotuku Ngutupapa Way, Waikanae	1494195271	Lot 74 DP 582129	LD	Variation to conditions 5, 8 and 9 of consent notice	N	N	Decision Issued	23/9/2024	29/8/2024
250142	171 Karuhiruhi Street, Waikanae	1494195260	Lot 59 DP 582129	LD	Variation to conditions 8 and 9 of consent notice 12643497.5	N	N	Decision Issued	22/9/2025	1/9/2025

Health and Alcohol Licenses

168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



Key to map symbols

■ Health

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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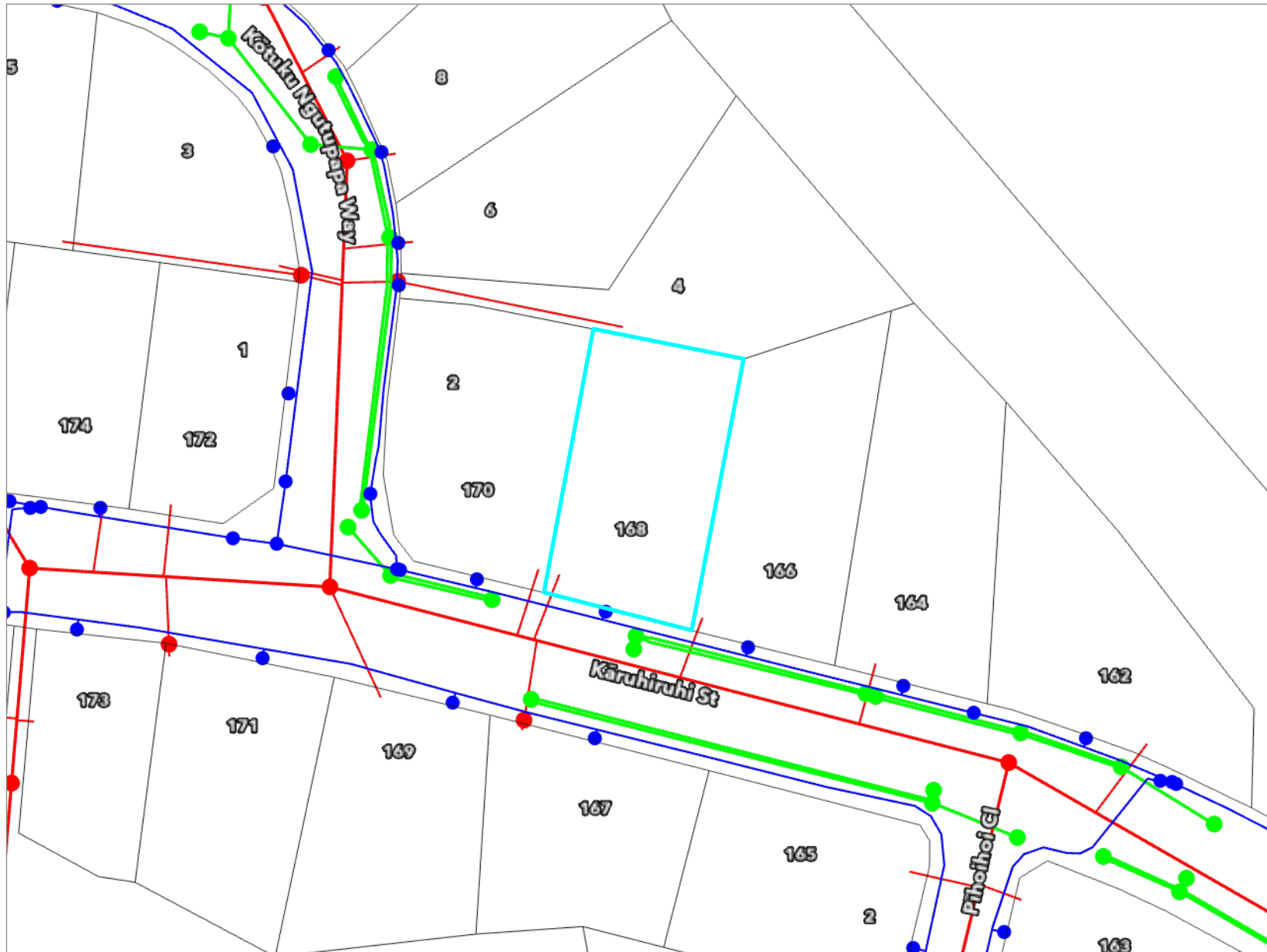
Scale @ A4 - 1:1,000

Date Printed: May 8, 2026

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Services Network

168 Karuhiruhi Street, Waikanae (Lot 68 DP 582129)



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.



0 10 20 Metres

Scale @ A4 - 1:800

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BC230147
 Further Information Received
 20/03/23

LAI0 1-6-23

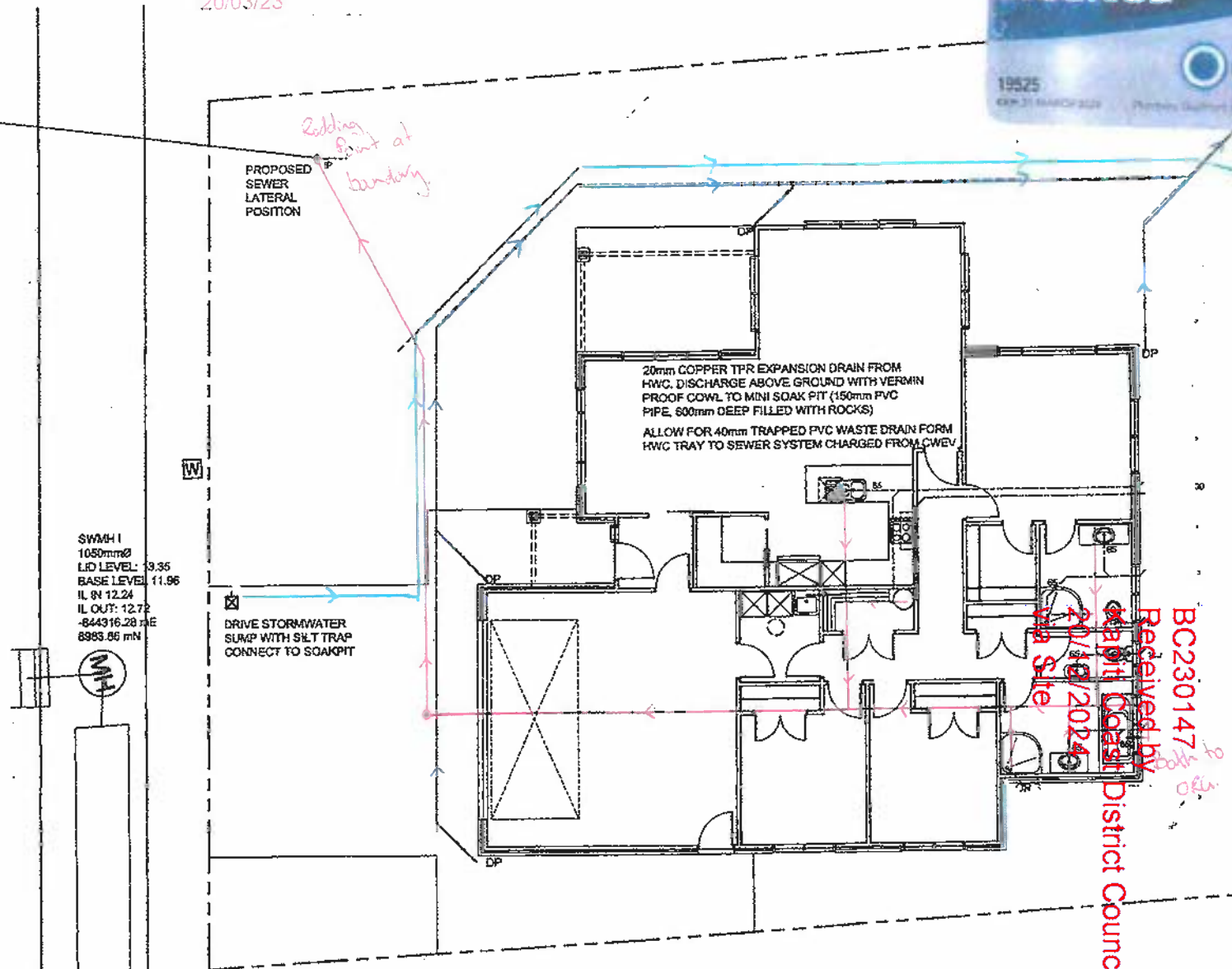
NZ PRACTISING LICENCE

Jonathan Rene Osborne

- Certifying Plumber
- Certifying Drainer
- Certifying Gasfitter

19525

Details of the work this licence holder is entitled to carry out are available at www.pgl.govt.nz



TANK TO SUPPLY WATER FOR WWS & ALL HOSE TAPS VIA SUBMERSIBLE PUMP

Engineer Designed Soak pit.

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/drainer to fill out producer statement and return to council with an as built drainage plan
- Check PMI 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 an 100 vented drain
- Non-potable supply appropriately protected from cross connection hazards & is identified by appropriate signage & blue 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 tagged continuously from heat source

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
 - 600 & less = 1 in 40
 - 800 & 1000 = 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

RODDING EYE AT BOUNDARY BROUGHT TO SURFACE INSPECTION POINT (WHITE LID) REQUIRED FOR BOTH SW & SS

CONNECT SEWAGE INTO LOCAL AUTHORITY MAINS. CONFIRM POSITION ON SITE

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

NOTES:

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

SWMH1
 1050mmØ
 LID LEVEL: 9.35
 BASE LEVEL: 11.96
 IL IN: 12.24
 IL OUT: 12.72
 -8443.16.28 H/E
 8993.86 m/N

DRAINAGE PLAN SCALE 1:100

All work shall be in accordance with the NZBC & in detail. The Contractor must verify all dimensions on the site before commencing any work or shop drawings. Plans and drawings are to be used, located, dimensions given to be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The copyright of this document is prohibited, any disclosure by consent for any purpose without the prior written consent of Coastal Architecture Ltd.

Revisions: DECEMBER 2022 MARCH 2023 MARCH 2023	rev A rev B rev C	Project: NEW DWELLING	Drawing Title: DRAINAGE PLAN	Drawing Title: DRAINAGE PLAN	Designer: COASTAL ARCHITECTURAL LTD. 11 Eglis Street Porirua New Zealand Tel: 027 378 519 e-mail: coastalarch@gmail.com	Designer: BF	Design: BF	Drawn: BF Scale: as shown	Job: 334	Page of: 2	Rev: C	
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22nd May 2015

Waikanae North Limited
C/- Landlink Limited
PO Box 370
Waikanae 5250

Attention: Ben Addington

Dear Waikanae North Limited

**RM100229A: VARIATION TO CONSENT NOTICE 9099897.6,
PARATA STREET AND 53 STATE HIGHWAY ONE, WAIKANAЕ**

We are pleased to enclose the Notice of Decision with respect to the above application.

As you will see from the Decision there is one condition that needs to be complied with and it is noted that your application proffered this condition as a means of managing the effects related to the conditions with ongoing effect contained in Consent Notice 9099897.6.

If you do not agree with the provisions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357A of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

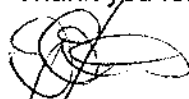
If you have any concerns regarding the conditions prior to lodging an objection please contact me to discuss on (04) 2964 782 as it may be possible to make minor amendments or corrections outside of the objection process.

There is no deposit for an objection. However, a fee of \$140 per hour (including GST) is required if Council's Development Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

In order to facilitate the registration of the variation to Consent Notice 9099897.6 I have attached the Variation to Consent Notice document in a form ready for lodgement with Land Information New Zealand.

The Resource Consents Team is continually working to improve the service we provide and as a result we would appreciate your comments via the following website link to Survey Monkey: <https://www.surveymonkey.com/s/kcdccconsents>

Thank you for dealing with the Kāpiti Coast District Council.



Wayne Gair
Principal Resource Consents Planner

VARIATION TO CONSENT NOTICE
UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM100229A

APPLICANT:	Waikanae North Limited
LOCATION OF ACTIVITY:	Parata Street and 53 State Highway 1, Waikanae
DESCRIPTION OF ACTIVITY:	Change of conditions of Consent Notice 9099897.6

DECISION (issued 22 May, 2015):

That officers, acting under delegated authority hereby conditionally agree pursuant to section 221(3) of the Resource Management Act 1991 to vary conditions 1, 3, 4 and 5 of Consent Notice 9099897.6, which was registered in relation to Lots 2, 3, 5, 107 and 108 DP 454080 so that the Consent Notice will be amended to read as set out at schedule 1 below, subject to the following condition, which was imposed pursuant to section 108 of the Resource Management Act 1991:

1. Consent Notice 9099897.6 shall not be varied, as approved, until after or in conjunction with the deposit of a survey plan implementing decision 2 of RM100229 (for example LT 478686) to ensure that a building exclusion zone (flooding) is continuously registered on the relevant computer freehold registers.

Schedule 1 (Note – condition 2 below remains unchanged):

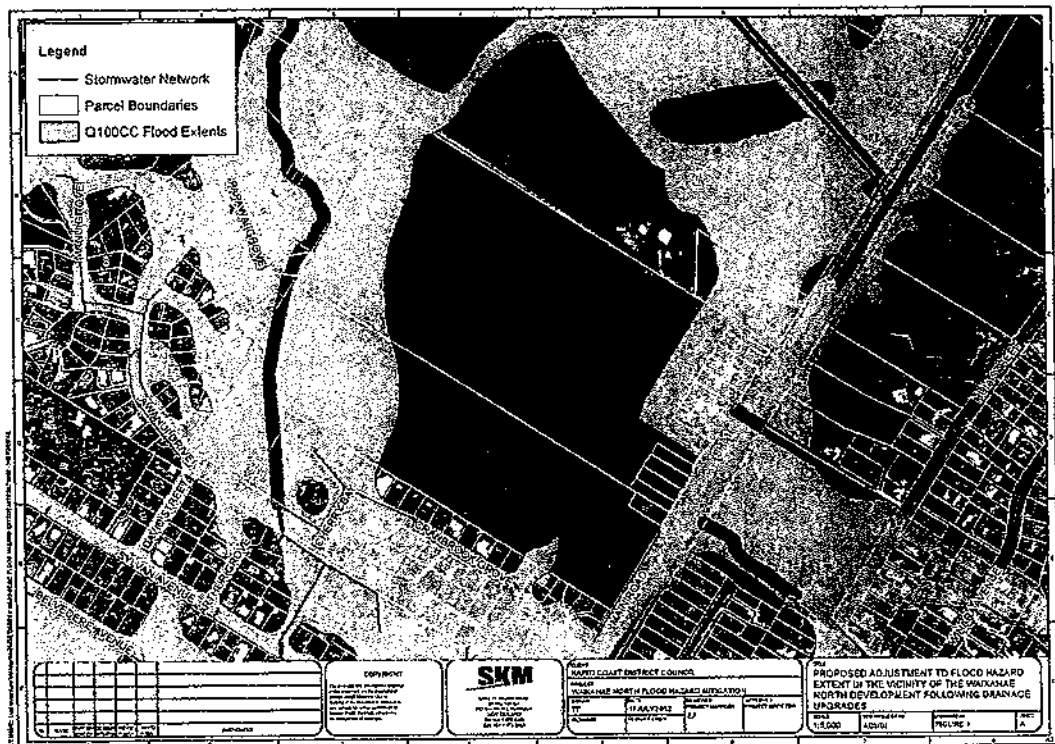
1. With respect to Lots 2, 3, 5 and 107: *Foundation design and construction for any new building or additions and alterations to a building shall take into account:*
 - the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and
 - the requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.
2. With respect to Lots 3 and 5: *Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:*
 - provide all roads and vehicle carriageways with a primary system designed to convey the Q₁₀ rainfall event and with a secondary overflow system designed to convey the Q₁₀₀ rainfall event;
 - include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;

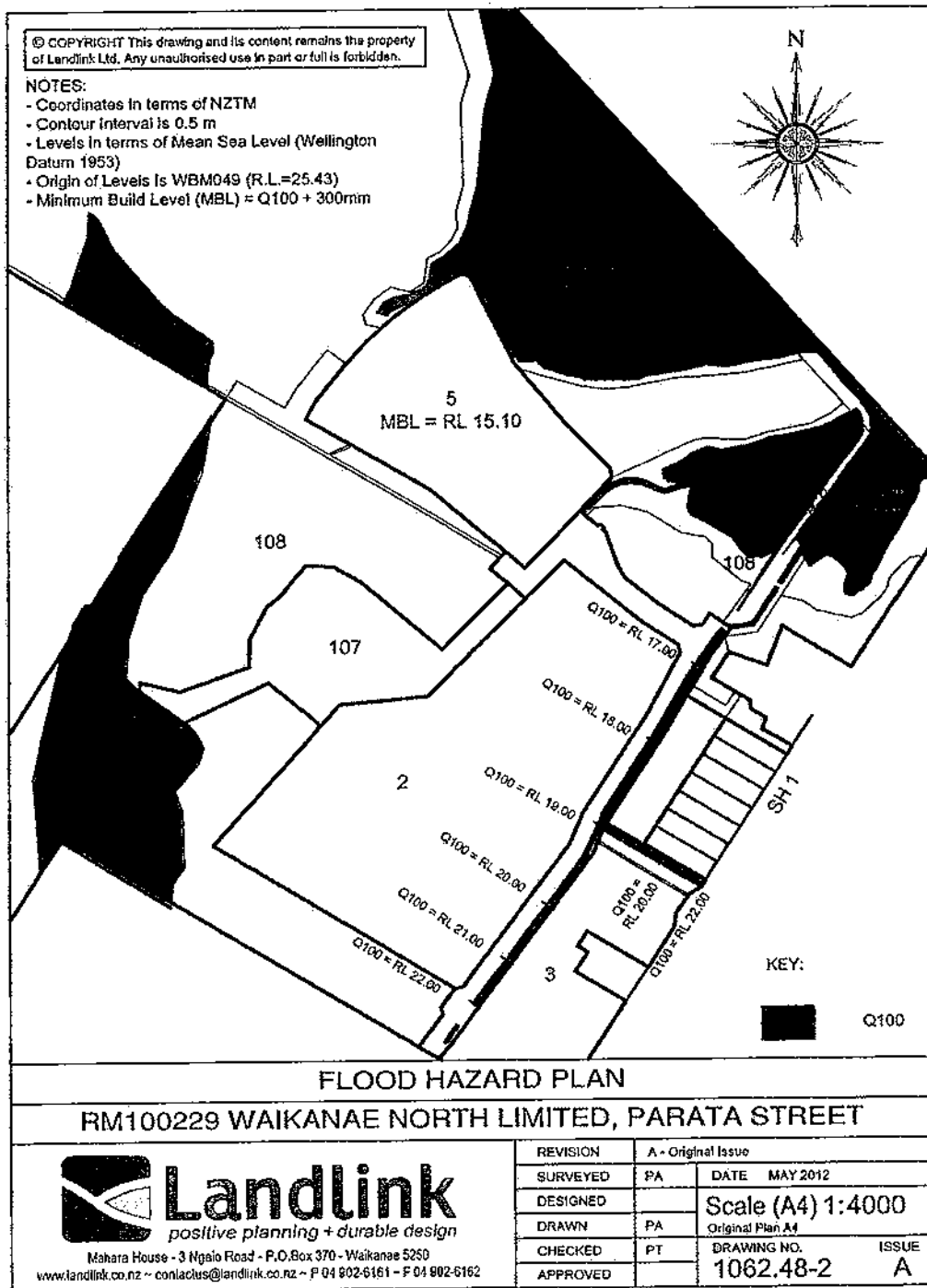
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
- be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

3. **With respect to Lot 107:** The area identified on DP 454080 as area I is hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined above.
4. **With respect to Lots 3 and 107:** Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q_{100}) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended building levels can be obtained by consultation with the Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk as shown on the Waikanae North Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae North Development following Drainage Upgrades", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q₁₀₀ levels are, at the date of issue of this consent notice, as recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100229 and are available from Council's office at any time the office is open to the public.


5. With respect to Lots 3 and 107: A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling – Final Report" dated 30 May, 2012. This report verifies that mitigation measures are required on the existing reticulation to meet the requirements of the proposed complete development. The model concludes that an upgrade is required as a result of the demand imposed by the development, but that before the upgrade is required, the proposed retirement village, school and up to 318 residential units (or any development form of the same demand) can be developed within the Waikanae North Development Zone water catchment. The demand has been assessed as being able to be met up to this limit before an upgrade to the Hemi Street water main is required.

Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

Reasons for Decision:

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



Wayne Gair
Principal Resource Consents Planner

22 May, 2015

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

IN THE MATTER OF DP 454080

**For Lot 108 DP 471200;
CFR 657178
At Parata Street and 53 State Highway One, Waikanae
For Waikanae North Limited**

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 108 DP 471200 only, it has consented to a variation of consent notice conditions 1, 3, 4 and 5 from the consent notice dated 9th August 2012 for DP454080 and registered as document number 9099897.6 so that any reference to Lot 108 of DP 454080 is deleted from the relevant conditions.

For the avoidance of doubt, the entire array of conditions from Consent Notice 9099897.6 incorporating the varied conditions is replicated below

1. ***With respect to Lots 2, 3, 5 and 107: Foundation design and construction for any new building or additions and alterations to a building shall take into account:***
 - *the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and*
 - *the requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.*

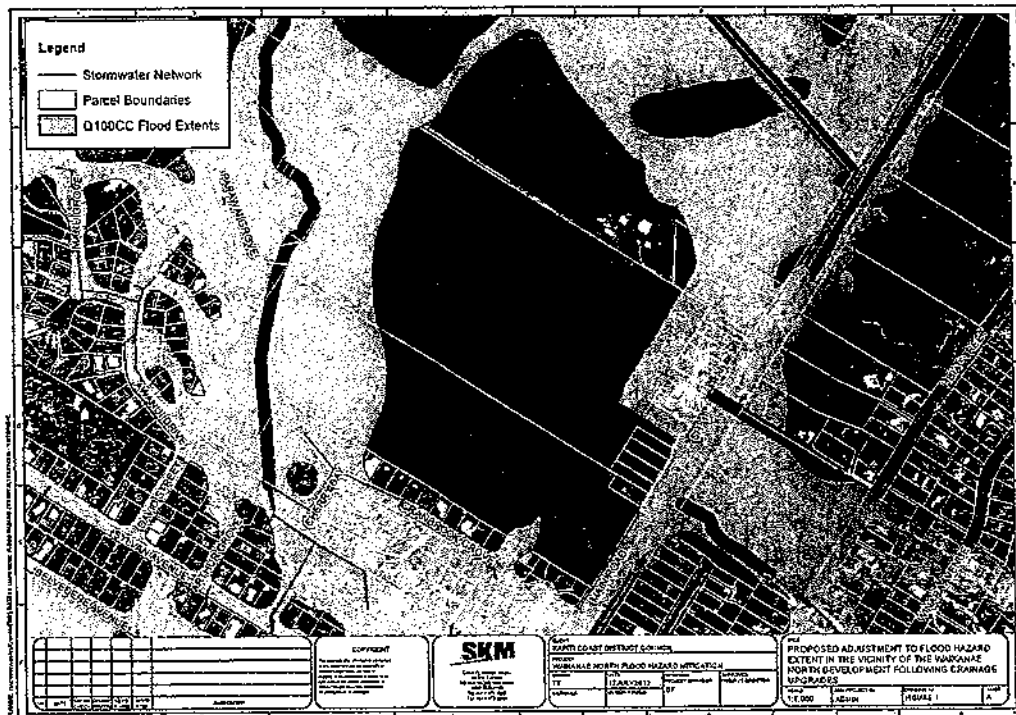
Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

2. ***With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:***
 - *provide all roads and vehicle carriageways with a primary system designed to convey the Q₁₀ rainfall event and with a secondary overflow system designed to convey the Q₁₀₀ rainfall event;*
 - *include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;*
 - *protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and*
 - *be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.*

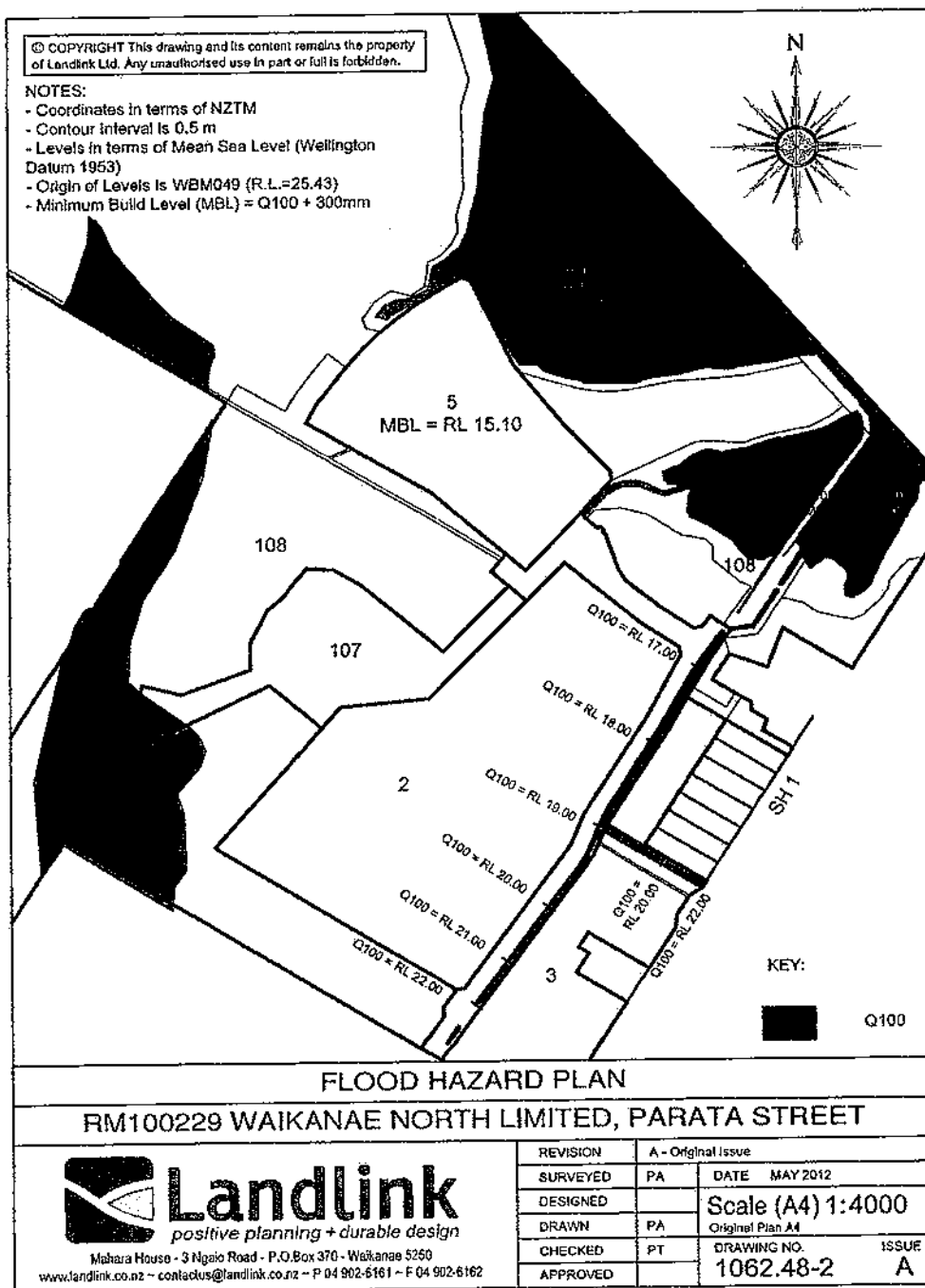
It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

3. ***With respect to Lot 107:*** The area identified on DP 454080 as area I is hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined above.

4. ***With respect to Lots 3 and 107:*** Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q₁₀₀) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended building levels can be obtained by consultation with the Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk as shown on the Waikanae North Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae North Development following Drainage Upgrades", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q₁₀₀ levels are, at the date of issue of this consent notice, as recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100229 and are available from Council's office at any time the office is open to the public.

5. ***With respect to Lots 3 and 107:*** A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling – Final Report" dated 30 May, 2012. This report verifies that mitigation measures are required on the existing reticulation to meet the requirements of the proposed complete development. The model concludes that an upgrade is required as a result of the demand imposed by the development, but that before the upgrade is required, the proposed retirement village, school and up to 318 residential units (or any development form of the same demand) can be developed within the Waikanae North Development Zone water catchment. The demand has been assessed as being able to be met up to this limit before an upgrade to the Hemi Street water main is required.

Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

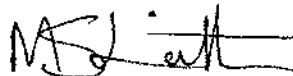
If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

The owners of Lot 108 DP 471200; Waikanae North Limited and the Kapiti Coast District Council hereby agree to the above variation to Consent Notice 9099897.6.

Issued by the Kapiti Coast District Council in respect of RM100229A
this 22nd day of May, 2015



David Wayne Gair
Authorised Officer



Monique Sarah Leith
Authorised Officer

On Behalf of Waikanae North Limited
Date:



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

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

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM100229**

APPLICANT:	Waikanae North Limited
LOCATION OF ACTIVITY:	19 Parata Street, Waikanae and at 53 State Highway 1, Waikanae (Lot 2 DP31774, Pt Lot 1 DP4829, Lot 12 DP17551, Lot 11 DP17551, Lot 10 DP17551, Lot 9 DP17551, Lot 2 DP76132, & Pt Nagara West A79.)
DESCRIPTION OF ACTIVITY:	Subdivision of Waikanae North Development Zone (WNDZ) into 15 lots (development blocks) with ancillary earthworks and modification of native vegetation

DECISION 1 (Stage 1)

Acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 consent is hereby **granted** for the **subdivision of the Waikanae North Development Zone (WNDZ) into 4 lots (development blocks) with ancillary earthworks and modification (relocation) of specified native vegetation at 19 Parata Street & 53 State Highway No.1, Waikanae (Lot 2 DP31774, Pt Lot 1 DP4829, Lot 12 DP17551, Lot 11 DP17551, Lot 10 DP17551, Lot 9 DP17551, Lot 2 DP76132, & Pt Nagara West A79) subject to the following conditions which were imposed under Sections 108 & 220 of the Resource Management Act 1991.**

Conditions:

Form of Subdivision

1. The e-survey dataset shall be in general conformity with Landlink Plan number 1062.42-23 Issue D except where modified by any of the following conditions of consent.
2. Lot 107 may be subsumed into Lot 108 and shown on the e-survey dataset as one allotment because the Kapiti Coast District Council does not require the allotment in its current form to be vested as Recreation Reserve.

Fees, Levies and Contributions

3. The consent holder shall pay Council Engineering Monitoring Fees of \$539.00, plus \$324 per lot, (total \$1187.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.
Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2008.
Note: The current charge out rate is \$108.00 (GST inclusive) per hour.

delivering on the community's plan

General Engineering Requirements and Procedures

4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005, unless alternatives are proposed by the consent holder and approved by the Council.
5. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. All open channels shall be designed to mimic a stream's natural geomorphology to improve the structure and functionality of the local ecosystem. No work shall commence until the plans and specifications have been approved by the Council in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

6. The Developer's Representative shall notify the Subdivision Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:
 - ◆ Commencement of works or recommencement after a substantial lapse
 - ◆ Prepared earthworks and subsoil drainage prior to filling
 - ◆ Drainage and water reticulation prior to backfilling
 - ◆ Water and drainage reticulation during pressure testing
 - ◆ Completed earthworks and prepared subgrade (roading and footpaths)
 - ◆ Finished basecourse before the commencement of road sealing
 - ◆ Road sealing – waterproof and final seal coat
 - ◆ Roads during Benkelman Beam testing
 - ◆ Soiling and sowing of berms
 - ◆ Final inspection

All work required to be tested by or in the presence of the Subdivision Engineer (or their authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

7. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
8. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - ◆ Geotechnical Engineering
 - ◆ Foundation recommendations
 - ◆ Stormwater and flood issues

- ◆ Traffic engineering
 - ◆ Civil engineering with respect to infrastructure provision
9. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
10. A bench mark, level reference point, with respect to Mean Sea Level, (Wellington) shall be provided within close vicinity of the subdivision to the approval of the Council.

Land Stability, Foundations and Earthworks

11. Earthworks shall proceed in accordance with drawing 1062.45-206, issue B. Any proposed amendments to the earthwork drawings shall be submitted to the Council for approval. If approved, then the amended drawings become the approved drawings.
12. The consent holder shall submit to Council for approval an Earthworks Management Plan (EMP) in accordance with Paragraph 3 of Schedule 2 contained in Part 4 of the Council's Subdivision and Development Requirements. The EMP shall address all potential adverse effects of the proposed earthworks including, but not limited to, the following
- ◆ windblown sand,
 - ◆ sediment control and storm water run-off,
 - ◆ maintenance of local drainage paths from adjoining properties
 - ◆ progressive top soiling and re-vegetation immediately following completion of each stage of the works
 - ◆ the monitoring program for effects of the earthworks on and off site (including transportation of material),
 - ◆ the control of noise and other construction related effects
 - ◆ the discovery of an unrecorded archaeological site.

The consent holder shall comply with the requirements of the approved earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council for approval. If approved, then the amended earthworks management plan becomes the approved plan.

13. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
14. Adequate provision shall be made for the control of storm water run-off during the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Subdivision Engineer.

Note: The Consent holder's attention is drawn to the Wellington Regional Council Publications "Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites". Applying the appropriate recommended treatments from these publications is a means of compliance with this condition.

15. The consent holder shall not remove soil support from adjacent lots.
16. All batters shall be self-supporting.
17. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
18. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for all of the lots in accordance with Part 2 of the Council's Subdivision and Development Requirements, and the requirements and intent of the report entitled *'Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical'* dated August 2006.

If specifically designed foundations are required in accordance with the Building Act 2004, then the Council will issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations are required.

19. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
 - (a) cease operations;
 - (b) inform local iwi (Te Ati Awa ki Whakarongotai);
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note: In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

Roads

20. All roads shall be sealed using asphaltic concrete paving, unless otherwise approved by the Roading Asset Manager.
21. The consent holder shall provide all signs and install all road markings for compliance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings, unless otherwise approved by the Council. The associated costs of legalising any no stopping lines, give way and compulsory stops that are required shall be met by the consent holder.
22. The consent holder shall submit a road safety audit report in accordance with the Land Transport Audit Policy and Procedures 1993 for the development when engineering drawings are submitted for approval. A post-construction road safety audit report shall be submitted for approval prior to the issue of the s224(c) certificate. Both reports shall be undertaken by a suitably qualified person and audit recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.
23. The consent holder shall provide three names per new road to Council when engineering drawings are submitted for approval. Sign posts and/or name plates are

to be provided for each new road. This requirement shall be met by lodging a cash contribution with the Council of \$250 (GST inclusive) per required sign.

24. Lot 101 (shown as Road 1 on Plan 1062.42-23 Issue D) shall be appropriately shown on the e-survey dataset as Road to Vest and shall therefore transfer to Council free of any encumbrances.
25. With respect to the existing transmission line and electricity services supported by poles which traverse the site in the vicinity of Road 1 (the extension to Parata Street), either:
 - ◆ The electrical transmission infrastructure shall be relaid underground within the land to vest as legal road; or
 - ◆ The location of the road shall be modified so that the electrical transmission infrastructure is located on private land and not within legal road, with the exception of the minimum amount necessary to effect a transition from the existing alignment of Parata Street; or
 - ◆ The location of the transmission infrastructure shall be modified so that, with the exception of the minimum amount necessary to effect a transition from the existing alignment within Parata Street, no part of the overhead transmission infrastructure shall be located within the allotment shown on the approved plan as Road 1 (Lot 101).

Stormwater

26. The stormwater disposal design for stage 1 shall be submitted for approval with the engineering drawings. Because no increase in post development design flows for an event below Q_{10} is acceptable to Council, the consent holder shall engage Sinclair Knight Merz to update the report entitled '*Review of Pond Attenuation for Waikanae North Development*', dated 20 June 2011, to test an acceptable scenario.

The design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, and the requirements and intent of the report entitled '*Stormwater Management Plan, Waikanae North*' dated 17 May 2011, except where modified by the Sinclair Knight Merz updated report. The stormwater disposal design may be subject to peer review at the consent holder's expense.

Where the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

Note: The Stormwater Management Plan has been designed for a specific impervious surface covering and outlet configuration. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modelled by Sinclair Knight Merz or an approved alternative.

27. In the event that a stormwater disposal design is not approved by Council for lots 2 and 5 prior to the issue of the 224(c) certificate for stage 1, a consent notice will be issued at the time of issue of certification. The consent notice shall include reference to the following design criteria:
 - ◆ provide all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{100} rainfall event;

- ◆ include appropriate control structures to ensure the stormwater discharging from lots 2 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;
- ◆ protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by Council's Stormwater Engineer; and
- ◆ be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

The Consent Notice shall also include reference to the following:

- the owners' responsibility to construct a system to meet the above performance standard; and
- the owners' responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

28. A 'building exclusion zone (flooding)' that reflects the extent of flooding in the Q_{100} event (as indicated by hatched area on the plan prepared by SKM, dated 20/07/2011 and entitled 'Waikanae North Building Exclusion Zone') shall be defined on the title sheet of the survey plan or e-survey dataset in such a way as to be able to be physically defined by normal survey methods, unless otherwise modified by the storm water disposal design and engineering report (conditions 26, 27) with the approval of Council's Stormwater Engineer. The areas so defined as the 'building exclusion zone (flooding)' shall be appropriately identified on the survey plan or e-survey dataset by numbers and/or letters for future reference.

The following are prohibited in the above 'building exclusion zone (flooding)' areas unless otherwise approved by Council's Stormwater Engineer:

- ◆ The construction of any buildings or other works other than decks supported on poles;
- ◆ The erection of any fences;
- ◆ Earthworks of any nature;
- ◆ Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined on the e-survey dataset.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all affected titles recording the requirement to comply with this condition on an ongoing basis.

29. The consent holder shall produce flood hazard maps for stage 1 of the development showing the extent of Q_{100} inundation and cross sections showing recommended minimum build levels for each lot shall be submitted with the engineering drawings. All residential lots shall be at least 300mm above the modelled top Q_{100} water levels in the road. The flood hazards maps shall be presented in ESRI i.e. ShapeFile and NZTM map projection.

All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as defined above.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis.

30. Detailed 'as-built' plans shall be provided of all earthworks, overflow paths, pond, swales and channel volumes to confirm they are constructed as designed. Confirmation of adequate sizing and structural soundness shall be supplied to Council's Stormwater Engineer by the design engineer.

Network Utilities:

31. The subdivision shall be reticulated for wastewater disposal. All lots shall be provided with individual service connections. Stage 1 shall be constructed in accordance with Landlink drawings 1062.45-301 (issue F), 1062.45-302 (issue D) and 1062.45-303 (issue D), dated March 2011.
32. The subdivision shall be reticulated with a public water supply. Fire-fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.
33. The consent holder shall submit a concept plan showing the total development of Waikanae North and any immediate areas adjacent to the proposal with known development potential, and appropriate zoning, with the engineering drawings. Details that accompany the concept plan shall include population, consumption requirements for peak demand and fire flows within the various stages of the development and overall requirements.

Using the supplied information, the consent holder shall, at its cost, create a water model for the concept plan verifying the sizes of the mains and what, if any, mitigation measures would be required on the existing reticulation to meet the requirements of the proposed complete development. The cost of any upgrade to existing services shall be met by the consent holder.

If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

Note: A consent notice under section 221 of the Resource Management Act 1991 shall be registered on any balance titles (e.g. Lots 107 and 108) recording the requirement to comply with this condition on an ongoing basis.

Note: The consent holder is advised that Kapiti Coast District Council has engaged MWH NZ Ltd to develop a model of the existing water reticulation for Waikanae. There are potential cost savings for the consent holder to engage MWH to develop the model for the purposes of the proposed modelling.

34. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the approval of the Council's Subdivision Engineer. The street lighting layout shall comply with AS/NZS 1158. Transformer sites shall be specifically provided for by recession the front boundary of lots and including the area within road reserve.
35. The consent holder shall provide and install pipes for gas supply to service the subdivision to the approval of the Council's Subdivision Engineer.

Miscellaneous:

36. The consent holder shall submit for approval with the engineering plans a comprehensive Landscape Plan for the development covering the open space areas

(i.e. those located in Precinct 3), roads, as well as any areas associated with stormwater management (i.e. the northern drain, open channels, overflow paths and detention pond). Landscape work shall be completed in accordance with the approved Landscape Plan for those parts of the works constructed during the execution of stage 1.

37. In order to preserve the integrity of the intent of the Kapiti Coast District Plan Waikanae North Development Zone provisions as much as possible, the further development of all lots shall be in accordance with the connectivity concepts of the overall development as shown on the Regulatory Plan.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis.

38. Easements are required over any rights of way and communal, private and public services where these pass through the lots of the subdivision. Easements associated with the waterways or open drains, attenuation or disposal areas shall provide enough room for a mechanical excavator and truck to gain unlimited and unrestricted vehicular access to undertake maintenance work. All such easements shall be subject to section 243 of the Resource Management Act 1991. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

For the avoidance of doubt, the stormwater easement shown on plan 1062.45-206, issue A, shall not be defined or identified on the e-survey dataset.

39. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.
40. The consent holder shall supply a copy of the title sheet(s) of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- Please note that any future development of the allotments which will be created by this proposal must be in compliance with the provisions of the Kapiti Coast District Plan Waikanae North Development Zone unless specific consent is granted through a Resource Consent for any proposal which is not in accordance with the Rules and Standards applicable to the relevant Precinct within that zone.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- As no additional allotments will be created by this proposal, no Reserves Contribution is payable. For the avoidance of doubt, the underlying landholding contained 8 allotments, for which a credit of 6 allotments will remain against future developments, if Lots 107 and 108 are subsumed into one balance allotment. If, however Lot 107 is created as a stand alone allotment, the remaining credit for future development will be 5 allotments.

- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy in any further development of the allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time resource or building consent (as applicable) is granted.

DECISION 2 (Stage 2).

Acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 consent is hereby **granted** for the **subdivision of the Waikanae North Development Zone (WNDZ) into up to 15 lots (development blocks) with ancillary earthworks at 19 Parata Street & 53 State Highway No.1, Waikanae (Lot 2 DP31774, Pt Lot 1 DP4829, Lot 12 DP17551, Lot 11 DP17551, Lot 10 DP17551, Lot 9 DP17551, Lot 2 DP76132, & Pt Nagara West A79)** subject to the following conditions which were imposed under Sections 108 & 220 of the Resource Management Act 1991.

Conditions:

Form of Subdivision

41. The e-survey dataset shall be in general conformity with Landlink Plan number 1062.42-24 Issue D except where modified by any of the following conditions of consent.
42. Lot 107 may be subsumed into any of Lots 6, 9 or 10 or any combination thereof and shown on the e-survey dataset as one allotment as the Kapiti Coast District Council does not require Lot 107 in its current form to be vested as Recreation Reserve. Council does, however wish to negotiate an alternative allotment, in the vicinity of the Lot 107 / Lot 9 frontage with Lot 103 (Road 3).

Note: In this regard, further negotiation with the Asset Manager, Leisure and Recreation is strongly recommended. Council will favourably consider a change to condition 42, which could provide for an amended configuration of Lots 6, 9, 10 and 107 if such negotiations are successful.

Fees, levies and contributions

43. The consent holder shall pay Council Engineering Monitoring Fees of \$539.00, plus \$324 per lot, (total \$3131.00 GST inclusive) for work that may be required for plan

approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.

Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2008.

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

Note: The above monitoring fee does not include payment for Lots 2 and 5 as these relate to Stage 1 of the development and it is assumed that payment will already have been received in this regard.

44. A Reserves Contribution of \$12,937.50 inclusive of 15% GST is exigible for each allotment created in excess of the number of credits accruing from Stage 1 (refer condition 42 above) and must be paid prior to the issue of certification pursuant to section 224(c) of the Resource Management Act 1991.

General requirements and procedures

45. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005, unless alternatives are proposed by the consent holder and approved by the Council.
46. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. All open channels shall be designed to mimic a stream's natural geomorphology to improve the structure and functionality of the local ecosystem. No work shall commence until the plans and specifications have been approved by the Council in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

47. The Developer's Representative shall notify the Subdivision Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:
- ◆ Commencement of works or recommencement after a substantial lapse
 - ◆ Prepared earthworks and subsoil drainage prior to filling
 - ◆ Drainage and water reticulation prior to backfilling
 - ◆ Water and drainage reticulation during pressure testing
 - ◆ Completed earthworks and prepared subgrade (roading and footpaths)
 - ◆ Finished basecourse before the commencement of road sealing
 - ◆ Road sealing – waterproof and final seal coat
 - ◆ Roads during Benkelman Beam testing
 - ◆ Soiling and sowing of berms
 - ◆ Final inspection

All work required to be tested by or in the presence of the Subdivision Engineer (or their authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

48. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
49. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - ◆ Geotechnical Engineering
 - ◆ Foundation recommendations
 - ◆ Stormwater and flood issues
 - ◆ Traffic engineering
 - ◆ Civil engineering with respect to infrastructure provision
50. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
51. A bench mark, level reference point, with respect to Mean Sea Level, (Wellington) shall be provided within close vicinity of the subdivision to the approval of the Council.

Land stability, foundations and earthworks

52. The consent holder shall submit to Council for approval an Earthworks Management Plan (EMP) in accordance with Paragraph 3 of Schedule 2 contained in Part 4 of the Council's Subdivision and Development Requirements. The EMP shall address all potential adverse effects of the proposed earthworks including, but not limited to, the following
 - ◆ windblown sand,
 - ◆ sediment control and storm water run-off,
 - ◆ maintenance of local drainage paths from adjoining properties
 - ◆ progressive top soiling and re-vegetation immediately following completion of each stage of the works
 - ◆ the monitoring program for effects of the earthworks on and off site (including transportation of material),
 - ◆ the control of noise and other construction related effects
 - ◆ the discovery of an unrecorded archaeological site.

The consent holder shall comply with the requirements of the approved earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council for approval. If approved, then the amended earthworks management plan becomes the approved plan.

For the avoidance of doubt the components of the earthworks management plan submitted in association with stage 1 that related to stage 2 and 3 have not been approved.

53. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
54. Adequate provision shall be made for the control of storm water run-off during the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Subdivision Engineer.
Note: The Consent holder's attention is drawn to the Wellington Regional Council Publications "Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites". Applying the appropriate recommended treatments from these publications is a means of compliance with this condition.
55. The consent holder shall not remove soil support from adjacent lots.
56. All batters shall be self-supporting.
57. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
58. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for all of the lots in accordance with Part 2 of the Council's Subdivision and Development Requirements, and the requirements and intent of the report entitled '*Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical*' dated August 2006.

If specifically designed foundations are required in accordance with the Building Act 2004, then the Council will issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations are required.

59. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
- (e) cease operations;
 - (f) inform local iwi (Te Ati Awa ki Whakarongotai);
 - (g) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (h) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note: In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

Roads

60. All roads shall be sealed using asphaltic concrete paving, unless otherwise approved by the Roading Asset Manager.

61. The consent holder shall provide all signs and install all road markings for compliance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings, unless otherwise approved by the Council. The associated costs of legalising any no stopping lines, give way and compulsory stops that are required shall be met by the consent holder.
62. The consent holder shall submit a road safety audit report in accordance with the Land Transport Audit Policy and Procedures 1993 for the development when engineering drawings are submitted for approval. A post-construction road safety audit report shall be submitted for approval prior to the issue of the s224(c) certificate. Both reports shall be undertaken by a suitably qualified person and audit recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.
63. The consent holder shall provide three names per new road to Council when engineering drawings are submitted for approval. Sign posts and/or name plates are to be provided for each new road. This requirement shall be met by lodging a cash contribution with the Council of \$250 (GST inclusive) per required sign.
64. Lots 103, 104, 105 and 106 (shown as Roads 3, 4, 5 and 6 on Plan 1062.42-24 Issue D) shall be appropriately shown on the e-survey dataset as Road to Vest and shall therefore transfer to Council free of any encumbrances.

Stormwater

65. A storm water disposal design and engineering report shall be submitted with the engineering drawings for each part of the development after stage 1, either subdivision or other development, in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, and the requirements and intent of the report entitled '*Waikanae North Limited, Assessment of Stormwater Effects*' (issue D) dated 18 September 2006, for approval.

The design shall:

- ◆ provide all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{100} rainfall event;
- ◆ include appropriate control structures to ensure the pre-development hydrological regime is replicated for the Q_2 , Q_5 , Q_{10} , and Q_{100} rainfall event, where the maximum rate of discharge and peak flood levels post development are no greater than pre-development;
- ◆ protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by Council's Stormwater Engineer;
- ◆ produce flood hazard maps for the development showing the extent of Q_{100} inundation and cross sections showing recommended build levels for each lot. All residential lots shall be at least 300mm above the modelled top Q_{100} water levels of the road; and
- ◆ be verified by hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

The report shall include detail regarding the staging of the development to ensure that the storm water solutions proposed for each block remains viable as the development proceeds. Where the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, easements will be required. Each stage, subdivision or development shall be verified by hydraulic modeling.

All aspects of the construction of the development shall be in accordance with the agreed storm water disposal and management design and any systems so installed shall be maintained in such a way as to ensure that they operate to the approved design criteria.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis.

66. A 'building exclusion zone (flooding)' that reflects the extent of flooding in the Q_{100} event (as indicated by hatched area on the plan prepared by SKM, dated 20/07/2011 and entitled 'Waikanae North Building Exclusion Zone') shall be defined on the title sheet of the survey plan or e-survey dataset in such a way as to be able to be physically defined by normal survey methods, unless otherwise modified during stage 1 or by the storm water disposal design and engineering report (condition 65) with the approval of Council's Stormwater Engineer. The areas so defined as the 'building exclusion zone (flooding)' shall be appropriately identified on the survey plan or e-survey dataset by numbers and/or letters for future reference.

The following are prohibited in the above 'building exclusion zone (flooding)' areas unless otherwise approved by Council's Stormwater Engineer:

- ◆ The construction of any buildings or other works other than decks supported on poles;
- ◆ The erection of any fences;
- ◆ Earthworks of any nature;
- ◆ Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined on the e-survey dataset.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis, however if this restriction on the use of the land was registered as part of the completion of Stage 1 of the development, no further Consent Notice need be issued or registered.

67. Detailed 'as-built' plans shall be provided of all earthworks, overflow paths, pond, swales and channel volumes to confirm they are constructed as designed. Confirmation of adequate sizing and structural soundness shall be supplied to Council's Stormwater Engineer by the design engineer.

Network Utilities:

68. The subdivision shall be reticulated for wastewater disposal. All lots shall be provided with individual service connections to the satisfaction of the Subdivisions Engineer.
69. The subdivision shall be reticulated with a public water supply. Fire-fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.
70. The consent holder shall submit a concept plan showing the total development of Waikanae North and any immediate areas adjacent to the proposal with known development potential, and appropriate zoning, with the engineering drawings. Details that accompany the concept plan shall include population, consumption requirements

for peak demand and fire flows within the various stages of the development and overall requirements.

Using the supplied information, the consent holder shall, at its cost, create a water model for the concept plan verifying the sizes of the mains and what, if any, mitigation measures would be required on the existing reticulation to meet the requirements of the proposed complete development. The cost of any upgrade to existing services shall be met by the consent holder.

If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

Note: A consent notice under section 221 of the Resource Management Act 1991 shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis, however if this restriction on the use of the land was registered as part of the completion of Stage 1 of the development, no further Consent Notice need be issued or registered.

Note: The consent holder is advised that Kapiti Coast District Council has engaged MWH NZ Ltd to develop a model of the existing water reticulation for Waikanae. There are potential cost savings for the consent holder to engage MWH to develop the model for the purposes of the proposed modelling.

71. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the approval of the Council's Subdivision Engineer. The street lighting layout shall comply with AS/NZS 1158. Transformer sites shall be specifically provided for by recession the front boundary of lots and including the area within road reserve.
72. The consent holder shall provide and install pipes for gas supply to service the subdivision to the approval of the Council's Subdivision Engineer.

Miscellaneous:

73. The consent holder shall submit for approval with the engineering plans a comprehensive Landscape Plan for the development covering the open space areas, road, as well as any areas associated with stormwater management (i.e. the northern drain, open channels, overflow paths and detention pond). Landscape work shall be completed in accordance with the approved Landscape Plan.
74. In order to preserve the integrity of the intent of the Kapiti Coast District Plan Waikanae North Development Zone provisions as much as possible, the further development of all lots shall be in accordance with the connectivity concepts of the overall development as shown on the Regulatory Plan.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis, however if this restriction on the use of the land was registered as part of the completion of Stage 1 of the development, no further Consent Notice need be issued or registered.

75. Easements are required over any rights of way and communal, private and public services where these pass through the lots of the subdivision. Easements associated with the waterways or open drains, attenuation or disposal areas shall provide enough

room for a mechanical excavator and truck to gain unlimited and unrestricted vehicular access to undertake maintenance work. All such easements shall be subject to section 243 of the Resource Management Act 1991. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

For the avoidance of doubt, the stormwater easement shown on plan 1062.45-206, issue A, shall not be defined or identified on the e-survey dataset.

76. Fencing shall be erected around the perimeter of the three areas within the site identified in the Kapiti Coast District Plan as Ecological Site(s) K133 to prevent the accidental access of the sites by heavy machinery or the storage of or stockpiling of materials within the identified ecological sites.

Note: Temporary fencing is acceptable for this purpose, but it is strongly recommended that in the longer term that stock proof fencing be installed to assist with the protection of the Ecological sites.

77. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.
78. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- Please note that any future development of the allotments which will be created by this proposal must be in compliance with the provisions of the Kapiti Coast District Plan Waikanae North Development Zone unless specific consent is granted through a Resource Consent for any proposal which is not in accordance with the Rules and Standards applicable to the relevant Precinct within that zone.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- The Reserves Contribution which is payable for this stage of the development makes due recognition of the credit available from the title composition of the underlying landholding. For the avoidance of doubt, the underlying landholding contained 8 allotments, for which a credit of either 5 or 6 allotments was appropriate dependent on the configuration of stage 1 of the development.
- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment(s) created by this resource consent in accordance with the fees that apply at the time consent is granted. The per allotment fees are listed below and will apply to each allotment created in excess of the credit accruing from the 8 original allotments which together formed the development site:

Water supply	\$2,784.15
Sewage	\$1,237.40
Community Facilities	\$4,693.15
Roads – CWB	\$1,909.00
Flood Mitigation Works	\$794.65
Total per additional allotment	\$11,418.35

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).

- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy in any further development of the allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time resource or building consent (as applicable) is granted.
- Reserves Contributions will be required under the provisions of Part E of the Kapiti Coast District Plan in any further development of the allotments and will be calculated and levied in accordance with the fees applicable at the time resource or building consent (as applicable) is granted.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.

Reasons for Decisions:

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



Wayne Gair

Senior Resource Consents Planner

20 July, 2011.

Note: Condition 25 corrected 29 July, 2011.

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM140222**

APPLICANT:	V J Limited
LOCATION OF ACTIVITY:	State Highway 1, Waikanae
DESCRIPTION OF ACTIVITY:	14 lot subdivision at 19 State Highway One, Waikanae.

DECISION:

Subdivision of 14 Lots (to be accessed from Waipunahau Road and Mahia Lane) at 19 State Highway 1, Waikanae is granted subject to conditions on 2 March 2015 pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991,.

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

Conditions:

GENERAL

1. The e-survey dataset shall be in general conformity with the Landlink plan titled "VJ Limited, Proposed Subdivision of Lots 201 and 202 LT 476550, Parata Street Block Waikanae North Development Zone Drawing number 1642-12 Issue G" stamped as "final approved plans" dated 2/3/15 lodged with the application RM140222 except where modified by conditions of consent.

FEES, LEVIES AND CONTRIBUTIONS

2. The consent holder shall pay Council Engineering Fees of \$565.00, plus \$332 per lot, (total \$5213 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2013.

3. The consent holder shall pay a reserve contribution of \$26,000. (GST inclusive). Payment may be effected by the transfer of a credit of the GST exclusive amount (\$22,608.70) from the reserves credit currently held by M Brewer of Ngahere Developments Limited, thereby reducing their current credit to \$108,825.93. The consent holder shall pay the full amount of the GST owing on this transaction (\$53,391.30) prior to the issue of any certification pursuant to section 224(c).

GENERAL REQUIREMENTS AND PROCEDURES

4. The consent holder shall notify the Council's Compliance Officer in writing 48 hours before the works begin. The consent holder shall fill out and return (by Fax 04 296 4830 or Private Bag 60601, Paraparaumu 5254) the form attached to the decision letter.
5. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Development Engineer.
6. The consent holder shall submit to Council for consideration and acceptance copies of the plans and specifications for the engineering development in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development Requirements, 2012. No work shall commence until the plans and specifications have been accepted by the Development Engineer in writing.
Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.
7. The Developer's Representative shall notify the Development Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:
 - commencement of works or recommencement after a substantial lapse;
 - drainage and water reticulation prior to backfilling;
 - water and drainage reticulation during pressure testing; and
 - final inspection of civil works.

All work required to be tested by or in the presence of the Development Engineer (or its authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

8. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 prior to the commencement of work, but no later than one month from the date of issue of this consent.
9. The consent holder shall advise the names and their professional qualifications and experience of Independent Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development

Principles and Requirements 2012. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Stormwater
- Civil Works

EARTHWORKS AND FOUNDATION

10. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for lots 2 to 12, and lots 33 to 35. The report shall take into account the findings and recommendations within the document entitled '*Proposed Subdivision of Parata Street Block, Waikanae North Development Zone*', dated 14 November 2014, and give an indication where springs and under-runners are present, or where seismic events are likely to affect liquefiable land.

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 on-going basis.

STORMWATER

11. A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the report entitled '*Stormwater Management Plan, Waikanae North*' dated 17 May 2011, except where modified by the Sinclair Knight Merz's report entitled '*Revision of Hydrology and Optimisation of Pond Attenuation for Waikanae North Development*', dated 23 March 2012; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- the flow from the parent site (plus the 9 existing properties adjacent to the development) shall be less than $0.459\text{m}^3/\text{sec}$ and $0.291\text{m}^3/\text{sec}$ in the Q_{100} and Q_{10} rainfall event respectively.

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

- device selection and design approach;
- detailed design of all components (with supporting calculations);
- provision for effective operation and maintenance;
- an indicative design (with supporting calculations) as a means of compliance for both the perimeter precinct and village precinct style development;
- appropriate control structures, strategies and/or performance standards to ensure the stormwater discharging from individual lots meet the parameters specified in the design criteria (i.e. means of compliance for individual property owners);

- protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicle crossing detail), unless otherwise certified by Council's Development Engineer;
- if the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

Note 1: The Stormwater Management Plan dated 17 May 2011 has been designed for a specific impervious surface covering. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modeled by Sinclair Knight Merz or an approved alternative, and subsequent modifications made to the attenuation pond located in lot 108 DP 454080.

Note 2: In the event that the solution proposed for individual lots are 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 performance standard given in the certified stormwater disposal design; and
- the owners' responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

12. Lots 33 and 10 to 12 shall have a suitable building site located above the Q_{100} residual flood level. Where a bund is proposed to mitigate the residual flood risk, the consent holder shall show the residual flood hazard extent (in the event of failure or breach) and cross sections showing recommended build levels on flood hazard maps, unless an alternative to the bund is proposed and accepted by the Development Engineer.

All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as defined above.

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 on-going basis.

NETWORK UTILITIES

13. All residential connections shall have a metered water supply which complies with the requirements of OIML R49 (International Organization of Legal Metrology R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3).

Note: The Consent Holder's attention is drawn to the '*Approved Water Supply Products & Materials List, WS-10: Water Meters*' (<http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings>). Installing an approved water meter is a means of compliance with this condition.

14. Any infrastructure which requires relocation or is found to be surplus to requirements shall be disestablished and/or relocated to the satisfaction of Council's Development Engineer.
15. Fire-fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.
16. The consent holder shall provide and install pipes for gas supply to service the subdivision unless otherwise accepted by the Development Engineer.
17. Underground power and telecommunication services shall be provided to the consideration and acceptance of the Development Engineer.

RESERVES

18. 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 the reserve boundary. The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

ACCESS

19. Vehicular access to lots 3 and 5 shall be via Right of Way B (as annotated on plan 1642-12 issue G) and these lots shall be prohibited from direct vehicle access to Waipunahau Road or Mahia Lane.

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 on-going basis.

COMPLETION OF WORKS

As-built information

20. Completion documentation shall be submitted in support of an application for s224c certification in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012.
21. 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.

Easements

22. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

Building exclusion zone

23. A 'building exclusion zone' (defined as those parts marked as C and D) on proposed lots 12 and 33 shall be defined on the title sheet of the survey plan or e-survey

dataset in such a way as to be able to be physically defined by normal survey methods, unless an alternative solution to mitigate the flood hazard is proposed and accepted by the Development Engineer.

The areas so defined as the 'building exclusion zone' shall be appropriately identified on the survey plan or e-survey dataset by numbers and/or letters for future reference.

The following are prohibited in the above areas unless otherwise approved by Council's Development Engineer:

- the construction of any buildings or other works other than decks supported on poles;
- the erection of any fences;
- earthworks of any nature; and
- any other activity that may disturb the satisfactory operation of the secondary overflow path and/or bund area which lies within the building exclusion zone.

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 on-going basis.

Plans and meeting of conditions

24. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

ADVICE NOTES:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with

Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.

- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment(s) created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Water supply	3,021.05
Sewage	823.40
Community Facilities	1,677
Roads - CWB	1,723.85
Flood Mitigation Works	1767.55
Total	9,012.85

There are 13 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).

If the financial contributions required as conditions of consent are invoiced by the Council after 1 October 2010, all contributions stated as being inclusive of GST at 12.5% will be invoiced at the amended rate of GST at 15% (Refer Section 78(3) of the Goods and Services Tax Act 1985).

Reasons for Decision:

In accordance with Sections 104, 104B and 104D of the Resource Management Act 1991, the actual and potential effects associated with the proposed 14 lot subdivision at 19 State Highway 1, Waikanae 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 Operative and Proposed Kapiti Coast District Plan.


Emily Thomson
Senior Policy Planner

14/3/15

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NOTES:

- Plan is in terms of New Zealand Geographic Datum 2000
- Wairangi Circuit
- Aerial photography from High Coast District Council and other sources are used as a reference only
- Boundaries on this plan are from OtagoGIS. If the boundaries of properties need to be known from a valuation survey should be undertaken
- All of public and private drainage is necessarily shown
- Areas C and D are to be subject to consent without (including valuation rules) Regional number RM332122

RM 140222
FINAL APPROVED PLANS
 2/3/15

KEY:

- Subdivision area defined by ten foot yield and 2m side and rear yards
- 1.5m setback permitted on one side yield
- Category
- Top of bank
- Bottom of bank
- Footpath
- Quiver

G	17-2-2015	SA	17-2-2015
1	1	1	1



Makura House - 3 Ngata Road - PO Box 279 - Waikanae 8255
 www.landlink.co.nz - general@landlink.co.nz - P 04 802 8161

VJ Limited

Proposed Subdivision of Lots
 201 and 202 LT 476550

Parata Street Block
 Waikanae North Development Zone

Approved	PT	14 October 2014
Checked	SA	13 October 2014
Drawn	LE	28 September 2014
Surveyed		
Scale	1:500 @ A1	1:1000 @ A2

1642-12 G



MEASUREMENT OF PROPOSED EASEMENTS			
Purpose / Benefit	Shown	Section Reference	Dimension Reference
Right of way	B	Lot 5	Lot 3, 4 & 10
Right to convey power, water, telecommunications and computer cables, gas to drain sewage and water	A	Lot 3	Lot 4, 5 & 10
	B	Lot 5	Lot 3, 4 & 10

15 January 2016

RM140222A

**KAPITI COAST DISTRICT COUNCIL
DECISION REPORT FOR VARIATION TO CONSENT NOTICE PURSUANT TO SECTION
221(3) OF THE RESOURCE MANAGEMENT ACT 1991**

APPLICANT:	VJ Limited
LOCATION:	18-26 Mahia Lane and Mahia Lane, Waikanae
LEGAL DESCRIPTION:	Lots 201 and 202 DP 476550 (Computer Freehold Registers 658777 and 658778)
ZONE:	Waikanae North
REQUEST:	Variation to Consent Notices
STATUTORY AUTHORITY:	s.221(3) Resource Management Act 1991

Background and Site Description

The site is located on the eastern side of State Highway 1, with existing residential development on the southern boundary of the site.

The subdivision development at Waikanae North was originally granted consent in 2010 (RM100229 which created Lot 3 DP 454080), a further subdivision consent was granted in 2013 (RM130101) and two of the resultant lots from Lot 3 DP 454080 were created (201 and 202 DP 476550) were granted consent to be subdivided into 14 allotments in March 2015 (RM140222).

The site is within an area currently being developed for residential and retirement village activities. The site is currently vacant land which has been earthworked to provide for future residential lots. The road to service these lots has been constructed.

The topography is relatively flat and recently grassed with lawn grasses.

The subdivision site surrounds two residential allotments (27 and 29 Main Road North, Waikanae) which have vehicle access to State Highway 1. One of these has an existing dwelling on it. The subdivision site has recently been separated from these existing sites and the State Highway by a close boarded timber fence with a height of approximately 1.8m.

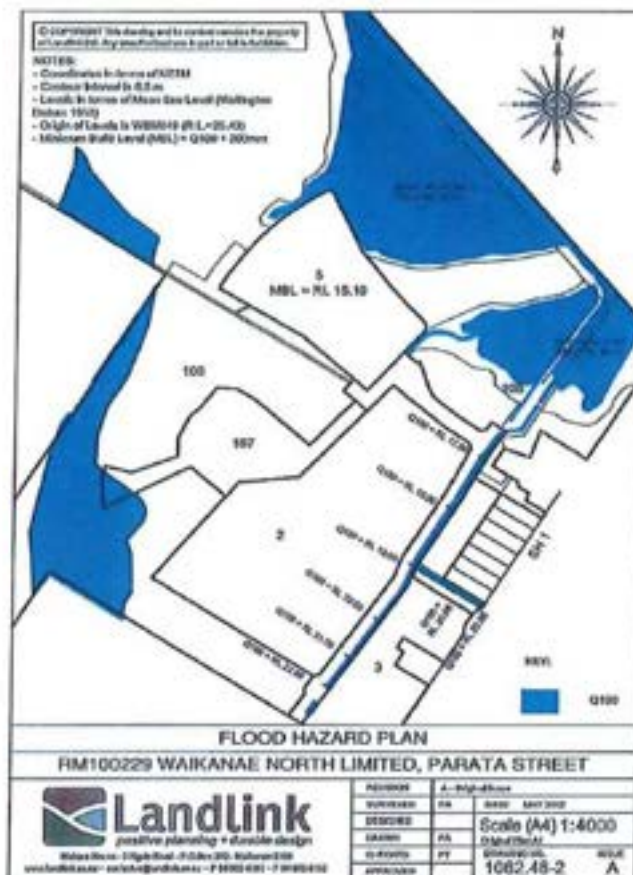
- include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
- be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

4. **With respect to Lot 107:** Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q100) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended build levels can be obtained by consultation with Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk shown on the Waikanae north Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q100 levels are, at the date of issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposed of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100029 and are available from Council's office at any time the office is open to the public.

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 3 DP 454080 and Lots 201 and 202 DP 476550 only, it has consented to a variation of the following consent notice conditions from the consent notices dated 9 August 2012 for DP 454080 and 17 April 2015 for DP 476550:

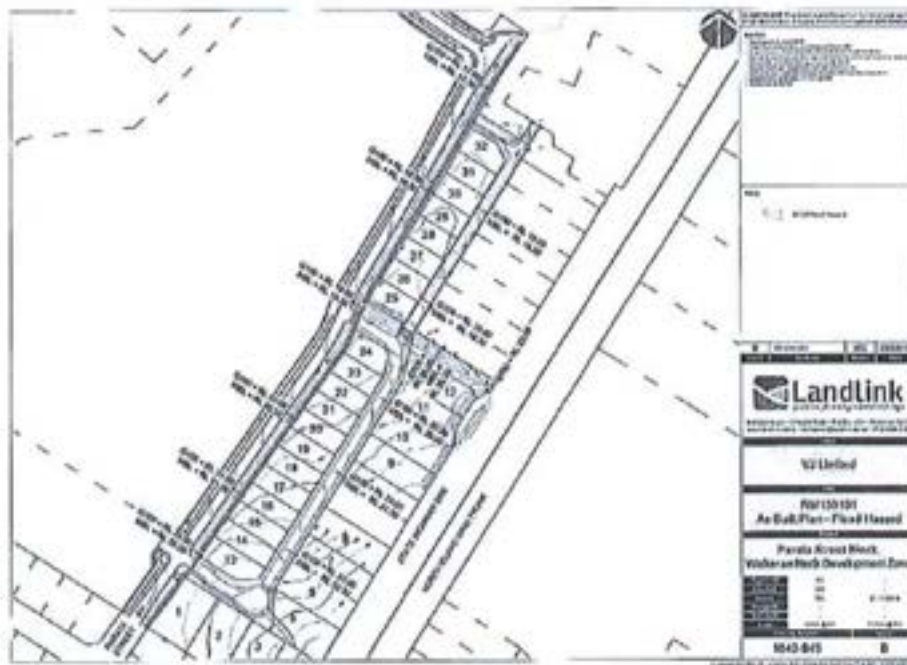
1. With respect to Lots 1, 13 to 32 and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Waikanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and
 - The report on Foundations, Roding and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

2. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance

of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.

3. With respect to Lot 201 and 202: It is the ongoing responsibility of the landowner to protect and maintain any existing and proposed flow paths and natural drainage paths unless otherwise certified by Council's Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555609 and is available at any time the office is open to the public.
4. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



5. With respect to Lot 202: the following are prohibited within area "X" as shown on DP 476550 unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of an buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature'
 - Any other activity that may disturb the satisfactory operation of the secondary overflow

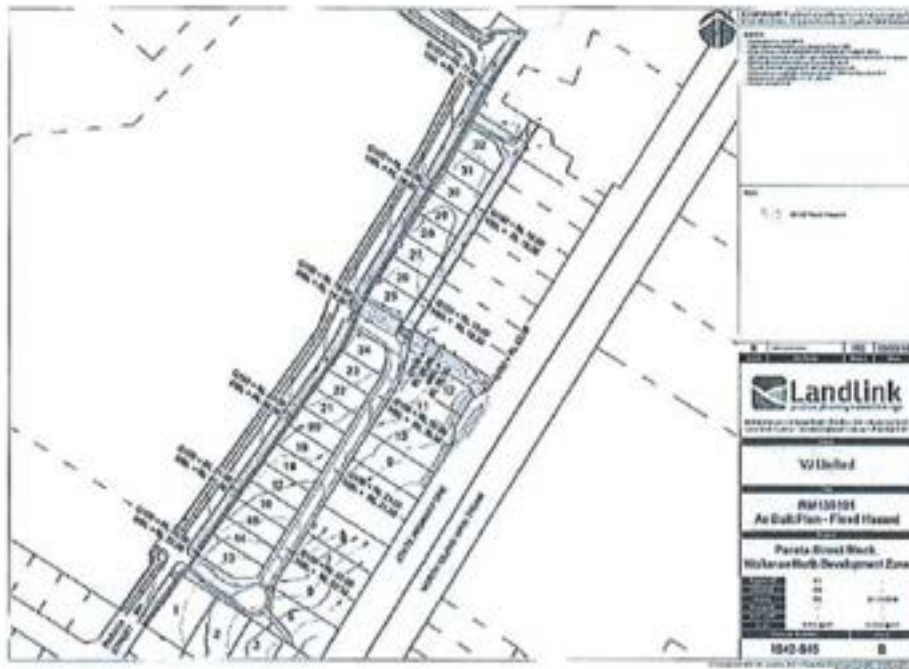
path and/or bund area which lies within area "X" on DP 476550.

The owners of Lots 201 and 202 DP 476550; VJ Limited and the Kapiti Coast District Council hereby agree to change the above so that it reads as follows:

1. With respect to Lots 1 and 13 to 32: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Walkanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and
 - The report on Foundations, Roding and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

2. With respect to Lots 1 and 13 to 32 inclusive: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.
3. Condition 3 will be removed in its entirety.
4. With respect to Lots 1 and 13 to 32 inclusive: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



5. Condition 5 will be removed in its entirety.

Issued by the Kapiti Coast District Council in respect of RM140222A
this 15th day of January, 2016

Marnie Shayne Rydon
Authorised Officer

Rita Louise O'Brien
Authorised Officer

On Behalf of VJ Limited
Date:



Figure 1: View looking north to Lot 202 DP 476550



Figure 2: Lot 201 DP 476550



Figure 3: Aerial of sites showing contours

Request

The applicant is proposing to vary and cancel conditions of the consent notices imposed as part of two previous subdivision developments under resource consents RM100229 and RM130101 as they relate to Lots 201 and 202 DP 476550 (previously Lot 3 DP 454080) due to a consent notice being issued under subdivision development consent RM140222 that contains the same provisions.

The application will "tidy-up" the titles issued for the allotments created under subdivision development consent RM140222 rather than having double-ups of consent notice conditions.

Consent Notice **9099897.6** was registered on the title for Lot 3 DP 454080 under subdivision development resource consent RM100229.

Condition 1 of the Consent Notice 9099897.6 currently reads as follows:

With respect to Lots 2, 3, 5 and 107: Foundation design and construction for any new building or addition or alterations to a building shall take into account:

- *The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and*
- *The requirements and intent of the report entitled "Waikanae Plan Change Application,*

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

The applicant proposes to remove the reference to Lot 3 in the above condition as it has been superseded by Condition 10 of RM140222 which is outlined below:

The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for lots 2 to 12, and lots 33 to 35. The report shall take into account the findings and recommendations within the document entitled 'Proposed Subdivision of Parata Street Block, Waikanae North Development Zone', dated 14 November 2014, and give an indication where springs and under-runners are present, or where seismic events are likely to affect liquefiable land.

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 on-going basis.*

This condition was satisfied at the time the applicant applied for the Sections 223 and 224 certifications for RM140222 and Council's Development Control Team Leader, Rita O'Brien confirmed that no consent notice was required for the above condition. It is therefore acceptable to remove the reference to Lot 3 for the above Consent Notice condition.

Condition 2 of Consent Notice 9099897.6 currently reads as follows:

With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to the following design criteria to the satisfaction of the Kapiti Coast District Council:

- provide all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{100} rainfall event;*
- include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;*
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and*
- be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.*

It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

The applicant proposes to remove the reference to Lot 3 in the above condition as it has been superseded by Condition 11 of RM140222 which is outlined below:

A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the report entitled 'Stormwater Management Plan, Waikanae North dated 17 May 2011, except where modified by the Sinclair Knight Merz's report entitled 'Revision of Hydrology and Optimisation of Pond Attenuation for Waikanae North Development', dated 23 March 2012; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- the flow from the parent site (plus the 9 existing properties adjacent to the development) shall be less than $0.459\text{m}^3/\text{sec}$ and $0.291\text{m}^3/\text{sec}$ in the Q_{100} and Q_{10} rainfall event respectively.

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

- device selection and design approach;
- detailed design of all components (with supporting calculations);
- provision for effective operation and maintenance;
- an indicative design (with supporting calculations) as a means of compliance for both the perimeter precinct and village precinct style development;
- appropriate control structures, strategies and/or performance standards to ensure the stormwater discharging from individual lots meet the parameters specified in the design criteria (i.e. means of compliance for individual property owners);
- protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicle crossing detail), unless otherwise certified by Council's Development Engineer;
- if the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

Note 1: The Stormwater Management Plan dated 17 May 2011 has been designed for a specific impervious surface covering. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modeled by Sinclair Knight Merz or an approved alternative, and subsequent modifications made to the attenuation pond located in lot 108 DP 454080.

Note 2: In the event that the solution proposed for individual lots are 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 performance standard given in the certified stormwater disposal design; and
- the owners' responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

The condition is reflected in condition 1 of the Consent Notice issued on 12 January 2016 in regards to RM140222 reading:

With respect to Lots 2 to 12 and 33 to 35: The owner of the land has ongoing responsibility for the construction and subsequent management and maintenance of any onsite stormwater disposal system, and shall take into account the requirements and intent of the report entitled 'RM140222 – Engineering Completion Report' dated 19 November 2015. This document is stored by Kapiti Coast District Council on file RM140222 and also electronically under e-docs no. 635339. The document is available in the Council's office at any time the office is open to the public.

The report includes:

- indicative on-site design for a variety of scenarios; and
- an approved vehicle crossing design where access is over a swale.

Note: The Stormwater Disposal Design outlined in appendix 2 of 'RM140222 – Engineering Completion Report' has been designed for a specific impervious surface covering. If this or any of the design parameters change, the stormwater disposal system will need to be remodelled by a suitably qualified person.

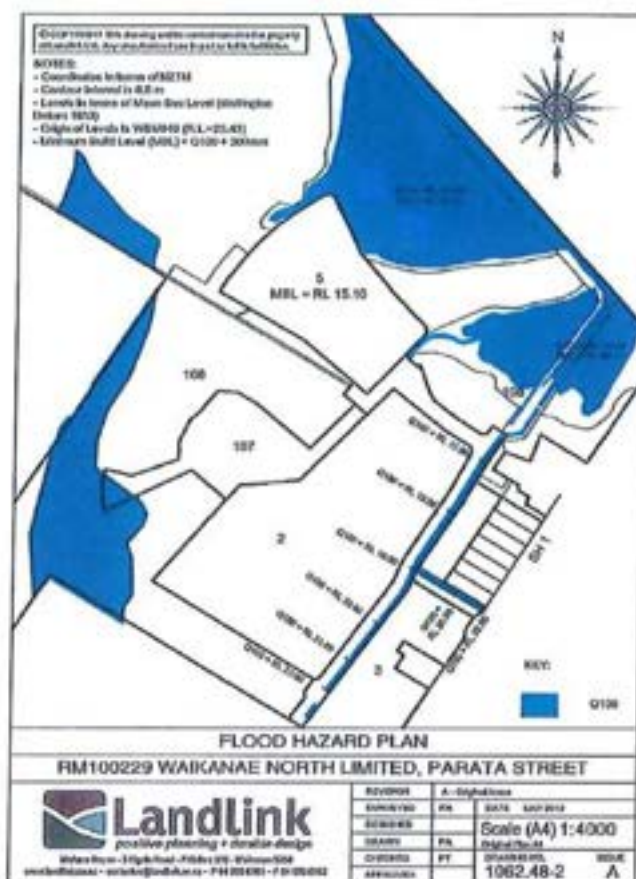
It is therefore considered appropriate to remove the reference to Lot 3 in Condition 2 of Consent Notice 9099897.6

Condition 4 of Consent Notice 9099897.6 currently reads as follows:

With respect to Lots 3 and 107: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q_{100}) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended build levels can be obtained by consultation with Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk shown on the Waikanae north Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q_{100} levels are, at the date of issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposed of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100029 and are available from Council's office at any time the office is open to the public.

The applicant proposes to remove the reference to Lot 3 in the above condition as it has been superseded by Condition 12 of RM140222 which is outlined below:

Lots 33 and 10 to 12 shall have a suitable building site located above the Q100 residual flood level. Where a bund is proposed to mitigate the residual flood risk, the consent holder shall show the residual flood hazard extent (in the event of failure or breach) and cross sections showing recommended build levels on flood hazard maps, unless an alternative to the bund is proposed and accepted by the Development Engineer.

All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as defined above.

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 on-going basis.

The condition is reflected in condition 2 of the Consent Notice issued on 12 January 2016 in regards to RM140222 reading:

With respect to Lots 33 and 10 to 12: A suitable building site located above the Q100 residual flood level shall be provided.

All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as defined above.

It is therefore considered appropriate to remove the reference to Lot 3 in Condition 4 of Consent Notice 9099897.6

Consent Notice 9897467.1 was registered on the title for Lots 201 and 202 DP 476550 under

subdivision development resource consent RM130101.

Condition 1 of Consent Notice 9897467.1 currently reads as follows:

With respect to Lots 1, 13 to 32 and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:

- *The Design Report for Parata St Block Waikanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and*
- *The report on Foundations, Roading and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited*

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

The applicant proposes to remove the reference to Lots 201 and 202 in the above condition as it has been superseded by Condition 10 of RM140222 which is outlined below:

The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for lots 2 to 12, and lots 33 to 35. The report shall take into account the findings and recommendations within the document entitled 'Proposed Subdivision of Parata Street Block, Waikanae North Development Zone', dated 14 November 2014, and give an indication where springs and under-runners are present, or where seismic events are likely to affect liquefiable land.

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 on-going basis.*

This condition was satisfied at the time the applicant applied for the Sections 223 and 224 certifications for RM140222 and Council's Development Control Team Leader, Rita O'Brien confirmed that no consent notice was required for the above condition. It is therefore acceptable to remove the reference to Lots 201 and 202 for the above Consent Notice condition.

Condition 2 of Consent Notice 9897467.1 currently reads as follows:

With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.

The applicant proposes to remove the reference to Lots 201 and 202 in the above condition as it has been superseded by Condition 11 of RM140222 which is outlined below:

A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the report entitled 'Stormwater Management Plan, Waikanae North dated 17 May 2011, except where modified by the Sinclair Knight Merz's report entitled 'Revision of Hydrology and Optimisation of Pond Attenuation for Waikanae North Development', dated 23 March 2012; and unless otherwise

approved by the Development Engineer.

The following design criteria apply:

- the flow from the parent site (plus the 9 existing properties adjacent to the development) shall be less than $0.459\text{m}^3/\text{sec}$ and $0.291\text{m}^3/\text{sec}$ in the Q_{100} and Q_{10} rainfall event respectively.

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

- device selection and design approach;
- detailed design of all components (with supporting calculations);
- provision for effective operation and maintenance;
- an indicative design (with supporting calculations) as a means of compliance for both the perimeter precinct and village precinct style development;
- appropriate control structures, strategies and/or performance standards to ensure the stormwater discharging from individual lots meet the parameters specified in the design criteria (i.e. means of compliance for individual property owners);
- protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicle crossing detail), unless otherwise certified by Council's Development Engineer;
- if the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

Note 1: The Stormwater Management Plan dated 17 May 2011 has been designed for a specific impervious surface covering. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modeled by Sinclair Knight Merz or an approved alternative, and subsequent modifications made to the attenuation pond located in lot 108 DP 454080.

Note 2: In the event that the solution proposed for individual lots are 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 performance standard given in the certified stormwater disposal design; and
- the owners' responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

The condition is reflected in condition 1 of the Consent Notice issued on 12 January 2016 in regards to RM140222 reading:

With respect to Lots 2 to 12 and 33 to 35: The owner of the land has ongoing responsibility for the construction and subsequent management and maintenance of any onsite stormwater disposal system, and shall take into account the requirements and intent of the report entitled 'RM140222 – Engineering Completion Report' dated 19 November 2015. This document is stored by Kapiti Coast District Council on file RM140222 and also electronically under e-docs no. 635339. The document is available in the Council's office at any time the office is open to the public.

The report includes:

- indicative on-site design for a variety of scenarios; and
- an approved vehicle crossing design where access is over a swale.

Note: The Stormwater Disposal Design outlined in appendix 2 of 'RM140222 – Engineering Completion Report' has been designed for a specific impervious surface covering. If this or any of the design parameters change, the stormwater disposal system will need to be remodelled by a suitably qualified person.

It is therefore considered appropriate to remove the reference to Lots 201 and 202 in condition 2 of Consent Notice 9897467.1.

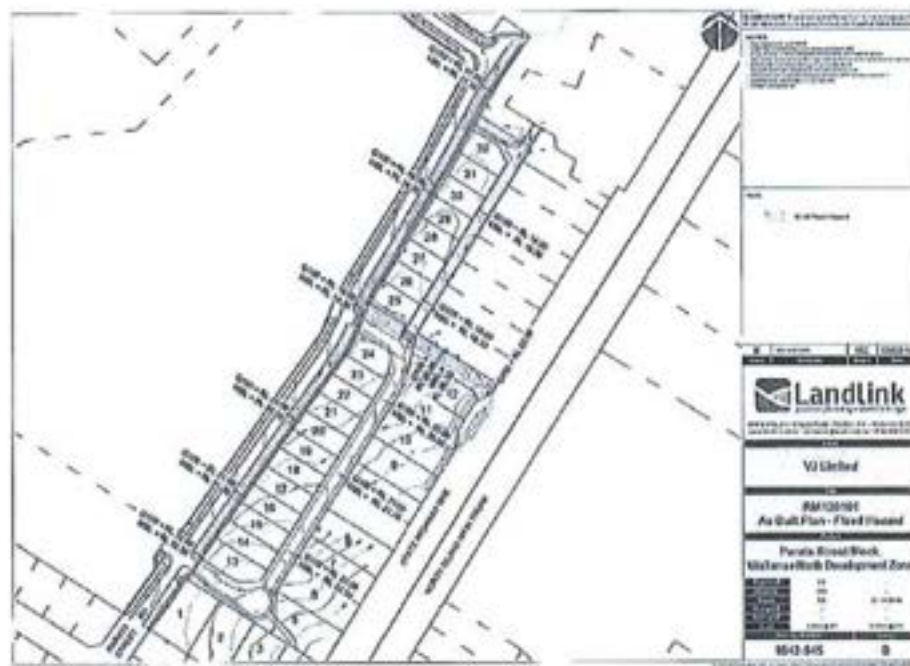
Condition 3 of Consent Notice 9897467.1 currently reads as follows:

With respect to Lot 201 and 202: It is the ongoing responsibility of the landowner to protect and maintain any existing and proposed flow paths and natural drainage paths unless otherwise certified by Council's Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555609 and is available at any time the office is open to the public.

The applicant proposes to remove the above condition in its entirety as it is reflected in condition 1 of the Consent Notice issued on 12 January 2016 in regards to RM140222 as outlined above.

Condition 4 of Consent Notice 9897467.1 currently reads as follows:

With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



The applicant proposes to remove the reference to Lots 201 and 202 in the above condition as it has been superseded by Condition 12 of RM140222 which is outlined below:

Lots 33 and 10 to 12 shall have a suitable building site located above the Q100 residual flood

level. Where a bund is proposed to mitigate the residual flood risk, the consent holder shall show the residual flood hazard extent (in the event of failure or breach) and cross sections showing recommended build levels on flood hazard maps, unless an alternative to the bund is proposed and accepted by the Development Engineer.

All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as defined above.

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 on-going basis.

The condition is reflected in condition 2 of the Consent Notice issued on 12 January 2016 in regards to RM140222 reading:

With respect to Lots 33 and 10 to 12: A suitable building site located above the Q100 residual flood level shall be provided.

All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as defined above.

It is therefore considered appropriate to remove the reference to Lots 201 and 202 in Condition 4 of Consent Notice 9897467.1.

Condition 5 of Consent Notice 9897467.1 currently reads as follows:

With respect to Lot 202: the following are prohibited within area "X" as shown on DP 476550 unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:

- *The construction of an buildings or other works other than decks supported on poles;*
- *The erection of any fences;*
- *Earthworks of any nature'*
- *Any other activity that may disturb the satisfactory operation of the secondary overflow path and/or bund area which lies within area "X" on DP 476550.*

The applicant proposes to remove condition 5 in its entirety, as substantial work has been undertaken in accordance with condition 23 of RM140222 to the satisfaction of Council's Development Control Team Leader, Rita O'Brien and as outlined in Landlink Limited's RM140222 – Engineering Completion Report, dated 19 November 2015. It is therefore considered appropriate to remove condition 5 from Consent Notice 9897467.1.

District Plan and Status of Application

The site is located within the Waikanae North Zone. The original consents issued under RM100229 and RM130101 were for Discretionary Activity Subdivisions. RM130101 was processed on non-notified basis as affected party approvals were received; RM100229 was processed on a notified basis.

Notification Analysis

In considering whether or not notification is required, Sections 95A to 95F of the Resource Management Act 1991 must be considered. Sections 95A to 95F are set out below:

95A Public Notification of consent application at consent authority's discretion

- (1) *A consent authority may, in its discretion, decide whether to publicly notify an application for a resource consent for an activity.*
- (2) *Despite subsection (1), a consent authority must publicly notify the application if -*
 - (a) *it decides (under section 95D) that the activity will have or is likely to have adverse effects on the environment that are more than minor; or*

- (b) *the applicant requests public notification of the application; or*
 - (c) *a rule or national environmental standard requires public notification of the application.*
- (3) *Despite subsections (1) and (2)(a), a consent authority must not publicly notify the application if –*
 - (a) *a rule or national environmental standard precludes public notification of the application; and*
 - (b) *subsection (2)(b) does not apply.*
- (4) *Despite subsection (3), a consent authority may publicly notify an application if it decides that special circumstances exist in relation to the application.*

95B Limited notification of consent application

- (1) *If a consent authority does not publicly notify an application for a resource consent for an activity, it must decide (under sections 95E and 95F) if there are any affected persons or affected order holders in relation to the activity.*
- (2) *The consent authority must give limited notification of the application to any affected person unless a rule or national environmental standard precludes limited notification of the application.*
- (3) *The consent authority must give limited notification of the application to any affected order holder even if a rule or national environmental standard precludes public or limited notification of the application.*

95C Public notification of consent application after request for further information or report

- (1) *Despite Section 95A(1), a consent authority must publicly notify an application for a resource consent if –*
 - (a) *it has not already been decided whether to give public or limited notification of the application; and*
 - (b) *subsection (2) or (3) applies.*
- (2) *This subsection applies if the consent authority requests further information on the application under Section 92(1), but the applicant –*
 - (a) *does not provide the information before the deadline concerned; or*
 - (b) *refuse to provide the information.*
- (3) *This subsection applies if the consent authority notifies the applicant under section 92(2)(b) that it wants to commission a report, but the applicant –*
 - (a) *does not respond before the deadline concerned; or*
 - (b) *refuses to agree to the commissioning of the report.*
- (4) *This section applies despite any rule or national environmental standard that precludes public or limited notification of the application.*

95D Consent authority decides if adverse effects likely to be more than minor

A consent authority that is deciding, for the purpose of section 95A(2)(a), whether an activity will have or is likely to have adverse effects on the environment that are more than minor –

- (a) *must disregard any effects on persons who own or occupy –*
 - (i) *the land in, on, or over which the activity will occur; or*
 - (ii) *any land adjacent to that land; and*
- (b) *may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*
- (c) *in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and*
- (d) *must disregard trade competition and the effects of trade competition; and*

(e) must disregard any effect on a person who has given written approval to the relevant application.

95E Consent authority decides if person is affected person

- (1) A consent authority must decide that a person is an affected person, in relation to an activity, if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).*
- (2) The consent authority, in making its decision, -*
 - (a) may disregard an adverse effect of the activity on the person if a rule or national environmental standard permits an activity with that effect; and*
 - (b) in the case of a controlled activity or restricted discretionary activity, must disregard an adverse effect of the activity on the person that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and*
 - (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*
- (3) Despite anything else in this section, the consent authority must decide that a person is not an affected person if -*
 - (a) the person has given their written approval to the activity and has not withdrawn the approval in a written notice received by the authority before the authority has decided whether there are any affected persons; or*
 - (b) it is unreasonable in the circumstances to seek the person's written approval.*

95F Consent authority decides if person is affected order holder

A consent authority must decide that a person is an affected order holder, in relation to an activity if -

- (a) the person is the holder of a customary rights order; and*
- (b) the activity may have any adverse effects on a recognised customary activity carried out under the order in accordance with section 17A(2); and*
- (c) the person has not given written approval to the activity or has withdrawn approval to the activity in a written notice received by the authority before the authority has decided whether there are any affected order holders.*

Following a detailed assessment of the proposal, it is considered that the adverse effects on the environment will be no more than minor. Varying the consent notices will not impede the development of the residential allotments resulting from RM140222.

After undertaking a thorough assessment of the application and a site visit, I am satisfied that the effects of the proposal are no more than minor and that the proposal is consistent with the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.

The applicant has not supplied any written approvals and after undertaking a site visit, it is considered that there are no adversely affected parties and that therefore Council is not required to consider the application on a limited notification basis.

There are no special circumstances pursuant to Section 95A(4) of the Resource Management Act 1991 to warrant notification. Therefore it is considered that notification in any form is not warranted for this application.

ASSESSMENT

For the reasons outlined above, it is considered appropriate to vary the Consent Notices as proposed to provide clarity for future owners of the lots resulting from subdivision development consent RM140222.

CONCLUSION

The existing consent notice can be varied as assessed above and will facilitate the development of the land as already approved under RM140222.

DECISION:

The Kapiti Coast District Council hereby agrees pursuant to section 221(3) of the Resource Management Act 1991 to vary conditions 1, 2 and 4 of Consent Notice 9099897.6 and conditions 1-5 of the Consent Notice 9897467.1 registered against the titles for Lots 201 and 202 DP 476550.

Accordingly, the conditions of Consent Notice 9099897.6 will be amended to read as follows:

Condition 1:

With respect to Lots 2, 5 and 107: Foundation design and construction for any new building or addition or alterations to a building shall take into account:

- *The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and*
- *The requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.*

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

Condition 2:

With respect to Lot 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to the following design criteria to the satisfaction of the Kapiti Coast District Council:

- *provide all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{100} rainfall event;*
- *include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;*
- *protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and*
- *be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.*

It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

Condition 4:

With respect to Lot 107: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q_{100}) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended build levels can be obtained by consultation with Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent

notice, related to the flood risk shown on the Waikanae north Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q100 levels are, at the date of issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100029 and are available from Council's office at any time the office is open to the public.

Accordingly, the conditions of Consent Notice 9897467.1 will be amended to read as follows:

Condition 1:

With respect to Lots 1 and 13 to 32: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:

- The Design Report for Parata St Block Waikanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and
- The report on Foundations, Roding and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

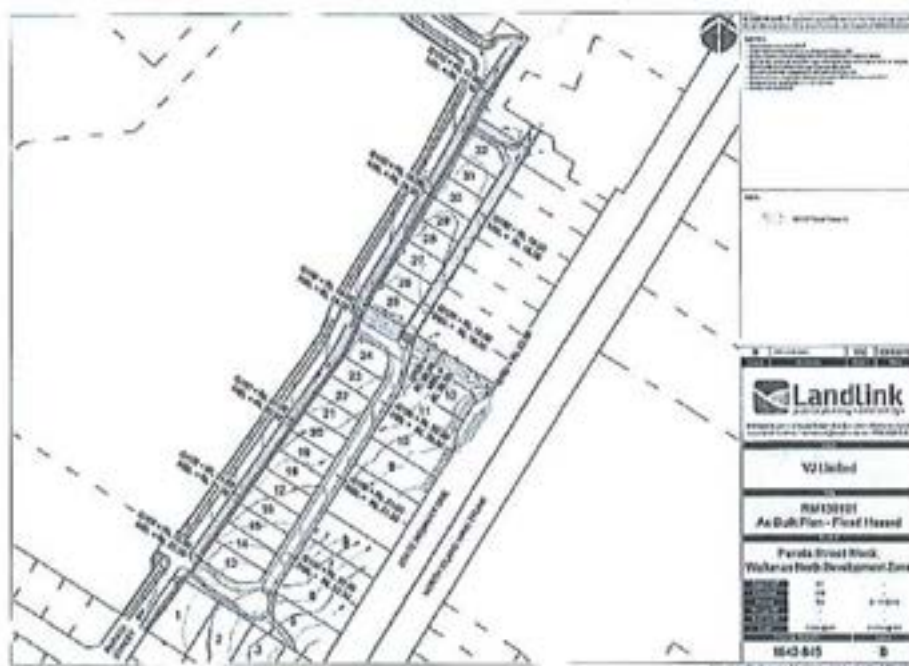
Condition 2:

With respect to Lots 1 and 13 to 32 inclusive: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.

Condition 3 will be removed in its entirety.

Condition 4:

With respect to Lots 1 and 13 to 32 inclusive: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



Condition 5 will be removed in its entirety.



Marnie Rydon
Resource Consents Planner
Delegated Officer

15 January 2016



Rita O'Brien
Development Control Team Leader
Delegated Officer

30 July 2019

W North Ltd
C/- Land Matters
20 Addington Road, RD1
Otaki
Attn: Tom Bland

Dear W North Ltd

RM160213C: Variation to conditions 1 and 3 of RM160213B in respect to earthworks

We are pleased to enclose the decision on your Resource Consent application.

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.

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: RM160213C**

APPLICANT:	W North Ltd
LOCATION OF ACTIVITY:	Waipunahau Road, Waikanae
DESCRIPTION OF ACTIVITY:	Variation to conditions 1 and 3 of RM160213B in respect to earthworks

DECISION:

That officers, acting under authority delegated from the Council and pursuant to sections 104, 104B and with reference to section 127 of the Resource Management Act 1991, hereby **grant** consent to vary conditions 1 and 3 of RM160213 in respect to earthworks at Waipunahau Road, Waikanae (being LOT 8 DP 478686) on 30 July 2019 as follows:

1. The e-survey dataset shall be in general conformity with the following Land Matters drawings:
 - o Scheme Plan dated **18 June 2019 Project No. J321 Drawing No. LP901-R4**
 - o Earthworks Plan dated **18 June 2019 Project No. J321 Drawing No. EW106-R8**
 - o **Earthworks Plan dated 31 May 2019 Project No. J565 Drawing No. J565-RM entitled 'Land Use Consent (Earthworks Improvements Lots 1 & 2)'** stamped as 'Final Approved Plans' on **30 July 2019** lodged with the application RM160213C and the further information supplied by Land Matters dated July 2017, 29 March 2017, 22 March 2017 and 30 January 2017 **in respect to RM160213** except where modified by conditions of consent.
3. The building and earthworks exclusion areas identified on Lots 1, 2, 26, 38 and 39 on Land Matters drawing title **18 June 2019 Project No. J321 Drawing No. SP901-R4** stamped as 'Final Approved Plans' on **30 July 2019** shall be defined on the e-survey dataset in such a way as to be able to be determined by normal survey methods.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

21. The consent holder shall submit to Council an Earthworks Management Plan (EMP) in accordance with Additional Requirements of Schedule 2 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, for consideration and acceptance. The consent holder shall comply with the requirements of the accepted earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council's Development Engineer for consideration. If accepted, then the amended earthworks management plan becomes the accepted plan. No work shall commence until the Earthworks Management Plan has been accepted by the Council's Development Engineer in writing

Note: The approved Earthworks Management Plan was updated to reflect changes approved under RM160213C, see Council electronic reference 5615216.

For the avoidance of doubt, the consolidated conditions for RM160213, RM160213A, RM160213B and RM160213C are as follows:

General

1. The e-survey dataset shall be in general conformity with the following Land Matters drawings:
 - o Scheme Plan dated 18 June 2019 Project No. J321 Drawing No. LP901-R4
 - o Earthworks Plan dated 18 June 2019 Project No. J321 Drawing No. EW106-R8
 - o Earthworks Plan dated 31 May 2019 Project No. J565 Drawing No. J565-RM entitled 'Land Use Consent (Earthworks Improvements Lots 1 & 2)'stamped as 'Final Approved Plans' on 30 July 2019 lodged with the application RM160213C and the further information supplied by Land Matters dated July 2017, 29 March 2017, 22 March 2017 and 30 January 2017 in respect to RM160213 except where modified by conditions of consent.
2. This resource consent will lapse in 10 years from the date of issue, unless given effect to within that time.
3. The building and earthworks exclusion areas identified on Lots 1, 2, 26, 38 and 39 on Land Matters drawing title 18 June 2019 Project No. J321 Drawing No. SP901-R4 stamped as 'Final Approved Plans' on 30 July 2019 shall be defined on the e-survey dataset in such a way as to be able to be determined by normal survey methods.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

4. Prior to the commencement of works, the consent holder shall submit to Council evidence that the Consent Notice variations approved under Recommendations One and Two have been submitted to Land Information New Zealand for registration on the Computer Freehold Registers.

5. A copy of the Computer Freehold Registers for Lots 4 and 8 DP 478686 that demonstrate the Consent Notice variations as outlined in Recommendation One above have been registered and confirmed by Land Information New Zealand must be supplied to the Council prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.
6. The construction of dwellings, accessory buildings and associated structures are authorised on Lots 20-29, 31-36, 39-43, 48-50, 65, 72-80, 90, 105-107, 143, 144, 153, 154, 161 and 162 that have an underlying zoning of Open Space Precinct provided they comply with any other conditions of this consent.
Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.
7. This consent permits the maximum site coverage of buildings on Lots 3-10, 12-14, 17, 22- 25, 27-37, 41-47, 51, 52, 54-74, 78-82, 84-87, 89, 91, 94-104, 111-144, 147-157 and 159 to be 250m². For the avoidance of doubt, all other residential lots (i.e. those exceeding 1,000m² in area) shall have a maximum site coverage of 25%.
Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.
8. The 3m side yard setback for Lots 1, 2, 4, 5, 8, 9, 12, 13, 17, 18-22, 30-38, 40-49, 52-54, 56-69, 71-75, 79, 82-88, 91, 92, 95-104, 109-112, 114-140, 147-151, 158-162 shall be reduced to 1.5m
Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.
9. The front yard setback for Lots 1, 4, 5, 8, 9, 12, 13, 17-22, 30-38, 40-49, 52-54, 56-69, 71-75, 79, 82-88, 91, 92, 95-104, 109-112, 114-140, 147-151 and 158-162 shall be:
 - i. any primary residential building (habitable rooms) shall be set back at least 3 metres from any road boundary;
 - ii. any accessory building (including attached garages and carports) shall be set back at least 5 metres from any road boundary and at least 1 metre behind the front façade of the primary residential building;
 - iii. any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement.**Note:** A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.
10. Unless altered by other conditions in this consent, Lots 1-162 shall comply with the permitted activity standards for Precinct 1 – Preserve Precinct:

Water Re-Use Standard

Dwellings will include one of the following:

- a) Rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor use and indoor toilets.

b) Rainwater storage tanks with a minimum capacity of 4500 litres for the supply of non-potable water for outdoor use and indoor toilets and a greywater re-use system for outdoor irrigation. The greywater re-use system shall take all water from bathrooms (with the exception of toilets) and the washing machine.

Solar Hot Water System Standard

Solar hot water heating shall be fitted to each household unit with a minimum of 2m² of solar panel per unit.

Thermal Insulation Standard for Habitable Rooms

Habitable rooms shall be insulated to comply with the following minimums: Walls R2.6, Roof R4.6, and Floors R2.0.

Certification

A design certificate signed by a registered architect, member of Architectural Designers of New Zealand, registered engineer or suitably qualified building inspector stating that the plans will achieve compliance with the above standards.

Note: Where there are no specific Waikanae North Zone standards, the permitted activity standards of the Residential Zone will apply.

Note: As part of the Section 224(c) certification, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued in regards to the above condition which is to be complied with on an ongoing basis.

11. Lot 167 shall vest as legal road.
12. Further subdivision of Lots 1-162 is prohibited.

Note: This condition is an Augier condition offered by the Applicant. A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

Amalgamation

13. That Lots 200 and 201 hereon and Lot 4 DP 478686 shall be held in one Computer Freehold Register. See Land Information New Zealand Request ID 1461075.

Fees, Levies and Contributions

14. A Reserve Contribution is exigible and has been assessed at \$12,937.50, inclusive of GST for each of the additional 161 residential lots being created, total \$2,082,937.50. This is based on an assessment of 7.5% of the value of the sites, capped at \$150,000.00 in accordance with Council's Open Space Strategy.

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

Note: Part of this contribution may be in the form of land (Lots 163-166) and works on reserve land as approved by Council under the authority of the full Council. Prior to the commencement of works on or within any of the reserve areas, the consent holder at their own expense shall provide an agreement to Council for approval

outlining the valuation of \$1,458,000.00 (GST inclusive) as assessed by Kapiti Valuations and outlining the agreed cost of works to be undertaken on or within the recreation reserves.

15. The consent holder shall pay Council Engineering Fees of \$583.00 plus \$291.00 per lot (total \$48,889.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

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

Engineering Requirements

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

Note 1: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

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

- NZTM projection
 - Proposed land use changes in DWG format (Development layout clearly annotated).
 - Survey of the existing ground topography in DWG and/or SHP including hardlines. (Development may be in an area where Lidar is insufficient – will need to be determined)
 - Proposed cut/fill earthworks in DWG and/or SHP including hardlines.
 - Additional development asset information – drawing of proposed manhole/outlet etc. locations, printed plans of proposed network including long-sections detailing LL, IL, Diameter, etc.
17. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
 18. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless

alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

19. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
20. 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 Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Civil Engineering
 - Road Safety Audits
 - Road Surfacing Specialist (Competency in NZTA's M10 specification required for design and construction of surfacing)
 - Foundation Design
 - Stormwater Design

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.

21. The consent holder shall submit to Council an Earthworks Management Plan (EMP) in accordance with Additional Requirements of Schedule 2 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, for consideration and acceptance. The consent holder shall comply with the requirements of the accepted earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council's Development Engineer for consideration. If accepted, then the amended earthworks management plan becomes the accepted plan. No work shall commence until the Earthworks Management Plan has been accepted by the Council's Development Engineer in writing.

Note: The approved Earthworks Management Plan was updated to reflect changes approved under RM160213C, see Council electronic reference 5615216.

22. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for all residential lots prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.

Note: If specifically designed foundations may be required in accordance with the Building Act 2004, then a Consent Notice pursuant to Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

23. Prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall install all road signs and road markings in accordance with Land Transport Safety Authority/Transit New Zealand

Manual of Traffic Signs and Markings (published August 2010), unless otherwise approved by the Council's Transportation and Access staff. The associated costs of legalising any no stopping lines, give way and compulsory stop signs that are required by the Council or the Manual detailed above shall be met by the consent holder.

24. Vehicle crossings for Lots 45, 56, 69 and 130 shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each corner lot. These lots shall not have vehicle access to the through road.

Note: In the event that the vehicle crossings are not formed prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

25. Road Safety Audits covering all road users are to be carried out at the following stages:
- Detailed design, and
 - Post construction

The completed audits and recommendations are to be submitted to Council's Transportation and Access staff for approval.

26. Prior to the commencement of work (at least 20 working days), a construction traffic management plan shall be submitted to Council's Development Engineer for approval in writing that demonstrates consistency with Tonkin and Taylor's Integrated Transport Assessment P24 section 5.1 and 5.2.
27. Prior to the commencement of work for each stage of the development (at least 20 working days), construction site plans for that stage shall be provided to Council's Development Engineer for approval. The plans should include identified areas for site offices and site operative parking.
28. Detailed stormwater disposal design and earthworks plan (including the proposed finished ground level for each lot) shall be submitted to the Council's Development Engineer for approval following a peer review to be arranged by Council. No work shall commence until the plans required by this condition have been approved by the Council's Development Engineer. Construction shall be in accordance with the accepted plan(s).
29. Confirmation of adequate sizing and structural soundness of the stormwater retention ponds shall be supplied on application for certification pursuant to Section 224 of the Resource Management Act 1991.
30. The subdivision shall be reticulated with a public water supply. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL PAS 4509:2008.
31. Underground power and telecommunication services, shall be provided to the development for approval by Council's Development Engineer. The lighting layout shall comply with NZTA M30 Specification and Guidelines for Road Lighting Design. Where required, transformer and cell phone sites shall be specifically provided for.
32. A street lighting design shall be submitted with the engineering drawings under condition 15 for approval by Council's Transportation and Access staff. The design

shall be in accordance with the NZTA M30 specification. Refer to advice notes regarding acceptable lighting infrastructure.

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

33. Completion documentation shall be submitted in support of an application for certification pursuant to Section 224(c) of the Resource Management Act 1991 in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.
34. Prior to the commencement of works (at least 20 days) the final engineering plans and specifications for any attenuation bunds and areas [or subsequent modification], or modification of any waterways or overflow paths, accompanied by confirmation by a suitably qualified hydrologist or hydraulic modelling specialist that the plans ensure pre-development flood hazard depths and velocities are maintained for the Q2, Q5, Q10 and Q100 design events, in general accordance with 'Waikanae North Zone 1 – Proposed Development, Assessment of Flooding Effects', prepared by Awa Environmental and dated 17 January 2017 shall be provided for approval by Council's Stormwater Engineer.

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

35. A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the Engineering Services Report entitled '*Re: proposed Waikanae North subdivision of 177 new residential lots off Waipunahau Road Waikanae*' prepared by Hamish Wells and dated 21 September 2016, except where modified by any subsequent hydraulic modelling required by condition 32; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- hydraulic neutrality so that peak flows into receiving bodies or other properties for Q₂, Q₅, Q₁₀ and Q₁₀₀ design rainfall event does not exceed the pre-development peak flows or velocities for the same design rainfall event.

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

- device selection and design approach;
- detailed design of all components [with supporting calculations and site specific investigation];
- provision for effective operation and maintenance;
- an indicative design [with supporting calculations and site specific investigation], appropriate control structures, strategies and/or performance standards to ensure stormwater discharging from individual lots meet the parameters specified in the design criteria [i.e. means of compliance for individual property owners];

- if the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

In the event, the solution proposed for individual lots are 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 performance standard given in the certified stormwater disposal design; and
- the owners' responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

Bridges and Culverts:

36. All bridges and culverts shall be designed in accordance with the NZTA Bridge Manual.

Note: For the avoidance of doubt, the Kakariki Stream crossing should be a bridge unless confirmation is provided from a suitably qualified engineer that an alternative design solution is appropriate, including from an ongoing maintenance perspective and approved by the Council Access and Transport Manager in writing.

37. The hydraulic capacity of all bridges and culverts proposed for the development shall be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist. Hydraulic modelling undertaken by persons other than a suitably qualified hydrologist or hydraulic modelling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modelling specialist.

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

38. Producer statements shall be provided from a Chartered Professional Engineer [CPEng] with experience in the design and construction of bridges and culverts, certifying the design and construction as being in accordance with condition 35 and the certified construction drawings, during the following stages of the construction;
- a. detailed design stage; and
 - b. post construction stage prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.

Note: Producer statements from persons other than CPEng registered engineers will only be accepted if accompanied by a producer statement for design review from a CPEng registered engineer in the relevant field of expertise.

Landscaping, Biodiversity and Reserves

39. Lot 168 [as shown on Plan SP 801-R06] shall vest as local purpose reserve [stormwater] and shall be fenced adjoining all residential lots in accordance with Part 7 of NZS4404 and Schedule 7 of the Council's Subdivision and Development Principles and Requirements 2012, and as accepted by the Development Engineer.
40. No close boarded fences higher than 0.7 metres or open type fences (more than 50% visually permeable) higher than 1.2 metres shall be constructed within 3 metres of the common boundaries between any reserve or proposed reserve and Lots 2, 3, 6, 7, 10, 11, 14-16, 18-26, 38-40, 48-53, 55, 58-64, 106-110, 113, 131-139, 141-148 and 153-158.

Note: To ensure ongoing compliance with these provisions the Council will issue a consent notice pursuant to section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

41. 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 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.
42. A Development and Management Plan for the development covering the attenuation area(s), wetland and riparian margins of all waterways, prepared by a suitably qualified ecologist and a suitably qualified hydrologist or hydraulic modelling specialist, shall be submitted with the engineering drawings for certification by Council's Development Engineer. The plan shall include, but not be limited to:

- location, size and species;

Description of all works involved in installation, surveillance, reporting and maintenance to ensure the attenuation area(s), wetland and riparian margins of all waterways are developed during the construction phase and managed for a period up to 24 months following certification pursuant to section 224(c) of the Resource Management Act or until the reserve land vests with Council (whichever is greater) to achieve the following outcomes:

- stream channel modification and restoration are in accordance with best practice for ecological remediation and mitigation;
- riparian margin creation, modification and restoration are in accordance with best practice for ecological remediation and mitigation;
- the undertaking and maintenance of plantings are in accordance with best practice for ecological remediation and mitigation;
- the control of pest plants and animals is in accordance with best practice for ecological remediation and mitigation;
- where streams pass through lots that will become private property, there shall be protective covenants on riparian margins to conserve restored and naturally occurring native vegetation and prohibit

activities such as stock grazing, garden waste dumping and the planting of exotic species;

- the adverse effects of stormwater discharges to streams are avoided;
- the blue/green corridor is ecologically sustainable and resilient, particularly with regard to the effects of flooding, weed invasion and occupation and use by multiple landowners;
- wetlands for stormwater attenuation and/or treatment are developed and managed in accordance with ecological best practice;
- creation of a sustainable wetland adjoining the stream within Lot 168 in accordance with best practice for ecological restoration.
- there is monitoring by a suitably qualified ecologist to ensure best practice for ecological remediation and mitigation is followed, with a mechanism for reporting to the project manager and submission of reports to consenting authorities

Note: Council may require the Development and Management Plan to be peer reviewed at the consent holder's cost.

43. A Pest Plant and Animal Control Plan prepared by a suitably qualified ecologist shall be submitted with the engineering drawings for approval by Council's Biodiversity Programme Manager. The plan shall prescribe measures to be implemented across the site during construction and for a period up to 24 months following certification pursuant to section 224(c) of the Resource Management Act 1991 or until reserve land vests with Council (whichever is greater) to achieve the following outcomes:
- pest plant species, including a schedule of the invasive environmental weed species, are identified and controlled according to ecological best practice;
 - possums, mustelids, rats, rabbits, hedgehogs and feral cats are controlled according to ecological best practice; and
 - monitoring to provide evidence that best practice control has been achieved, with a mechanism for reporting to the project manager and submission of reports to consenting authorities.

Note: Council may require the Development and Management Plan to be peer reviewed at the consent holder's cost.

44. All Landscape work shall be completed and any remedial/maintenance works identified undertaken, in accordance with the accepted Development and Management Plan and Pest Plant and Animal Control Plan

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

45. A buffer area of 10m around the ecological site K133 as identified on Land Matters drawing titled *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07 and stamped 'Final Approved Plans' on 18 September 2017 shall be defined on the e-survey dataset in such a way as to be able to be determined by normal survey methods with the application for certification pursuant to Section 223 of the Resource Management Act 1991.

The 10m buffer may be reduced where appropriate following the provision of a report and assessment by a suitably qualified ecologist that demonstrates that integrity of the vegetation along the boundary of the ecological site K133 will remain intact and any adverse effects can be avoided, remedied or mitigated. Such a report shall be provided to Council's Programme Manager Biodiversity for approval in writing at least 20 working days prior to the commencement of works. The report shall be obtained at the consent holder's expense.

46. With respect to Lots 2, 3, 6, 7, 10, 11, 21-25, 40, 48, 49, 51 and 52, no earthworks, building, construction, planting (except for species native to the Foxton Ecological District), garden waste or rubbish dumping or trimming, modification or removal of vegetation within ecological site K133 is permitted within the buffer area referred to in condition 45.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of the following activities which are to be excluded from the area identified in condition 45 above. This condition is to be complied with on an on-going basis.

47. Prior to construction the consent holder shall submit to Council a Wetland Development and Management Plan prepared by a suitably qualified ecologist; the plan shall ensure achievement of the following outcomes:
- Wetlands for stormwater attenuation and/or treatment are developed and managed in accordance with ecological best practice
 - Creation of a sustainable wetland adjoining the stream within Lot 168 in accordance with best practice for ecological restoration.
48. Prior to the commencement of works (at least 20 working days), the consent holder shall submit to Council's Programme Manager Biodiversity a plan prepared by a suitably qualified ecologist that identifies the protection measures for the ecological site K133 during the excavation of Lots adjacent to the ecological site and following the excavation to prevent wind damage to protected native vegetation and edge effects due to increased exposure and penetration of wind and sunlight.
49. Prior to the commencement of works (at least 20 working days), the consent holder shall provide Council with landscape and planting plans for ecological sites and their margins on land to be vested with Council as recreation reserve.
50. Prior to the commencement of works (at least 20 working days), landscape plans of recreation reserves and Cycleway Walkway and Bridleway (CWB) routes including construction details, gradients and planting design for shall be provided for approval by Parks and Recreation Manager.
51. Water crossings on Route 1 shall be designed and constructed to provide facility for the safe passage of horses (fording as appropriate).



52. Kerb crossings shall be provided in accordance with standard drawing KCDC-RD-017 wherever recreational CWB routes meet the road to enable safe access and the continuity of CWB routes.
53. The footpath connecting CWB Route 2 to CWB Route 3 and along the whole southern side of the through (principal) road shall be constructed as a 2.5m shared path as per the Waikanae North Design Guide.
54. As built information for recreational CWB routes shall be provided into RAMM with Parks and Recreation assigned as the asset owner.

Flood Attenuation Bunds – stability and water retaining capacity

55. The stability and water retaining capacity of the flood attenuation bund(s) and areas proposed for the development shall be verified in writing by a Chartered Professional Engineer [CEng] in the appropriate engineering practice field [civil or geotechnical] and submitted in support of the engineering drawings. Verification undertaken by person(s) other than a suitably qualified and experienced specialist will only be accepted if accompanied by a peer review from such a person.
Note: The consent holder's attention is drawn to the IPENZ, Practice Note 2, Peer Review – reviewing the work of another engineer, June 2003.
56. Prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991 for the corresponding stage when Lot 164 shall be vested, the swale in Lot 164 shall be reinstated.

Flood Attenuation Bunds - Construction Monitoring and Inspection Plan:

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

Easements

60. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. Easement documents shall be prepared by solicitors at the consent holder's expense.

Completion requirements:

61. The consent holder shall engage the designer (or its representative from the same firm) to certify in writing, that the earthworks conditions of this consent have been met, and all aspects of the earthworks have been completed in accordance with 'Waikanae North Zone 1 – Proposed Development, Assessment of Flooding Effects', prepared by Awa Environmental and dated 17 January 2017; and the *Construction Monitoring & Inspection Plan* and associated engineering drawings required under various consent conditions. This certification shall be accompanied by detailed plans of all earthworks and completed landscaping work, and certification of adequate sizing and structural soundness for all water retaining structures (including all bunds), and an *Operational Monitoring [surveillance], Inspection & Maintenance Plan*, covering a minimum of 10 years from certification pursuant to Section 224(c) of the Resource Management Act 1991.
62. The Operational Monitoring [surveillance], Inspection & Maintenance Plan shall include:
 - the triggers and timeframe for routine and specialist inspections;
 - the requirement for inspections following unusual occurrences;
 - the procedure if embankment deformation or failure is observed; and
 - a description of any on-going maintenance requirements together with trigger points and /or timeframes.

Note: Council may require a performance bond to cover possible maintenance requirements associated with the local purpose [stormwater] reserve. The bonded monies may be progressively repaid as the bond term progresses and key milestones are met, as identified in the Operational Monitoring [surveillance],

Inspection & Maintenance Plan and negotiated with the Council's Stormwater and Coastal Asset Manager.

63. In the event of any evidence of erosion, seepage, cracking, settlement, slipping or other embankment deformation, or embankment failure during the construction period or within 2 years of s224(c) certification, the consent holder shall, immediately and at the consent holder's expense:
- Report the event to the Council's Development Engineer;
 - Engage the flood attenuation bund designer, who shall:
 - i. inspect the attenuation bunds;
 - ii. identify remedial action required;
 - iii. record the details on the inspection, reasons for the fault and remedial action required, in a report, a copy of which shall be forwarded to the Development Engineer within one week of completion; and
 - iv. Undertake any remedial action required, under the direct supervision of the report author.
64. The consent holder shall provide the following information in the format specified, in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:
- Post construction development survey contours/spot heights in DWG and/or SHP including hardlines; and
 - Post construction network asset information – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, Diameter, etc.

Note: The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps. The charge shall be paid prior to the issue of s224(c) certification for the subdivision.

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, 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.

- The subdivision may be completed in stages, provided that all relevant fees are paid and services installed, including for any balance allotment.
- The consent holder shall supply a copy of the title sheet(s) of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- The only accepted lighting columns are M26 compliant and are hot dipped galvanised 'octlyte' with 'toughcote' to protect the base and below ground section or similar approved. The outreach needs to be curved. The only acceptable luminaires are Betacom Teceo or Phillips Roadgrace 712 for category V lighting and Betacom GL520 for category P lighting. The lighting design needs to be approved by Electra and include a 7 pin Nema socket, be Dali capable and have a shortening cap. Any variance to these requirements needs to be approved in writing by the council's Access and Transport Manager
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A stormwater attenuation pond with a water depth in excess of 400mm that is constructed on a site containing, or adjacent to, any residential dwelling, may require fencing in compliance with the requirements of the Fencing of Swimming Pool Act, 1987.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- In accordance with the Rural and Urban Addressing Standard (AS/NZS4819:2011), Land Information New Zealand requires any private road, private way, right of way, or access lot serving six or more addressable sites to be named.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.

- The approval of any works within the legal road must comply with Council procedures and processes which are set out below:

Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us.

- Some examples of activities requiring a permit are:
 - trenching works
 - footpaths and entranceways
 - work within the berm or shoulder of the road, and
 - tree work scaffolding and crane work.

Ensure that before any excavations are undertaken a "[Before U Dig](#)" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations.

Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our [mapping tools show](#) the location of the buried council assets.

- If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall:-
 - cease operations;
 - inform local iwi (Te Ati Awa ki Whakarongotai);
 - inform the Heritage New Zealand and apply for an appropriate authority if required;

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

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

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2016/2017 Development Contribution

Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$ 1,880.00
Water Treatment - Central	4,772.00
Water Reticulation - Waikanae	1,807.00
Wastewater - Central	297.00
Wastewater Reticulation - Waikanae	1,378.00
Stormwater - District	41.00
Stormwater - Waikanae	544.00
Community Infrastructure - District	1,678.00
Subtotal (per lot)	\$12,397.00
Total for 161 lots	\$1,995,917.00

There are 161 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).

This figure may be reviewed at such a time as a Development Agreement is produced at the expense of the consent holder and agreed upon in writing by the Council with respect to the construction of the through road.

Reasons for Decision:

In accordance with Sections 104 and 104B and with reference to 127 of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

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



Marnie Rydon
Senior Resource Consents Planner

RM160213C
FINAL APPROVED PLANS
30/07/2019



AMALGAMATION CONDITION
 Lots 200 & 201 hereon are to be amalgamated with
 Lot 4 DP 478686 and held in One CTR.

RM160213C
FINAL APPROVED PLANS
30/07/2019



AMALGAMATION CONDITION
 Lots 200 & 201 hereon are to be amalgamated with
 Lot 4 DP-478686 and held in One CFR

Cut Existing Hill to RL 24.5m

Area of Cut: 1447m²

Volume of Cut: 3228m³



Fill 2m High Landscape Bund

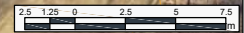
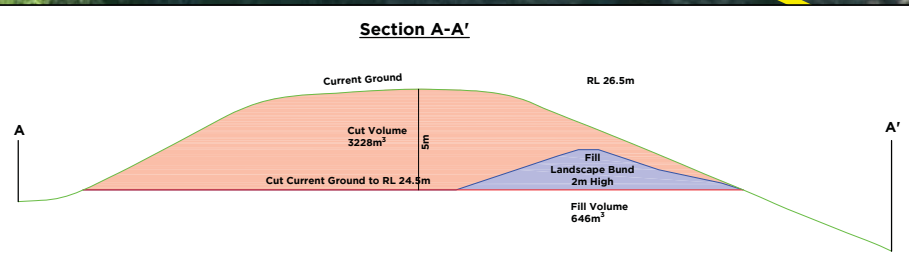
Area of Fill: 687m²

Volume of Fill: 646m³



**RM160213C
FINAL APPROVED PLANS
30/07/2019**

Section A-A'



CLIENT
W NORTH LIMITED

PROJECT
MANU PARK STAGE 1

DRAWING TITLE
**LAND USE CONSENT
(Earthworks Improvements Lots 1 & 2)**

DATE	PROJECT NO
31/5/19	J565
SCALE 1:125 @ A1	
1:250 @ A3	
DRAWING NO.	REV
J565-RM	-

Manu Park Stage 1 - Earthworks Improvements Lots 1 & 2 - Final Approved Plans - 30/07/2019 - 3/5/19/14

**POST OR FAX THIS COMPLETED PAGE AT LEAST 48 HOURS
BEFORE CONSTRUCTION TAKES PLACE**

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM160213C
Site Address:	Waipunahau Road, Waikanae LOT 8 DP 478686 CT 669842
Proposal:	Variation to conditions 1 and 3 of RM160213B in respect to earthworks

Construction will take place on (date):

Owner's Contact Details

Name:

Postal Address:

Telephone:

Mobile:

Contractor's Contact Details (e.g. house relocation contractors)

Name:

Telephone:

Mobile:

SIGNED:

.....
NAME

.....
DATE

13 October 2017

W North Limited
C/- Land Matters
20 Addington Road, RD 1
Otaki 5581
Attention: Tom Bland

Dear Tom

RM160213A: VARIATION TO CONDITION 9 OF RM160213 TO AMEND THE MINIMUM YARD SETBACK REQUIREMENTS AND REFLECT THE PERMITTED ACTIVITY STANDARDS FOR THE PRESERVE PRECINCT

We are pleased to enclose the decision on your Resource Consent application.

As you will see from the decision, there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents & Compliance Manager no later than 15 working days from the date of receiving this consent.

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

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

As per the decision for RM160213, this consent will lapse within 10 years of the date of the original decision being issued unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We will email you in the next few weeks to invite you to make your comments and would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Marnie Rydon
Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM160213A**

APPLICANT:	W North Limited
LOCATION OF ACTIVITY:	53 State Highway 1, Waikanae
DESCRIPTION OF ACTIVITY:	Variation to condition 9 of RM160213 to amend the minimum yard setback requirements and reflect the permitted activity standards for the Preserve Precinct

DECISION:

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104, 104B and 127 of the Resource Management Act 1991, hereby **grant** consent for a variation to condition 9 of RM160213 to amend the minimum yard setback requirements and reflect the permitted activity standards for the Preserve Precinct at Waipunahau Road, Waikanae (being Lot 8 DP 478686) to read:

9. The front yard setback for Lots 1, 4, 5, 8, 9, 12, 13, 17-22, 30-38, 40-49, 52-54, 56-69, 71-75, 79, 82-88, 91, 92, 95-104, 109-112, 114-140, 147-151 and 158-162 shall be:
 - i. any primary residential building (habitable rooms) shall be set back at least 3 metres from any road boundary;
 - ii. any accessory building (including attached garages and carports) shall be set back at least 5 metres from any road boundary and at least 1 metre behind the front façade of the primary residential building;
 - iii. any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

10. Unless altered by other conditions in this consent, Lots 1-162 shall comply with the permitted activity standards for Precinct 1 – Preserve Precinct:

Water Re-Use Standard

Dwellings will include one of the following:

- a) Rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor use and indoor toilets.

b) Rainwater storage tanks with a minimum capacity of 4500 litres for the supply of non-potable water for outdoor use and indoor toilets and a greywater re-use system for outdoor irrigation. The greywater re-use system shall take all water from bathrooms (with the exception of toilets) and the washing machine.

Solar Hot Water System Standard

Solar hot water heating shall be fitted to each household unit with a minimum of 2m² of solar panel per unit.

Thermal Insulation Standard for Habitable Rooms

Habitable rooms shall be insulated to comply with the following minimums: Walls R2.6, Roof R4.6, and Floors R2.0.

Certification

A design certificate signed by a registered architect, member of Architectural Designers of New Zealand, registered engineer or suitably qualified building inspector stating that the plans will achieve compliance with the above standards.

Note: Where there are no specific Waikanae North Zone standards, the permitted activity standards of the Residential Zone will apply.

Note: As part of the Section 224(c) certification, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued in regards to the above condition which is to be complied with on an ongoing basis.

For the avoidance of doubt, the consolidated conditions for RM160213 and RM160213A are as follows:

Conditions:

General

1. The e-survey dataset shall be in general conformity with the following Land Matters drawings:
 - *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07
 - *Earthworks* dated 5 September 2017 Project No. J321 Drawing No. EW 106 – 6

stamped as 'Final Approved Plans' on 18 September 2017 lodged with the application RM160213 and the further information supplied by Land Matters dated July 2017, 29 March 2017, 22 March 2017 and 30 January 2017 except where modified by conditions of consent.

2. This resource consent will lapse in 10 years from the date of issue, unless given effect to within that time.
3. The building and earthworks exclusion areas identified on Lots 1, 2, 26, 38 and 39 on Land Matters drawing titled *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07 stamped as 'Final Approved Plans' on 18 September 2017 shall be defined on the e-survey dataset in such a way as to be able to be determined by normal survey methods.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

4. Prior to the commencement of works, the consent holder shall submit to Council evidence that the Consent Notice variations approved under Recommendations One and Two have been submitted to Land Information New Zealand for registration on the Computer Freehold Registers.
5. A copy of the Computer Freehold Registers for Lots 4 and 8 DP 478686 that demonstrate the Consent Notice variations as outlined in Recommendation One above have been registered and confirmed by Land Information New Zealand must be supplied to the Council prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.
6. The construction of dwellings, accessory buildings and associated structures are authorised on Lots 20-29, 31-36, 39-43, 48-50, 65, 72-80, 90, 105-107, 143, 144, 153, 154, 161 and 162 that have an underlying zoning of Open Space Precinct provided they comply with any other conditions of this consent.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

7. This consent permits the maximum site coverage of buildings on Lots 3-9, 12-13, 23, 24, 27, 29-37, 42-46, 54, 57, 59-64, 68, 79, 95-103, 111, 112, 114-141, 151 to be 35% or 200m², whichever is lesser.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

8. The 3m side yard setback for Lots 1, 2, 4, 5, 8, 9, 12, 13, 17, 18-22, 30-38, 40-49, 52-54, 56-69, 71-75, 79, 82-88, 91, 92, 95-104, 109-112, 114-140, 147-151, 158-162 shall be reduced to 1.5m

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

9. The front yard setback for Lots 1, 4, 5, 8, 9, 12, 13, 17-22, 30-38, 40-49, 52-54, 56-69, 71-75, 79, 82-88, 91, 92, 95-104, 109-112, 114-140, 147-151 and 158-162 shall be:
 - i. any primary residential building (habitable rooms) shall be set back at least 3 metres from any road boundary;
 - ii. any accessory building (including attached garages and carports) shall be set back at least 5 metres from any road boundary and at least 1 metre behind the front façade of the primary residential building;
 - iii. any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

10. Unless altered by other conditions in this consent, Lots 1-162 shall comply with the permitted activity standards for Precinct 1 – Preserve Precinct:

Water Re-Use Standard

Dwellings will include one of the following:

- a) Rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor use and indoor toilets.

b) Rainwater storage tanks with a minimum capacity of 4500 litres for the supply of non-potable water for outdoor use and indoor toilets and a greywater re-use system for outdoor irrigation. The greywater re-use system shall take all water from bathrooms (with the exception of toilets) and the washing machine.

Solar Hot Water System Standard

Solar hot water heating shall be fitted to each household unit with a minimum of 2m² of solar panel per unit.

Thermal Insulation Standard for Habitable Rooms

Habitable rooms shall be insulated to comply with the following minimums: Walls R2.6, Roof R4.6, and Floors R2.0.

Certification

A design certificate signed by a registered architect, member of Architectural Designers of New Zealand, registered engineer or suitably qualified building inspector stating that the plans will achieve compliance with the above standards.

Note: Where there are no specific Waikanae North Zone standards, the permitted activity standards of the Residential Zone will apply.

Note: As part of the Section 224(c) certification, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued in regards to the above condition which is to be complied with on an ongoing basis.

11. Lot 167 shall vest as legal road.
12. Further subdivision of Lots 1-162 is prohibited.

Note: This condition is an Augier condition offered by the Applicant. A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

Amalgamation

13. That Lots 200 and 201 hereon and Lot 4 DP 478686 shall be held in one Computer Freehold Register. See Land Information New Zealand Request ID 1461075.

Fees, Levies and Contributions

14. A Reserve Contribution is exigible and has been assessed at \$12,937.50, inclusive of GST for each of the additional 161 residential lots being created, total \$2,082,937.50. This is based on an assessment of 7.5% of the value of the sites, capped at \$150,000.00 in accordance with Council's Open Space Strategy.

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

Note: Part of this contribution may be in the form of land (Lots 163-166) and works on reserve land as approved by Council under the authority of the full Council. Prior to the commencement of works on or within any of the reserve areas, the consent holder at their own expense shall provide an agreement to Council for approval outlining the valuation of \$1,458,000.00 (GST inclusive) as assessed by Kapiti Valuations and outlining the agreed cost of works to be undertaken on or within the recreation reserves.

15. The consent holder shall pay Council Engineering Fees of \$583.00 plus \$291.00 per lot (total \$48,889.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

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

Engineering Requirements

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

Note 1: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

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

- NZTM projection
 - Proposed land use changes in DWG format (Development layout clearly annotated).
 - Survey of the existing ground topography in DWG and/or SHP including hardlines. (Development may be in an area where Lidar is insufficient – will need to be determined)
 - Proposed cut/fill earthworks in DWG and/or SHP including hardlines.
 - Additional development asset information – drawing of proposed manhole/outlet etc. locations, printed plans of proposed network including long-sections detailing LL, IL, Diameter, etc.
17. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
18. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
19. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

20. 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 Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil Engineering
- Road Safety Audits
- Road Surfacing Specialist (Competency in NZTA's M10 specification required for design and construction of surfacing)
- Foundation Design
- Stormwater Design

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.

21. The consent holder shall submit to Council an Earthworks Management Plan (EMP) in accordance with Additional Requirements of Schedule 2 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, for consideration and acceptance. The consent holder shall comply with the requirements of the accepted earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council's Development Engineer for consideration. If accepted, then the amended earthworks management plan becomes the accepted plan. No work shall commence until the Earthworks Management plan has been accepted by the Council's Development Engineer in writing.
22. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for all residential lots prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.

Note: If specifically designed foundations may be required in accordance with the Building Act 2004, then a Consent Notice pursuant to Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

23. Prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall install all road signs and road markings in accordance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings (published August 2010), unless otherwise approved by the Council's Transportation and Access staff. The associated costs of legalising any no stopping lines, give way and compulsory stop signs that are required by the Council or the Manual detailed above shall be met by the consent holder.
24. Vehicle crossings for Lots 45, 56, 69 and 130 shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each corner lot. These lots shall not have vehicle access to the through road.

Note: In the event that the vehicle crossings are not formed prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

25. Road Safety Audits covering all road users are to be carried out at the following stages:

- Detailed design, and
- Post construction

The completed audits and recommendations are to be submitted to Council's Transportation and Access staff for approval.

26. Prior to the commencement of work (at least 20 working days), a construction traffic management plan shall be submitted to Council's Development Engineer for approval in writing that demonstrates consistency with Tonkin and Taylor's Integrated Transport Assessment P24 section 5.1 and 5.2.
27. Prior to the commencement of work for each stage of the development (at least 20 working days), construction site plans for that stage shall be provided to Council's Development Engineer for approval. The plans should include identified areas for site offices and site operative parking.
28. Detailed stormwater disposal design and earthworks plan (including the proposed finished ground level for each lot) shall be submitted to the Council's Development Engineer for approval following a peer review to be arranged by Council. No work shall commence until the plans required by this condition have been approved by the Council's Development Engineer. Construction shall be in accordance with the accepted plan(s).
29. Confirmation of adequate sizing and structural soundness of the stormwater retention ponds shall be supplied on application for certification pursuant to Section 224 of the Resource Management Act 1991.
30. The subdivision shall be reticulated with a public water supply. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL PAS 4509:2008.
31. Underground power and telecommunication services, shall be provided to the development for approval by Council's Development Engineer. The lighting layout shall comply with NZTA M30 Specification and Guidelines for Road Lighting Design. Where required, transformer and cell phone sites shall be specifically provided for.
32. A street lighting design shall be submitted with the engineering drawings under condition 15 for approval by Council's Transportation and Access staff. The design shall be in accordance with the NZTA M30 specification. Refer to advice notes regarding acceptable lighting infrastructure.

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

33. Completion documentation shall be submitted in support of an application for certification pursuant to Section 224(c) of the Resource Management Act 1991 in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.
34. Prior to the commencement of works (at least 20 days) the final engineering plans and specifications for any attenuation bunds and areas [or subsequent modification], or modification of any waterways or overflow paths, accompanied by confirmation by a suitably qualified hydrologist or hydraulic modelling specialist that the plans ensure pre-development flood hazard depths and velocities are maintained for the Q2, Q5, Q10 and Q100 design events, in general accordance with 'Waikanae North Zone 1 – Proposed Development, Assessment of Flooding Effects', prepared by Awa Environmental and dated 17 January 2017 shall be provided for approval by Council's Stormwater Engineer.

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

35. A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the Engineering Services Report entitled '*Re: proposed Waikanae North subdivision of 177 new residential lots off Waipunahau Road Waikanae*' prepared by Hamish Wells and dated 21 September 2016, except where modified by any subsequent hydraulic modelling required by condition 32; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

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

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

- device selection and design approach;
- detailed design of all components [with supporting calculations and site specific investigation];
- provision for effective operation and maintenance;
- an indicative design [with supporting calculations and site specific investigation], appropriate control structures, strategies and/or performance standards to ensure stormwater discharging from individual lots meet the parameters specified in the design criteria [i.e. means of compliance for individual property owners];
- if the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

In the event, the solution proposed for individual lots are 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 performance standard given in the certified stormwater disposal design; and
- the owners' responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

Bridges and Culverts:

36. All bridges and culverts shall be designed in accordance with the NZTA Bridge Manual.

Note: For the avoidance of doubt, the Kakariki Stream crossing should be a bridge unless confirmation is provided from a suitably qualified engineer that an alternative

design solution is appropriate, including from an ongoing maintenance perspective and approved by the Council Access and Transport Manager in writing.

37. The hydraulic capacity of all bridges and culverts proposed for the development shall be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist. Hydraulic modelling undertaken by persons other than a suitably qualified hydrologist or hydraulic modelling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modelling specialist.

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

38. Producer statements shall be provided from a Chartered Professional Engineer [CPEng] with experience in the design and construction of bridges and culverts, certifying the design and construction as being in accordance with condition 35 and the certified construction drawings, during the following stages of the construction;
- a. detailed design stage; and
 - b. post construction stage prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.

Note: Producer statements from persons other than CPEng registered engineers will only be accepted if accompanied by a producer statement for design review from a CPEng registered engineer in the relevant field of expertise.

Landscaping, Biodiversity and Reserves

39. Lot 168 [as shown on Plan SP 801-R06] shall vest as local purpose reserve [stormwater] and shall be fenced adjoining all residential lots in accordance with Part 7 of NZS4404 and Schedule 7 of the Council's Subdivision and Development Principles and Requirements 2012, and as accepted by the Development Engineer.
40. No close boarded fences higher than 0.7 metres or open type fences (more than 50% visually permeable) higher than 1.2 metres shall be constructed within 3 metres of the common boundaries between any reserve or proposed reserve and Lots 2, 3, 6, 7, 10, 11, 14-16, 18-26, 38-40, 48-53, 55, 58-64, 106-110, 113, 131-139, 141-148 and 153-158.

Note: To ensure ongoing compliance with these provisions the Council will issue a consent notice pursuant to section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

41. 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 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.
42. A Development and Management Plan for the development covering the attenuation area(s), wetland and riparian margins of all waterways, prepared by a suitably qualified ecologist and a suitably qualified hydrologist or hydraulic modelling specialist, shall be submitted with the engineering drawings for certification by Council's Development Engineer. The plan shall include, but not be limited to:
- location, size and species;

Description of all works involved in installation, surveillance, reporting and maintenance to ensure the attenuation area(s), wetland and riparian margins of all waterways are developed during the construction phase and managed for a period up to 24 months following certification pursuant to section 224(c) of the Resource Management Act or until the reserve land vests with Council (whichever is greater) to achieve the following outcomes:

- stream channel modification and restoration are in accordance with best practice for ecological remediation and mitigation;
- riparian margin creation, modification and restoration are in accordance with best practice for ecological remediation and mitigation;
- the undertaking and maintenance of plantings are in accordance with best practice for ecological remediation and mitigation;
- the control of pest plants and animals is in accordance with best practice for ecological remediation and mitigation;
- where streams pass through lots that will become private property, there shall be protective covenants on riparian margins to conserve restored and naturally occurring native vegetation and prohibit activities such as stock grazing, garden waste dumping and the planting of exotic species;
- the adverse effects of stormwater discharges to streams are avoided;
- the blue/green corridor is ecologically sustainable and resilient, particularly with regard to the effects of flooding, weed invasion and occupation and use by multiple landowners;
- wetlands for stormwater attenuation and/or treatment are developed and managed in accordance with ecological best practice;
- creation of a sustainable wetland adjoining the stream within Lot 168 in accordance with best practice for ecological restoration.
- there is monitoring by a suitably qualified ecologist to ensure best practice for ecological remediation and mitigation is followed, with a mechanism for reporting to the project manager and submission of reports to consenting authorities

Note: Council may require the Development and Management Plan to be peer reviewed at the consent holder's cost.

43. A Pest Plant and Animal Control Plan prepared by a suitably qualified ecologist shall be submitted with the engineering drawings for approval by Council's Biodiversity Programme Manager. The plan shall prescribe measures to be implemented across the site during construction and for a period up to 24 months following certification pursuant to section 224(c) of the Resource Management Act 1991 or until reserve land vests with Council (whichever is greater) to achieve the following outcomes:
- pest plant species, including a schedule of the invasive environmental weed species, are identified and controlled according to ecological best practice;
 - possums, mustelids, rats, rabbits, hedgehogs and feral cats are controlled according to ecological best practice; and
 - monitoring to provide evidence that best practice control has been achieved, with a mechanism for reporting to the project manager and submission of reports to consenting authorities.

Note: Council may require the Development and Management Plan to be peer reviewed at the consent holder's cost.

44. All Landscape work shall be completed and any remedial/maintenance works identified undertaken, in accordance with the accepted Development and Management Plan and Pest Plant and Animal Control Plan

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

45. A buffer area of 10m around the ecological site K133 as identified on Land Matters drawing titled *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07 and stamped 'Final Approved Plans' on 18 September 2017 shall be defined on the e-survey dataset in such a way as to be able to be determined by normal survey methods with the application for certification pursuant to Section 223 of the Resource Management Act 1991.

The 10m buffer may be reduced where appropriate following the provision of a report and assessment by a suitably qualified ecologist that demonstrates that integrity of the vegetation along the boundary of the ecological site K133 will remain intact and any adverse effects can be avoided, remedied or mitigated. Such a report shall be provided to Council's Programme Manager Biodiversity for approval in writing at least 20 working days prior to the commencement of works. The report shall be obtained at the consent holder's expense.

46. With respect to Lots 2, 3, 6, 7, 10, 11, 21-25, 40, 48, 49, 51 and 52, no earthworks, building, construction, planting (except for species native to the Foxton Ecological District), garden waste or rubbish dumping or trimming, modification or removal of vegetation within ecological site K133 is permitted within the buffer area referred to in condition 45.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of the following activities which are to be excluded from the area identified in condition 45 above. This condition is to be complied with on an on-going basis.

47. Prior to construction the consent holder shall submit to Council a Wetland Development and Management Plan prepared by a suitably qualified ecologist; the plan shall ensure achievement of the following outcomes:
- Wetlands for stormwater attenuation and/or treatment are developed and managed in accordance with ecological best practice
 - Creation of a sustainable wetland adjoining the stream within Lot 168 in accordance with best practice for ecological restoration.
48. Prior to the commencement of works (at least 20 working days), the consent holder shall submit to Council's Programme Manager Biodiversity a plan prepared by a suitably qualified ecologist that identifies the protection measures for the ecological site K133 during the excavation of Lots adjacent to the ecological site and following the excavation to prevent wind damage to protected native vegetation and edge effects due to increased exposure and penetration of wind and sunlight.
49. Prior to the commencement of works (at least 20 working days), the consent holder shall provide Council with landscape and planting plans for ecological sites and their margins on land to be vested with Council as recreation reserve.
50. Prior to the commencement of works (at least 20 working days), landscape plans of recreation reserves and Cycleway Walkway and Bridleway (CWB) routes including

construction details, gradients and planting design for shall be provided for approval by Parks and Recreation Manager.

51. Water crossings on Route 1 shall be designed and constructed to provide facility for the safe passage of horses (fording as appropriate).



52. Kerb crossings shall be provided in accordance with standard drawing KCDC-RD-017 wherever recreational CWB routes meet the road to enable safe access and the continuity of CWB routes.
53. The footpath connecting CWB Route 2 to CWB Route 3 and along the whole southern side of the through (principal) road shall be constructed as a 2.5m shared path as per the Waikanae North Design Guide.
54. As built information for recreational CWB routes shall be provided into RAMM with Parks and Recreation assigned as the asset owner.

Flood Attenuation Bunds – stability and water retaining capacity

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

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

56. Prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991 for the corresponding stage when Lot 164 shall be vested, the swale in Lot 164 shall be reinstated.

Flood Attenuation Bunds - Construction Monitoring and Inspection Plan:

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

Easements

60. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. Easement documents shall be prepared by solicitors at the consent holder's expense.

Completion requirements:

61. The consent holder shall engage the designer (or its representative from the same firm) to certify in writing, that the earthworks conditions of this consent have been met, and all aspects of the earthworks have been completed in accordance with '*Waikanae North Zone 1 – Proposed Development, Assessment of Flooding Effects*', prepared by Awa Environmental and dated 17 January 2017; and the *Construction Monitoring & Inspection Plan* and associated engineering drawings required under various consent conditions. This certification shall be accompanied by detailed plans of all earthworks and completed landscaping work, and certification of adequate sizing and structural soundness for all water retaining structures (including all bunds), and an *Operational Monitoring [surveillance], Inspection & Maintenance Plan*, covering a minimum of 10 years from certification pursuant to Section 224(c) of the Resource Management Act 1991.
62. The *Operational Monitoring [surveillance], Inspection & Maintenance Plan* shall include:
 - the triggers and timeframe for routine and specialist inspections;
 - the requirement for inspections following unusual occurrences;
 - the procedure if embankment deformation or failure is observed; and
 - a description of any on-going maintenance requirements together with trigger points and /or timeframes.

Note: Council may require a performance bond to cover possible maintenance requirements associated with the local purpose [stormwater] reserve. The bonded monies may be progressively repaid as the bond term progresses and key milestones are met, as identified in the *Operational Monitoring [surveillance], Inspection & Maintenance Plan* and negotiated with the Council's Stormwater and Coastal Asset Manager.

63. In the event of any evidence of erosion, seepage, cracking, settlement, slipping or other embankment deformation, or embankment failure during the construction period or within 2 years of s224(c) certification, the consent holder shall, immediately and at the consent holder's expense:
- Report the event to the Council's Development Engineer;
 - Engage the flood attenuation bund designer, who shall:
 - i. inspect the attenuation bunds;
 - ii. identify remedial action required;
 - iii. record the details on the inspection, reasons for the fault and remedial action required, in a report, a copy of which shall be forwarded to the Development Engineer within one week of completion; and
 - iv. Undertake any remedial action required, under the direct supervision of the report author.
64. The consent holder shall provide the following information in the format specified, in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:
- Post construction development survey contours/spot heights in DWG and/or SHP including hardlines; and
 - Post construction network asset information – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, Diameter, etc.

Note: The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps. The charge shall be paid prior to the issue of s224(c) certification for the subdivision.

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, 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.
- The subdivision may be completed in stages, provided that all relevant fees are paid and services installed, including for any balance allotment.
- The consent holder shall supply a copy of the title sheet(s) of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- The only accepted lighting columns are M26 compliant and are hot dipped galvanised 'octlyte' with 'toughcote' to protect the base and below ground section or similar approved. The outreach needs to be curved. The only acceptable luminaires are Betacom Teceo or Phillips Roadgrace 712 for category V lighting and Betacom GL520 for category P lighting. The lighting design needs to be approved by Electra and include a 7 pin Nema socket, be Dali capable and have a shortening cap. Any variance to these requirements needs to be approved in writing by the council's Access and Transport Manager
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A stormwater attenuation pond with a water depth in excess of 400mm that is constructed on a site containing, or adjacent to, any residential dwelling, may require fencing in compliance with the requirements of the Fencing of Swimming Pool Act, 1987.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- In accordance with the Rural and Urban Addressing Standard (AS/NZS4819:2011), Land Information New Zealand requires any private road, private way, right of way, or access lot serving six or more addressable sites to be named.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- The approval of any works within the legal road must comply with Council procedures and processes which are set out below:

Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us.

- Some examples of activities requiring a permit are:
 - trenching works
 - footpaths and entranceways
 - work within the berm or shoulder of the road, and
 - tree work scaffolding and crane work.

Ensure that before any excavations are undertaken a "[Before U Dig](#)" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us

with a Traffic Management Plan to protect your site, contractors, and the public during operations.

Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our [mapping tools show](#) the location of the buried council assets.

- If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
 - cease operations;
 - inform local iwi (Te Ati Awa ki Whakarongotai);
 - inform the Heritage New Zealand and apply for an appropriate authority if required;

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

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

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2016/2017 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

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

Total for 161 lots	\$1,995,917.00
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There are 161 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).

This figure may be reviewed at such a time as a Development Agreement is produced at the expense of the consent holder and agreed upon in writing by the Council with respect to the construction of the through road.

Reasons for Decision:

In accordance with Sections 104, 104B and 127 of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

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



Marnie Rydon
Resource Consents Planner



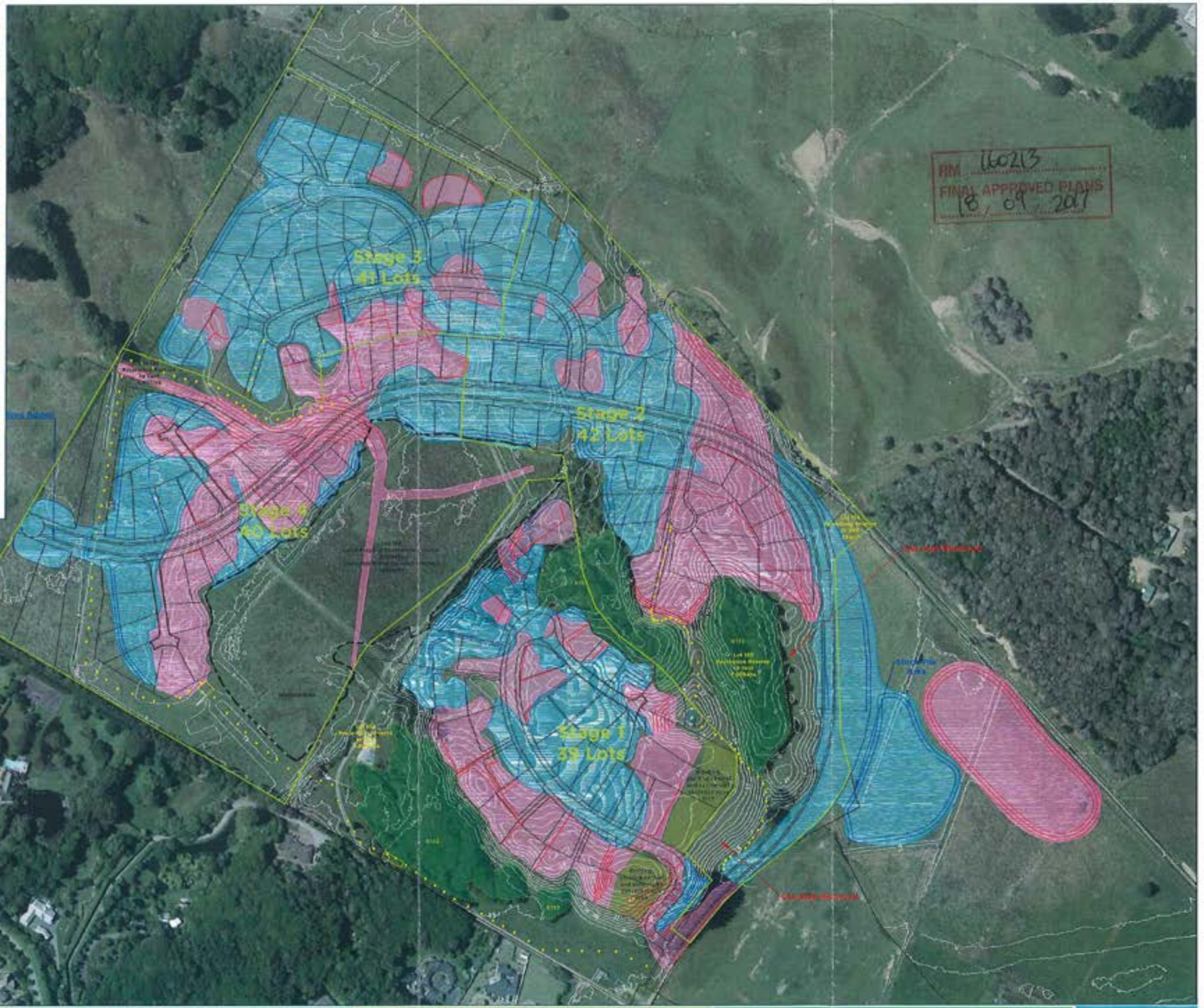
CLIENT
W NORTH LIMITED

PROJECT
MANU GARDENS

DRAWING TITLE
SCHEME PLAN

DATE PROJECT NO.
 20 JULY 17 J321
 SCALE 1: 1,500 @ A1
 1: 3,000 @ A3
 DRAWING NO. REV
 SP 801 - R07

Stage	Area (m ²)	Volume (m ³)	Max Depth (m)	Average Depth (m)
STAGE 1				
Lots Cut	14,183	21,961	4.0	1.5
Road Cut	3,226	4,839	2.7	1.5
Lots Fill	9,882	10,751	3.0	1.1
Road Fill	8,949	8,949	2.5	1.0
Stage 1 Total Cut	17,409	26,800		
Stage 1 Total Fill	18,831	19,700		
STAGE 2				
Lots Cut	29,514	43,940	6.0	1.5
Road Cut	2,376	3,787	5.9	1.6
Lots Fill	23,930	15,050	5.0	0.6
Road Fill	19,278	15,750	3.7	0.8
Stage 2 Total Cut	31,890	47,727		
Stage 2 Total Fill	43,208	30,800		
STAGE 3				
Lots Cut	8,240	7,496	4.0	0.9
Road Cut	1,095	1,205	3.8	1.1
Lots Fill	27,423	16,406	1.0	0.6
Road Fill	4,710	3,294	1.2	0.7
Stage 3 Total Cut	9,335	8,700		
Stage 3 Total Fill	32,133	19,700		
STAGE 4				
Lots Cut	14,518	26,158	5.0	1.8
Road Cut	3,348	3,042	5	0.9
Lots Fill	11,176	14,288	2.0	1.3
Road Fill	1,476	1,944	2.6	1.3
Stage 4 Total Cut	17,866	29,200		
Stage 4 Total Fill	12,652	16,232		
TOTAL CUT	76,500	112,427		
TOTAL FILL	106,824	85,432		



1 February 2019

W North Ltd
C/ Landmatters
20 Addington Road, RD1
Otaki 558
Attn: Tom Bland

Dear W North Ltd

RM 160213B: Variation to condition 7 of RM160213

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 10 years of the date of the decision for RM160213 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: RM160213B**

APPLICANT:	W North Ltd
LOCATION OF ACTIVITY:	Waipunahau Road, Waikanae
DESCRIPTION OF ACTIVITY:	Variation to condition 7 of RM160213

DECISION:

That officers, acting under authority delegated from the Council and pursuant to sections 104, 104B and with reference to section 127 of the Resource Management Act 1991, hereby **grant** consent to vary condition 7 of RM160213 at Waipunahau Road, Waikanae (being LOT 8 DP 478686) as follows on 1 February 2019:

7. This consent permits the maximum site coverage of buildings on Lots 3-10, 12-14, 17, 22- 25, 27-37, 41-47, 51, 52, 54-74, 78-82, 84-87, 89, 91, 94-104, 111-144, 147-157 and 159 to be 250m². For the avoidance of doubt, all other residential lots (i.e. those exceeding 1,000m² in area) shall have a maximum site coverage of 25%.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

For the avoidance of doubt, the consolidated conditions for RM160213, RM160213A and RM160213B are as follows:

Conditions:

General

1. The e-survey dataset shall be in general conformity with the following Land Matters drawings:
 - *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07
 - *Earthworks* dated 5 September 2017 Project No. J321 Drawing No. EW 106 – 6

stamped as 'Final Approved Plans' on 18 September 2017 lodged with the application RM160213 and the further information supplied by Land Matters dated July 2017, 29

March 2017, 22 March 2017 and 30 January 2017 except where modified by conditions of consent.

2. This resource consent will lapse in 10 years from the date of issue, unless given effect to within that time.
3. The building and earthworks exclusion areas identified on Lots 1, 2, 26, 38 and 39 on Land Matters drawing titled *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07 stamped as 'Final Approved Plans' on 18 September 2017 shall be defined on the e-survey dataset in such a way as to be able to be determined by normal survey methods.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

4. Prior to the commencement of works, the consent holder shall submit to Council evidence that the Consent Notice variations approved under Recommendations One and Two have been submitted to Land Information New Zealand for registration on the Computer Freehold Registers.
5. A copy of the Computer Freehold Registers for Lots 4 and 8 DP 478686 that demonstrate the Consent Notice variations as outlined in Recommendation One above have been registered and confirmed by Land Information New Zealand must be supplied to the Council prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.
6. The construction of dwellings, accessory buildings and associated structures are authorised on Lots 20-29, 31-36, 39-43, 48-50, 65, 72-80, 90, 105-107, 143, 144, 153, 154, 161 and 162 that have an underlying zoning of Open Space Precinct provided they comply with any other conditions of this consent.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

7. This consent permits the maximum site coverage of buildings on Lots 3-10, 12-14, 17, 22- 25, 27-37, 41-47, 51, 52, 54-74, 78-82, 84-87, 89, 91, 94-104, 111-144, 147-157 and 159 to be 250m². For the avoidance of doubt, all other residential lots (i.e. those exceeding 1,000m² in area) shall have a maximum site coverage of 25%.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

8. The 3m side yard setback for Lots 1, 2, 4, 5, 8, 9, 12, 13, 17, 18-22, 30-38, 40-49, 52-54, 56-69, 71-75, 79, 82-88, 91, 92, 95-104, 109-112, 114-140, 147-151, 158-162 shall be reduced to 1.5m

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

9. The front yard setback for Lots 1, 4, 5, 8, 9, 12, 13, 17-22, 30-38, 40-49, 52-54, 56-69, 71-75, 79, 82-88, 91, 92, 95-104, 109-112, 114-140, 147-151 and 158-162 shall be:
 - i. any primary residential building (habitable rooms) shall be set back at least 3 metres from any road boundary;
 - ii. any accessory building (including attached garages and carports) shall be set back at least 5 metres from any road boundary and at least 1 metre behind the front façade of the primary residential building;

- iii. any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

10. Unless altered by other conditions in this consent, Lots 1-162 shall comply with the permitted activity standards for Precinct 1 – Preserve Precinct:

Water Re-Use Standard

Dwellings will include one of the following:

- a) Rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor use and indoor toilets.
- b) Rainwater storage tanks with a minimum capacity of 4500 litres for the supply of non-potable water for outdoor use and indoor toilets and a greywater re-use system for outdoor irrigation. The greywater re-use system shall take all water from bathrooms (with the exception of toilets) and the washing machine.

Solar Hot Water System Standard

Solar hot water heating shall be fitted to each household unit with a minimum of 2m² of solar panel per unit.

Thermal Insulation Standard for Habitable Rooms

Habitable rooms shall be insulated to comply with the following minimums: Walls R2.6, Roof R4.6, and Floors R2.0.

Certification

A design certificate signed by a registered architect, member of Architectural Designers of New Zealand, registered engineer or suitably qualified building inspector stating that the plans will achieve compliance with the above standards.

Note: Where there are no specific Waikanae North Zone standards, the permitted activity standards of the Residential Zone will apply.

Note: As part of the Section 224(c) certification, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued in regards to the above condition which is to be complied with on an ongoing basis.

11. Lot 167 shall vest as legal road.
12. Further subdivision of Lots 1-162 is prohibited.

Note: This condition is an Augier condition offered by the Applicant. A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

Amalgamation

13. That Lots 200 and 201 hereon and Lot 4 DP 478686 shall be held in one Computer Freehold Register. See Land Information New Zealand Request ID 1461075.

Fees, Levies and Contributions

14. A Reserve Contribution is exigible and has been assessed at \$12,937.50, inclusive of GST for each of the additional 161 residential lots being created, total \$2,082,937.50. This is based on an assessment of 7.5% of the value of the sites, capped at \$150,000.00 in accordance with Council's Open Space Strategy.

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

Note: Part of this contribution may be in the form of land (Lots 163-166) and works on reserve land as approved by Council under the authority of the full Council. Prior to the commencement of works on or within any of the reserve areas, the consent holder at their own expense shall provide an agreement to Council for approval outlining the valuation of \$1,458,000.00 (GST inclusive) as assessed by Kapiti Valuations and outlining the agreed cost of works to be undertaken on or within the recreation reserves.

15. The consent holder shall pay Council Engineering Fees of \$583.00 plus \$291.00 per lot (total \$48,889.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

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

Engineering Requirements

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

Note 1: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

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

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

17. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
18. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
19. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
20. 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 Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Civil Engineering
 - Road Safety Audits
 - Road Surfacing Specialist (Competency in NZTA's M10 specification required for design and construction of surfacing)
 - Foundation Design
 - Stormwater Design

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.

21. The consent holder shall submit to Council an Earthworks Management Plan (EMP) in accordance with Additional Requirements of Schedule 2 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, for consideration and acceptance. The consent holder shall comply with the requirements of the accepted earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council's Development Engineer for consideration. If accepted, then the amended earthworks management plan becomes the accepted plan. No work shall commence until the Earthworks Management plan has been accepted by the Council's Development Engineer in writing.
22. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for all residential lots prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.

Note: If specifically designed foundations may be required in accordance with the Building Act 2004, then a Consent Notice pursuant to Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

23. Prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall install all road signs and road

markings in accordance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings (published August 2010), unless otherwise approved by the Council's Transportation and Access staff. The associated costs of legalising any no stopping lines, give way and compulsory stop signs that are required by the Council or the Manual detailed above shall be met by the consent holder.

24. Vehicle crossings for Lots 45, 56, 69 and 130 shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each corner lot. These lots shall not have vehicle access to the through road.

Note: In the event that the vehicle crossings are not formed prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

25. Road Safety Audits covering all road users are to be carried out at the following stages:
 - Detailed design, and
 - Post construction

The completed audits and recommendations are to be submitted to Council's Transportation and Access staff for approval.

26. Prior to the commencement of work (at least 20 working days), a construction traffic management plan shall be submitted to Council's Development Engineer for approval in writing that demonstrates consistency with Tonkin and Taylor's Integrated Transport Assessment P24 section 5.1 and 5.2.
27. Prior to the commencement of work for each stage of the development (at least 20 working days), construction site plans for that stage shall be provided to Council's Development Engineer for approval. The plans should include identified areas for site offices and site operative parking.
28. Detailed stormwater disposal design and earthworks plan (including the proposed finished ground level for each lot) shall be submitted to the Council's Development Engineer for approval following a peer review to be arranged by Council. No work shall commence until the plans required by this condition have been approved by the Council's Development Engineer. Construction shall be in accordance with the accepted plan(s).
29. Confirmation of adequate sizing and structural soundness of the stormwater retention ponds shall be supplied on application for certification pursuant to Section 224 of the Resource Management Act 1991.
30. The subdivision shall be reticulated with a public water supply. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL PAS 4509:2008.
31. Underground power and telecommunication services, shall be provided to the development for approval by Council's Development Engineer. The lighting layout shall comply with NZTA M30 Specification and Guidelines for Road Lighting Design. Where required, transformer and cell phone sites shall be specifically provided for.
32. A street lighting design shall be submitted with the engineering drawings under condition 15 for approval by Council's Transportation and Access staff. The design shall be in accordance with the NZTA M30 specification. Refer to advice notes regarding acceptable lighting infrastructure.

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

33. Completion documentation shall be submitted in support of an application for certification pursuant to Section 224(c) of the Resource Management Act 1991 in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.
34. Prior to the commencement of works (at least 20 days) the final engineering plans and specifications for any attenuation bunds and areas [or subsequent modification], or modification of any waterways or overflow paths, accompanied by confirmation by a suitably qualified hydrologist or hydraulic modelling specialist that the plans ensure pre-development flood hazard depths and velocities are maintained for the Q2, Q5, Q10 and Q100 design events, in general accordance with 'Waikanae North Zone 1 – Proposed Development, Assessment of Flooding Effects', prepared by Awa Environmental and dated 17 January 2017 shall be provided for approval by Council's Stormwater Engineer.

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

35. A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the Engineering Services Report entitled '*Re: proposed Waikanae North subdivision of 177 new residential lots off Waipunahau Road Waikanae*' prepared by Hamish Wells and dated 21 September 2016, except where modified by any subsequent hydraulic modelling required by condition 32; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- hydraulic neutrality so that peak flows into receiving bodies or other properties for Q₂, Q₅, Q₁₀ and Q₁₀₀ design rainfall event does not exceed the pre-development peak flows or velocities for the same design rainfall event.

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

- device selection and design approach;
- detailed design of all components [with supporting calculations and site specific investigation];
- provision for effective operation and maintenance;
- an indicative design [with supporting calculations and site specific investigation], appropriate control structures, strategies and/or performance standards to ensure stormwater discharging from individual lots meet the parameters specified in the design criteria [i.e. means of compliance for individual property owners];
- if the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

In the event, the solution proposed for individual lots are 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 performance standard given in the certified stormwater disposal design; and
- the owners' responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

Bridges and Culverts:

36. All bridges and culverts shall be designed in accordance with the NZTA Bridge Manual.

Note: For the avoidance of doubt, the Kakariki Stream crossing should be a bridge unless confirmation is provided from a suitably qualified engineer that an alternative design solution is appropriate, including from an ongoing maintenance perspective and approved by the Council Access and Transport Manager in writing.

37. The hydraulic capacity of all bridges and culverts proposed for the development shall be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist. Hydraulic modelling undertaken by persons other than a suitably qualified hydrologist or hydraulic modelling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modelling specialist.

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

38. Producer statements shall be provided from a Chartered Professional Engineer [CPEng] with experience in the design and construction of bridges and culverts, certifying the design and construction as being in accordance with condition 35 and the certified construction drawings, during the following stages of the construction;
- a. detailed design stage; and
 - b. post construction stage prior to the issue of certification pursuant to Section 224(c) of the Resource Management Act 1991.

Note: Producer statements from persons other than CPEng registered engineers will only be accepted if accompanied by a producer statement for design review from a CPEng registered engineer in the relevant field of expertise.

Landscaping, Biodiversity and Reserves

39. Lot 168 [as shown on Plan SP 801-R06] shall vest as local purpose reserve [stormwater] and shall be fenced adjoining all residential lots in accordance with Part 7 of NZS4404 and Schedule 7 of the Council's Subdivision and Development Principles and Requirements 2012, and as accepted by the Development Engineer.
40. No close boarded fences higher than 0.7 metres or open type fences (more than 50% visually permeable) higher than 1.2 metres shall be constructed within 3 metres of the common boundaries between any reserve or proposed reserve and Lots 2, 3, 6, 7, 10, 11, 14-16, 18-26, 38-40, 48-53, 55, 58-64, 106-110, 113, 131-139, 141-148 and 153-158.

Note: To ensure ongoing compliance with these provisions the Council will issue a consent notice pursuant to section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an ongoing basis.

41. 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 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.
42. A Development and Management Plan for the development covering the attenuation area(s), wetland and riparian margins of all waterways, prepared by a suitably qualified ecologist and a suitably qualified hydrologist or hydraulic modelling specialist, shall be submitted with the engineering drawings for certification by Council's Development Engineer. The plan shall include, but not be limited to:
 - location, size and species;

Description of all works involved in installation, surveillance, reporting and maintenance to ensure the attenuation area(s), wetland and riparian margins of all waterways are developed during the construction phase and managed for a period up to 24 months following certification pursuant to section 224(c) of the Resource Management Act or until the reserve land vests with Council (whichever is greater) to achieve the following outcomes:

- stream channel modification and restoration are in accordance with best practice for ecological remediation and mitigation;
- riparian margin creation, modification and restoration are in accordance with best practice for ecological remediation and mitigation;
- the undertaking and maintenance of plantings are in accordance with best practice for ecological remediation and mitigation;
- the control of pest plants and animals is in accordance with best practice for ecological remediation and mitigation;
- where streams pass through lots that will become private property, there shall be protective covenants on riparian margins to conserve restored and naturally occurring native vegetation and prohibit activities such as stock grazing, garden waste dumping and the planting of exotic species;
- the adverse effects of stormwater discharges to streams are avoided;
- the blue/green corridor is ecologically sustainable and resilient, particularly with regard to the effects of flooding, weed invasion and occupation and use by multiple landowners;
- wetlands for stormwater attenuation and/or treatment are developed and managed in accordance with ecological best practice;
- creation of a sustainable wetland adjoining the stream within Lot 168 in accordance with best practice for ecological restoration.
- there is monitoring by a suitably qualified ecologist to ensure best practice for ecological remediation and mitigation is followed, with a mechanism for reporting to the project manager and submission of reports to consenting authorities

Note: Council may require the Development and Management Plan to be peer reviewed at the consent holder's cost.

43. A Pest Plant and Animal Control Plan prepared by a suitably qualified ecologist shall be submitted with the engineering drawings for approval by Council's Biodiversity Programme Manager. The plan shall prescribe measures to be implemented across the site during construction and for a period up to 24 months following certification pursuant to section 224(c) of the Resource Management Act 1991 or until reserve land vests with Council (whichever is greater) to achieve the following outcomes:

- pest plant species, including a schedule of the invasive environmental weed species, are identified and controlled according to ecological best practice;
- possums, mustelids, rats, rabbits, hedgehogs and feral cats are controlled according to ecological best practice; and
- monitoring to provide evidence that best practice control has been achieved, with a mechanism for reporting to the project manager and submission of reports to consenting authorities.

Note: Council may require the Development and Management Plan to be peer reviewed at the consent holder's cost.

44. All Landscape work shall be completed and any remedial/maintenance works identified undertaken, in accordance with the accepted Development and Management Plan and Pest Plant and Animal Control Plan

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

45. A buffer area of 10m around the ecological site K133 as identified on Land Matters drawing titled *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07 and stamped 'Final Approved Plans' on 18 September 2017 shall be defined on the e-survey dataset in such a way as to be able to be determined by normal survey methods with the application for certification pursuant to Section 223 of the Resource Management Act 1991.

The 10m buffer may be reduced where appropriate following the provision of a report and assessment by a suitably qualified ecologist that demonstrates that integrity of the vegetation along the boundary of the ecological site K133 will remain intact and any adverse effects can be avoided, remedied or mitigated. Such a report shall be provided to Council's Programme Manager Biodiversity for approval in writing at least 20 working days prior to the commencement of works. The report shall be obtained at the consent holder's expense.

46. With respect to Lots 2, 3, 6, 7, 10, 11, 21-25, 40, 48, 49, 51 and 52, no earthworks, building, construction, planting (except for species native to the Foxton Ecological District), garden waste or rubbish dumping or trimming, modification or removal of vegetation within ecological site K133 is permitted within the buffer area referred to in condition 45.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of the following activities which are to be excluded from the area identified in condition 45 above. This condition is to be complied with on an on-going basis.

47. Prior to construction the consent holder shall submit to Council a Wetland Development and Management Plan prepared by a suitably qualified ecologist; the plan shall ensure achievement of the following outcomes:

- Wetlands for stormwater attenuation and/or treatment are developed and managed in accordance with ecological best practice
 - Creation of a sustainable wetland adjoining the stream within Lot 168 in accordance with best practice for ecological restoration.
48. Prior to the commencement of works (at least 20 working days), the consent holder shall submit to Council's Programme Manager Biodiversity a plan prepared by a suitably qualified ecologist that identifies the protection measures for the ecological site K133 during the excavation of Lots adjacent to the ecological site and following the excavation to prevent wind damage to protected native vegetation and edge effects due to increased exposure and penetration of wind and sunlight.
 49. Prior to the commencement of works (at least 20 working days), the consent holder shall provide Council with landscape and planting plans for ecological sites and their margins on land to be vested with Council as recreation reserve.
 50. Prior to the commencement of works (at least 20 working days), landscape plans of recreation reserves and Cycleway Walkway and Bridleway (CWB) routes including construction details, gradients and planting design for shall be provided for approval by Parks and Recreation Manager.
 51. Water crossings on Route 1 shall be designed and constructed to provide facility for the safe passage of horses (fording as appropriate).



52. Kerb crossings shall be provided in accordance with standard drawing KCDC-RD-017 wherever recreational CWB routes meet the road to enable safe access and the continuity of CWB routes.
53. The footpath connecting CWB Route 2 to CWB Route 3 and along the whole southern side of the through (principal) road shall be constructed as a 2.5m shared path as per the Waikanae North Design Guide.
54. As built information for recreational CWB routes shall be provided into RAMM with Parks and Recreation assigned as the asset owner.

Flood Attenuation Bunds – stability and water retaining capacity

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

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

56. Prior to the application for certification pursuant to Section 224(c) of the Resource Management Act 1991 for the corresponding stage when Lot 164 shall be vested, the swale in Lot 164 shall be reinstated.

Flood Attenuation Bunds - Construction Monitoring and Inspection Plan:

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

Easements

60. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. Easement documents shall be prepared by solicitors at the consent holder's expense.

Completion requirements:

61. The consent holder shall engage the designer (or its representative from the same firm) to certify in writing, that the earthworks conditions of this consent have been met, and all aspects of the earthworks have been completed in accordance with 'Waikanae North Zone 1 – Proposed Development, Assessment of Flooding Effects', prepared by Awa Environmental and dated 17 January 2017; and the *Construction Monitoring & Inspection Plan* and associated engineering drawings required under various consent conditions. This certification shall be accompanied by detailed plans of all earthworks and completed landscaping work, and certification of adequate sizing and structural soundness for all water retaining structures (including all bunds), and an *Operational Monitoring [surveillance], Inspection & Maintenance Plan*, covering a minimum of 10 years from certification pursuant to Section 224(c) of the Resource Management Act 1991.

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

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

Note: Council may require a performance bond to cover possible maintenance requirements associated with the local purpose [stormwater] reserve. The bonded monies may be progressively repaid as the bond term progresses and key milestones are met, as identified in the Operational Monitoring [surveillance], Inspection & Maintenance Plan and negotiated with the Council's Stormwater and Coastal Asset Manager.

63. In the event of any evidence of erosion, seepage, cracking, settlement, slipping or other embankment deformation, or embankment failure during the construction period or within 2 years of s224(c) certification, the consent holder shall, immediately and at the consent holder's expense:

- Report the event to the Council's Development Engineer;
- Engage the flood attenuation bund designer, who shall:
 - i. inspect the attenuation bunds;
 - ii. identify remedial action required;
 - iii. record the details on the inspection, reasons for the fault and remedial action required, in a report, a copy of which shall be forwarded to the Development Engineer within one week of completion; and
 - iv. Undertake any remedial action required, under the direct supervision of the report author.

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

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

Note: The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps. The charge shall be paid prior to the issue of s224(c) certification for the subdivision.

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, 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.

- The subdivision may be completed in stages, provided that all relevant fees are paid and services installed, including for any balance allotment.
- The consent holder shall supply a copy of the title sheet(s) of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- The only accepted lighting columns are M26 compliant and are hot dipped galvanised 'octlyte' with 'toughcote' to protect the base and below ground section or similar approved. The outreach needs to be curved. The only acceptable luminaires are Betacom Teceo or Phillips Roadgrace 712 for category V lighting and Betacom GL520 for category P lighting. The lighting design needs to be approved by Electra and include a 7 pin Nema socket, be Dali capable and have a shortening cap. Any variance to these requirements needs to be approved in writing by the council's Access and Transport Manager
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A stormwater attenuation pond with a water depth in excess of 400mm that is constructed on a site containing, or adjacent to, any residential dwelling, may require fencing in compliance with the requirements of the Fencing of Swimming Pool Act, 1987.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- In accordance with the Rural and Urban Addressing Standard (AS/NZS4819:2011), Land Information New Zealand requires any private road, private way, right of way, or access lot serving six or more addressable sites to be named.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- The approval of any works within the legal road must comply with Council procedures and processes which are set out below:

Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us.

- o Some examples of activities requiring a permit are:
- o trenching works
- o footpaths and entranceways
- o work within the berm or shoulder of the road, and
- o tree work scaffolding and crane work.

Ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations.

Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

- If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall:-
 - cease operations;
 - inform local iwi (Te Ati Awa ki Whakarongotai);
 - inform the Heritage New Zealand and apply for an appropriate authority if required;

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

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

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2016/2017 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$ 1,880.00

Water Treatment - Central	4,772.00
Water Reticulation - Waikanae	1,807.00
Wastewater - Central	297.00
Wastewater Reticulation - Waikanae	1,378.00
Stormwater - District	41.00
Stormwater - Waikanae	544.00
Community Infrastructure - District	1,678.00
Subtotal (per lot)	\$12,397.00
Total for 161 lots	\$1,995,917.00

There are 161 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).

This figure may be reviewed at such a time as a Development Agreement is produced at the expense of the consent holder and agreed upon in writing by the Council with respect to the construction of the through road.

Reasons for Decision:

In accordance with sections 104 and 104B and with reference to section 127 of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

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



Marnie Rydon
Senior Resource Consents Planner

09 May 2023

Glen Parsons
C/- Coastal Architecture Ltd
coastaldesign@gmail.com

Dear Glen Parsons,

We are pleased to enclose the decision on your Resource Consent application.

If you do not agree with the decision 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 decision, please contact me prior to lodging an objection to discuss, 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 able to cover the Council's costs of considering your application, then you will receive an invoice in the next few weeks.

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

Yours sincerely



Sophas Uch
Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI
OF THE RESOURCE MANAGEMENT ACT 1991
CONSENT: RM230061**

Applicant	Glen Parsons
Location of activity	168 Karuhiruhi Street, Waikanae
Description of activity	Variation to condition 8 of consent notice 12643497.5 for a new dwelling with front yard non-compliance

Decision:

Granted subject to no condition on 9 May 2023.

DECISION ONE

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 221(3) of the Resource Management Act 1991, hereby **grant** consent to vary condition 8 of consent notice 12643497.5 for a new dwelling with front yard non-compliance relating only to Lot 68 DP 582129 at 168 Kāruhiruhi Street, Waikanae only to read as follows:

8. With respect of Lots 40-49, 52-54, 56-60, 65-69, 71-75, 126 and 128-130:

The front yard setback of these lots shall be:

- i. *Any primary residential building (habitable rooms) shall be set back at least 3m from any road boundary.*
- ii. *Any accessory building (including attached garages and carports) shall be setback at least 5m from any road boundary, and at least 1m behind the front façade of the primary residential building, with the exception of Lot 68 as per the development approved under RM230061 to allow the attached garage protrudes beyond the front façade of the primary residential building by 2.4m; and*
- iii. *Any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6m shall be excluded, except where the eave would overhang any easement.*

DECISION TWO

To issue the document pursuant to Section 221(3) of the Resource Management Act 1991 to give effect to Recommendation ONE above.

Advice Notes:

- The proposed activity shall be undertaken in general accordance with the information, plans and specifications lodged with application RM230061 and the further information received on 9 May 2023, except where modified by conditions of consent with reference to the following plans prepared by Coastal Architecture Ltd.:
 - Site Plan, Project: New Dwelling, Drawing Title: Parsons Lot 68 Stage 2 Manu Park, Waikanae, Job 334, Page of: 1, Rev B and dated March 2023
 - Elevations, Project: New Dwelling, Drawing Title: Parsons Lot 68 Stage 2 Manu Park, Waikanae, Job 334, Page of: 6, Rev B and dated March 2023
 - Roof Plan, Project: New Dwelling, Drawing Title: Parsons Lot 68 Stage 2 Manu Park, Waikanae, Job 334, Page of: 5, Rev B and dated March 2023
- The proposed buried water tank should not be subject to surcharge from the building(s) and shall be designed and constructed to ensure that flotation does not occur.
- 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 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- 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 any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- 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.
- 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.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- 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 us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;

- work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
- 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 any waahi tapu or other cultural site or an archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:
 - a. Work shall cease immediately at that place;
 - b. The consent holder shall advise the Project Archaeologist, representatives of the Atiawa ki Whakarongotai, and Heritage New Zealand Pouhere Taonga
 - c. Materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
 - d. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
 - e. The contractor shall allow the iwi representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.

Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

Reasons for Decision:

In accordance with Sections 104 and 221(3) of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative District Plan 2021.



Sophas Uch
Resource Consents Planner

**EMAIL OR POST THIS COMPLETED PAGE AT LEAST 48 HOURS BEFORE
CONSTRUCTION TAKES PLACE**

Email: compliance.dutyofficer@kapiticoast.govt.nz

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU

Application No	RM230061
Site Address	168 Karuhiruhi Street, Waikanae Lot 68 DP 582129
Proposal	Variation to condition 8 of consent notice 12643497.5 for a new dwelling with front yard non-compliance

Construction will take place on	
--	--

Owner's contact details			
Name			
Postal Address			
Mobile		Phone	
Email			

Contractor's contact details (e.g., house relocation contractors)			
Name			
Mobile		Phone	
Email			

Name	
-------------	--

Signature	
Date	

9 May 2023

**Notification and s104 report for resource consent(s) under the
Resource Management Act 1991 (RMA)**

Application no.	RM230061
Applicant	Glen Parsons
Site address	168 Karuhiruhi Street, Waikanae
Legal description	Lot 68 DP 582129
Site area	782 m ²
Applicant's address for service	C/- Coastal Architecture Ltd, coastaldesign@gmail.com
Proposal	Variation to condition 8 of consent notice 12643497.5 for a new dwelling with front yard non-compliance
Operative District Plan Zone	Waikanae North Development Area

Report prepared by	Sophas Uch, Resource Consents Planner
Report peer reviewed by	Sam Beadle, Resource Consents Planner

Date consent application deposit received	20 April 2023
Further Information Requested	8 May 2023
Further Information Received	9 May 2023

1 EXECUTIVE SUMMARY

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM230061. The decisions at sections 7 and 13 are to:

- Consider the proposed development on a non-notified basis (section 7); and
- Grant consent to the proposed activity for variation to condition 8 of consent notice 12643497.5 for a new dwelling with front yard non-compliance (section 13) without any condition as set out at the end of this report.

1.1 Application documents (plans and reference documents)

The following information has been provided with the application:

- Application form and Assessment of Environmental Effects (AEE) prepared by Coastal Architecture Ltd and dated March 2023. The AEE concludes that the effects on the environment will be less than minor.
- Plans prepared by Coastal Architecture Ltd. and dated March 2023.
- Design Certificate prepared by Coastal Architecture Limited and dated March 2023.
- A copy of Record of Title (Lot 68 DP 582129).
- Further Information Response provided on 9 May 2023 includes a signed Design Certificate and Amended Site Plan showing the 10,000 litres underground water tank.

2 THE PROPOSAL

2.1 Description of Proposal

The following description has been adopted from the application:

The applicant wishes to construct a new 190m² architecturally designed, 3 bedroom, 2 bathroom house with open plan Kitchen, Dining, Living and separate road facing lounge on a newly subdivided lot. The road facing design of the dwelling incorporates a twin gable form.

The proposed garage will extend 2.4m past lounge façade, towards the road boundary. The proposal will encroach on a single Consent Notice (CN) relating to accessory building setbacks but complies with all other CN's and applicable District Plan controls in all regards.

The proposed dwelling therefore does not meet the requirements of condition 8 of the consent notice (CN) 12643497.5 of Stage 2 Waikanae North Development as the proposed attached garage is not 1m behind the front façade of the primary residential building.

In this regard, it is proposed to vary condition 8 as follows relating only to Lot 68 DP 582129 (*additions in underlined*):

8. With respect of Lots 40-49, 52-54, 56-60, 65-69, 71-75, 126 and 128-130:

The front yard setback of these lots shall be:

- i. Any primary residential building (habitable rooms) shall be set back at least 3m from any road boundary.*
- ii. Any accessory building (including attached garages and carports) shall be setback at least 5m from any road boundary and at least 1m behind the front façade of the primary residential building, with the exception of Lot 68 as per the development approved under RM230061 to allow the attached garage protrudes beyond the front façade of the primary residential building by 2.4m; and*
- iii. Any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6m shall be excluded, except where the eave would overhang any easement.*

A minimum of 10,000 litres buried water tank will be provided for the proposed dwelling.

The following plans were submitted with the application:

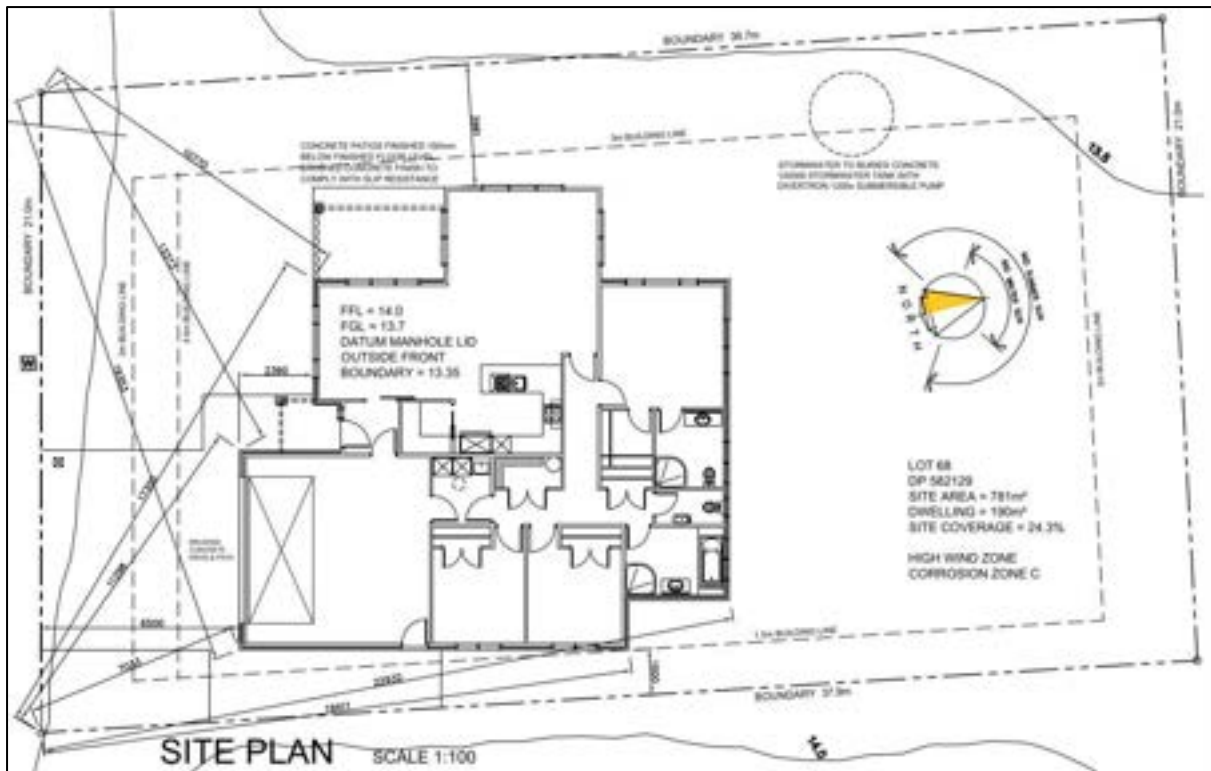


Figure 1: Proposed site plan

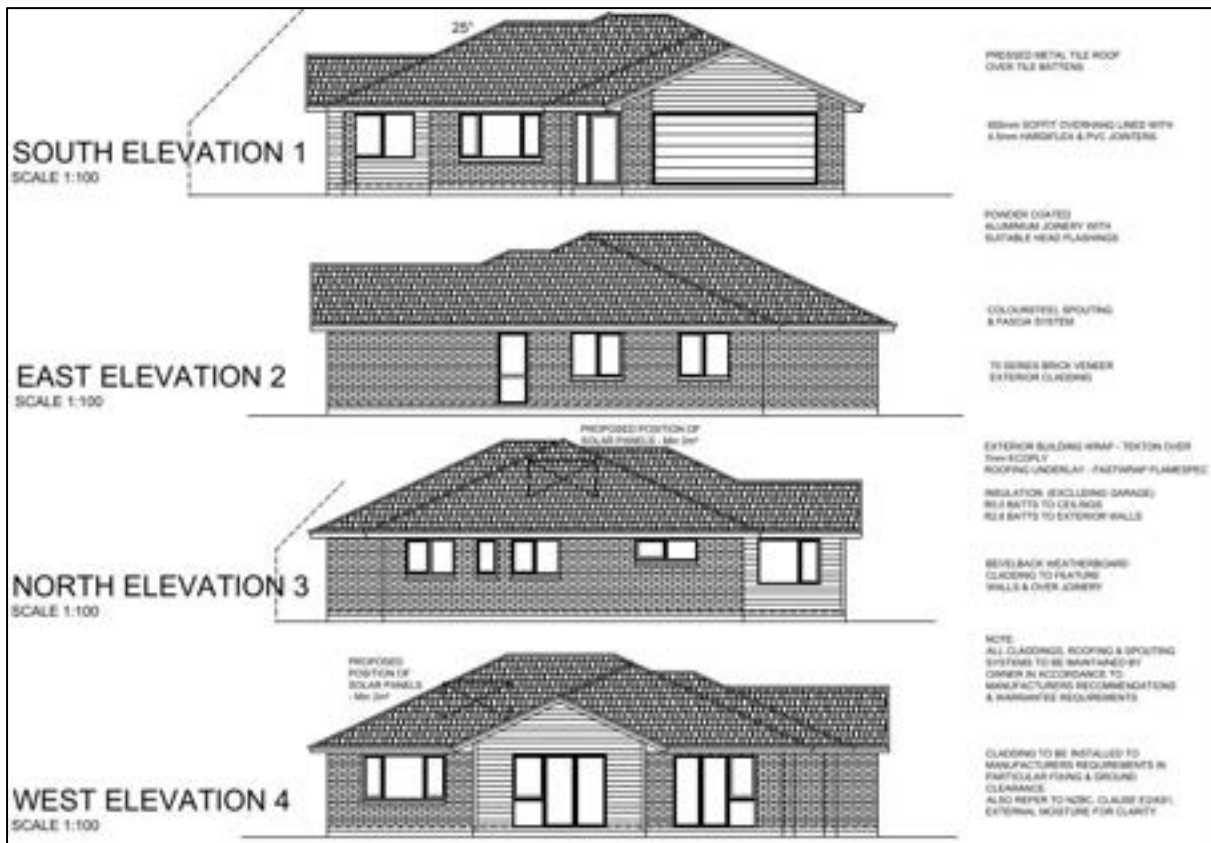


Figure 2: Proposed elevation plan

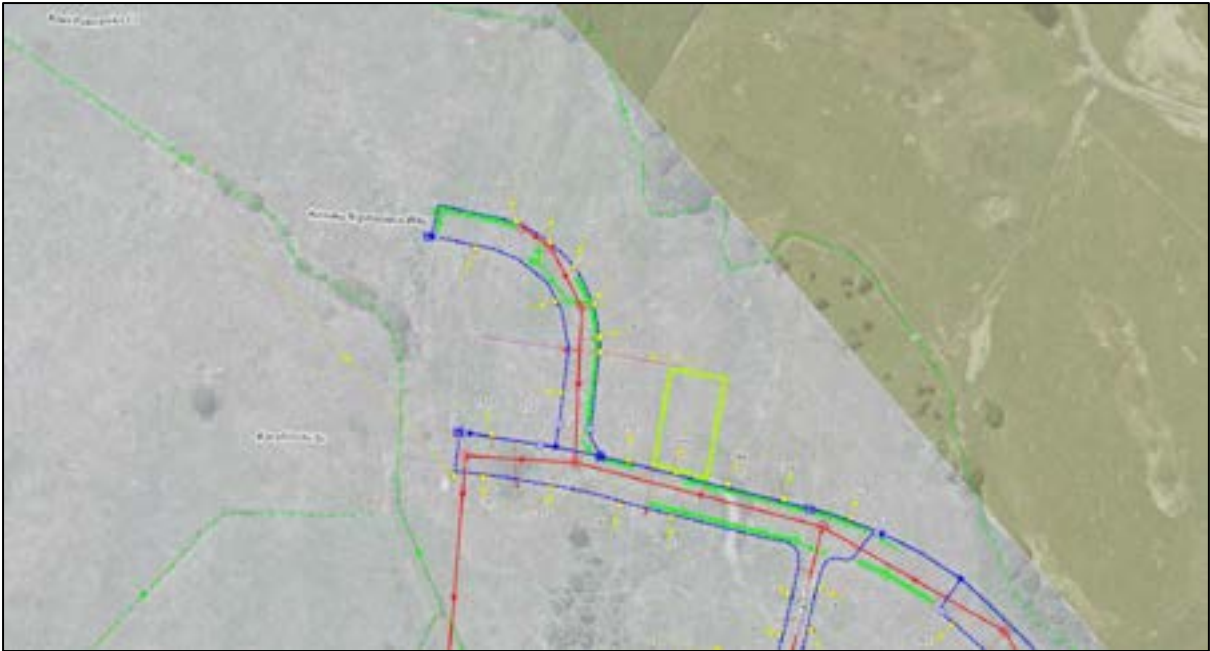


Figure 4: Aerial view of subject site (green), zoning, existing services and surrounding environment



Figure 5: View of subject site looking toward north-west



Figure 6: View of subject site looking toward north-east



Figure 7: Street view of Karuhiruhi Street taken from the eastern corner of the site

3.2 Consent History

The following relevant consents have been lodged for the subject site:

Application Number	Proposal	Status Date
RM160213	162 lot residential subdivision, including earthworks, roads and reserves to vest and the amalgamation of lot, the cancellation of easements and cancellation of consent notice conditions and land use consent for the construction of dwellings in the Open Space Precinct, reduction in the 3m side yard setback, increase in site coverage and for earthworks that do not comply with the permitted activity standards and a 10-year lapse period.	S224 issued 28/02/20
RM160213A	Variation to condition 9 of RM160213 to amend the minimum yard setback requirements and reflect the permitted activity standards for the preserve precinct.	Decision Issued – Granted 13/10/17
RM160213B	This consent permits the maximum site coverage of buildings on Lots 3-10, 12-14, 17, 22-25, 27-37, 41-47, 51,52,54-74, 78-82, 84-87,89,91,94-104,111-144, 147-157 and 159 to be 250m ² .	Decision Issued 1/02/19
RM160213C	Variation to conditions 1 and 3 of RM160213B in respect to earthworks	Decision issued 30/07/19
BC230147	New single level dwelling with lab foundation, brick and weatherboard exterior cladding and pressed metal tile roofing.	Granted 21/03/2023

3.3 External Consultation

No comments were sought on this proposal.

4 OPERATIVE DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast Operative District Plan

The Kapiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

Plan Change 2 (Intensification) was notified on 18 August 2022. As this application was lodged after the public notification, both proposed and operative rules are to be considered as part of the application.

The Objectives and Policies of Plan Change 2 also do have relevance in the consideration of this application, along with the Objectives and Policies that were in effect at the time the application was lodged.

4.2 Operative District Plan Zoning and Overlays

The subject property is zoned Waikanae North Development Area within Waikanae North Preserve Precinct (PREC41). The property is within the Coastal Environment area as per the District Planning Maps.

4.3 Operative District Plan Rules and Standards

The proposed dwelling complies with the relevant permitted activity rules and standards within the Kapiti Coast District Council (KCDC) Operative District Plan (ODP) 2021.

The proposed variation to consent notice 12643597.5 dated 9 December 2022 does not create any additional non-compliances with the KCDC's ODP 2021 over and above those approved under RM160213C and there are no additional rules of relevance to this proposal.

4.4 Activity Status

The proposal to vary condition 8 of Consent Notice 12643497.5 is being undertaken pursuant to section 221(3) of the Resource Management Act 1991. Therefore, activity status determination is not applicable.

5 PROPOSED PLAN CHANGE 2 TO THE OPERATIVE DISTRICT PLAN 2021

5.1 The "Proposed Plan Change 2"

On 18 August 2022, Council has publicly notified proposed changes to the ODP 2021 that include provisions that have immediate legal effect under the Resource Management Act 1991 (RMA). The proposed changes are to respond to Government requirements to change the District Plan.

The Proposed Plan Change 2 (PC2) includes a full review of the ODP 2021 provisions and marks a major shift in the Council's approach to resource management in the District.

5.2 Proposed Plan Change 2 Zoning and Overlays

No change is relevant to the subject site as part of the Proposed Plan Change 2 with respect to zoning and overlays of subject site which were already detailed in section 4.2 of the report above.

5.3 Proposed Plan Change 2 Rules and Standards

None of the rules within the Proposed Plan Change 2 are relevant for consideration in this application. Activity status determination is therefore not applicable.

6 OVERALL ACTIVITY STATUS

The proposal to vary condition 8 of Consent Notice 12643497.5 is being undertaken pursuant to section 221(3) of the Resource Management Act 1991. Therefore, activity status determination is not applicable.

7 NOTIFICATION

In considering whether or not notification is required, Sections 95A to 95E of the Resource Management Act 1991 must be considered. Sections 95F and G are not relevant to this application. Sections 95 to 95E are referenced below:

95 Time limit for public notification or limited notification

95A Public notification of consent applications

95B Limited notification of consent applications

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

For the full text of the above provisions, please refer to the Resource Management Act 1991.

7.1 Effects that must be disregarded

Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land must be disregarded with respect to public notification.

The adjacent land includes the following properties:

- 166 and 170 Karuhiruhi Street, Waikanae
- 4 Kotuku Ngutupapa Way, Waikanae

Any effect on a person who has given written approval to the application must also be disregarded. No written approvals were provided with the application.

7.2 Effects that may be disregarded – permitted baseline assessment

The permitted baseline refers to the adverse effects of permitted activities on the subject site.

In this instance, the effects of the proposed variation to the consent notice condition 8 cannot be disregarded under the permitted baseline.

7.3 Receiving environment

The effects of the activity are also required to be assessed against the “existing environment”. This includes existing use rights, existing activities carried out under existing consents and resource consents which have been granted where it appears those consents will be implemented. The concept of the existing environment refers to a state of affairs which a consent authority must determine and take into account when assessing the effects of allowing

an activity; by contrast, the permitted baseline provide the authority with an optional means of measuring – or more appropriately excluding – adverse effects of that activity which would otherwise be inherent in the proposal.

The receiving environment is comprised of other subdivided lots within 162 Lot residential subdivision under RM160213. The lots within the receiving environment vary including vacant properties and other residential development being under construction including residential buildings within the Waikanae North Development Area.

The receiving environment also includes the activities authorised under BC230147 for a new single level dwelling with lab foundation, brick and weatherboard exterior cladding & pressed metal tile roofing. which could not be proceeded until this resource consent been granted.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.

7.4 Adverse Effects

The proposed variation to condition 8 of the Consent Notice 12643497.5 registered on the property will allow for the attached garage to protrude beyond the front façade of the primary residential building by 2.4m. The result will create a minimum of 6.5m front yard setback for the proposed dwelling on Lot 68 (greater than the 3m setback that could be achieved if the current provisions were used).

The effects of the proposed change are limited to the potential effects on residential amenity from the construction of an attached garage forward passed the primary façade of the dwelling.

No additional building coverage is proposed. As such, the overall low-density residential feel of the proposed activity will therefore be retained.

The newly-constructed Karuhiruhi Street has adequate legal and formed width with wide berms and footpaths proposed (see Figure 7 above). The legal road width ensures an open feel along the road corridor is maintained. The presence of one garage forward of the main dwelling will therefore not create an overbearing or dominant presence within the public road.

The following assessment has been adopted from the application in which I concur with:

The proposal is residential in nature and set within a residential environment. It will provide a quality, family sized dwelling within the new neighbourhood without compromising the amenity values of neighbouring properties. It has been architectural design for the site, taking into account the location of neighbouring properties. The proposal is considered to be compatible with the scale, bulk and siting of other future dwellings in the surrounding lots. The design of the road facing elevation incorporates a gable form. The garage is an integral part of this road facing façade. As the garage is designed architecturally to be integral to the road facing elevation, it is not considered a bland garage face which dominates the road. The garage is set back more than 5.0m from the front boundary, with allowance for additional off-street parking and on-site vehicle manoeuvring. This ensures there are no negative effects on pedestrian and vehicle amenity along the front boundary. Any perceived adverse residential character and amenity effects arising from the proposal will be avoided, remedied or mitigated by the areas of open space around the dwelling, landscaping, the dwelling design, and adherence to all other bulk and location requirements.

No significance earthworks will take place other than a standard site scrape to remove primary vegetation (grass and weeds) associated with a bear site in a new subdivision.

For the above reasons, I am in the opinion that any potential adverse effects resulting from the proposal will be less than minor.

7.5 Conclusion on Adverse Effects

The adverse effects of the proposed variation on the residential character, amenity, streetscape and road safety will be less than minor.

7.6 s95A Public Notification

Recommendation:

That the application need not be publicly notified in accordance with Sections 95A and 95C-95D of the Resource Management Act 1991 as public notification was not requested, the application does not involve the transfer of reserve land, the adverse effects are not more than minor and there are no special circumstances.

Reported and recommended by



Sophas Uch
Resource Consents Planner

Decision *"That the above recommendation be adopted."*

Delegated Officer



(Peer Reviewer)

Sam Beadle
Resource Consents Planner

7.7 s95B Limited Notification

Recommendation:

That the application be processed on a non-notified basis in accordance with Sections 95B and 95E of the Resource Management Act 1991 as the adverse effects are less than minor, there are no affected parties and no special circumstances apply.

Reported and recommended by



Sophas Uch
Resource Consents Planner

Decision *"That the above recommendation be adopted."*

Delegated Officer



(Peer Reviewer)

Sam Beadle
Resource Consents Planner

8 SECTION 104 ASSESSMENT

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) *any actual and potential effects on the environment of allowing the activity; and*
 - (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
 - (b) *any relevant provisions of—*
 - (i) *a national environmental standard:*
 - (ii) *other regulations:*
 - (iii) *a national policy statement:*
 - (iv) *a New Zealand coastal policy statement:*
 - (v) *a regional policy statement or proposed regional policy statement:*
 - (vi) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
- (2A) *When considering an application affected by section 124 [or 165ZH(1)(c)], the consent authority must have regard to the value of the investment of the existing consent holder.*
- (2B) *When considering a resource consent application for an activity in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, a consent authority must have regard to any resource management matters set out in that planning document.*
- (2C) *Subsection (2B) applies until such time as the regional council, in the case of a consent authority that is a regional council, has completed its obligations in relation to its regional planning documents under section 93 of the Marine and Coastal Area (Takutai Moana) Act 2011.*
- (3) *A consent authority must not,—*
 - (a) *when considering an application, have regard to—*
 - (i) *trade competition or the effects of trade competition; or*
 - (ii) *any effect on a person who has given written approval to the application:*
 - (b) *[Repealed]*
 - (c) *grant a resource consent contrary to—*
 - (i) *section 107, 107A, or 217:*
 - (ii) *an Order in Council in force under section 152:*
 - (iii) *any regulations:*
 - (iv) *wāhi tapu conditions included in a customary marine title order or agreement:*

- (v) section 55(2) of the Marine and Coastal Area (Takutai Moana) Act 2011:
- (d) grant a resource consent if the application should have been notified and was not.
- (4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.
- (5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.
- (6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.
- (7) In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities.

As stated earlier, the proposed variation to Consent Notice 12643497.5 is being undertaken pursuant to section 221(3) of the Resource Management Act 1991. Therefore, no activity status is relevant.

Section 104(6) allows the consent authority to decline a consent application if it has inadequate information to determine the application.

Adequate information was provided to process the application.

8.1 Internal Consultation

Development Engineer

Council's Development Engineer has reviewed the application and raised no concern at last after discussing with the planner and learned that the original concerns had already been looked at during the Building Consent stage (BC230147 granted on 21 March 2023).

8.2 Actual or potential effects on the environment

Section 104(1)(a) of the RMA requires the council to have regard to any actual and potential effects on the environment of allowing the activity. This includes both the positive and the adverse effects.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on site visits, studies of Council held data and feedback from other relevant Council departments.

Almost all of the effects related to the proposed development have been discussed in detail above at section 7 of this report. Aspects which have not already been covered are discussed below.

8.3 Positive Effects

The proposal will allow for the construction of the proposed architectural-designed dwelling which allows the property to be used for its intended purpose. The proposed dwelling will result in an efficient use of the newly subdivided land within the Waikanae North Development area.

8.4 National Environmental Standards – s104(1)(b)(i)

There are currently nine operative National Environmental Standards, these relate to the Air Quality, Marine Aquaculture, Air Pollutants, Outdoor Storage of Tyres; Sources of Drinking Water, Telecommunication Facilities, Electricity Transmission Activities, Contaminants in Soil and Plantation Forestry.

None of these are considered relevant to the proposal.

8.5 National Policy Statements – s104(1)(b)(iii)

There are currently six operative National Policy Statements, these relate to the Coastal Environment, Indigenous Biodiversity, Highly Productive Land, Urban Development, Freshwater Management, Renewable Electricity Generation and Electricity Generation.

While within an area of coastal environment, the New Zealand Coastal Policy Statement 2010 (NZCPS) is not considered relevant to this proposal as the site is situated approximately 2.8km from the coastline, is already highly modified and does not contain coastal features that are prevalent or consistent with the coastal environment.

However, the NPS on Urban Development is considered relevant to the proposal as described below:

8.5.1 National Policy Statement on Urban Development (NPSUD)

The National Policy Statement on Urban Development 2020 (NPSUD) sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991.

The NPSUD came into effect on 20 August 2020.

The Kapiti Coast is a Tier 1 local authority and the NPSUD must be considered when making planning decisions that affect an urban environment.

Urban environment is defined in the NPSUD as:

any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- a. is, or is intended to be, predominantly urban in character; and*
- b. is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

Following on from this National Policy Statement the Resource Management Enabling Housing Supply and Other Matters Act gained royal ascent 20 December 2021.

The following Objectives of the NPSUD are relevant to the proposal:

Objective 1: *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

Objective 2: *Planning decisions improve housing affordability by supporting competitive land and development markets.*

Objective 4: *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

Objective 6: *Local authority decisions on urban development that affect urban environments are:*

- a) integrated with infrastructure planning and funding decisions; and*
- b) strategic over the medium term and long term; and*
- c) responsive, particularly in relation to proposals that would supply significant development capacity.*

Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

Objective 8: New Zealand's urban environments:

- a) support reductions in greenhouse gas emissions; and
- b) are resilient to the current and future effects of climate change.

The following Policies of the NPSUD are relevant to the proposal:

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- a) have or enable a variety of homes that:
 - i. meet the needs, in terms of type, price, and location, of different households; and
 - ii. enable Māori to express their cultural traditions and norms; and
- b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- e) support reductions in greenhouse gas emissions; and
- f) are resilient to the likely current and future effects of climate change.

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:

- a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
- b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
- c) building heights of least 6 storeys within at least a walkable catchment of the following:
 - i. existing and planned rapid transit stops
 - ii. the edge of city centre zones
 - iii. the edge of metropolitan centre zones; and
- d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:
 - i. the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
 - ii. relative demand for housing and business use in that location.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
- b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:

- i. *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
 - ii. *are not, of themselves, an adverse effect*
- c) *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- d) *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- e) *the likely current and future effects of climate change.*

The NPS - Urban Development is about recognising the national significance of urban environments and the need to establish such environments to develop and change, and to provide sufficient development capacity to meet the needs of people and communities and future generations in urban environments. The NPS – Urban Capacity directs decision making under the RMA to ensure that planning decisions enable development through providing sufficient development capacity for housing and business.

The proposed dwelling is considered to meet the intent of the Objectives and Policies above as an additional residential unit will be created in the urban environment that can be adequately serviced.

8.6 Wellington Regional Policy Statement – s104(1)(b)(v)

The Wellington Regional Policy Statement (RPS) sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Wellington region in an integrated and co-ordinated manner.

The RPS provides an overview of the resource management issues for the region (within the regional council's functions under s.30 of the RMA), and states the policies and methods required to achieve the integrated management of the region's natural and physical resources. I am of the opinion that none of the Policies and Objectives of the RPS are relevant to this proposal.

8.7 Plan or Proposed Plan – s104(1)(b)(vi)

The following Objectives and Policies of the Operative District Plan 2021 are of particular relevance to this application:

Objectives:

- DO-O4 - Coastal Environment*
- DO-O11 - Character and Amenity Values*
- DO-O12 – Housing Choice and Affordability*
- DO-O13 – Infrastructure*
- DO-O14 – Access and Transport*

Policies:

- DEV2-P1 - Waikanae North Development Area*
- DEV2-P4 - Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)*
- DEV2-P5 - Residential Amenity*

DEV2-P6 - Residential Streetscape

DEV2-P10 - Accessory Buildings

For the full text of the above provisions, reference can be made to the Operative District Plan 2021.

8.7.1 Assessment

The policies and objectives of the ODP 2021 seek to ensure that the development does not detract from the character and amenity of the surrounding environment.

The following assessment has been adopted from the application in which I concur with:

Pedestrian and vehicular access are maintained and the front yard setback for garage is complied with. There are no visual barriers proposed that would reduce the safety of road users, including pedestrians and cyclists. The proposed garage will not affect the privacy, amenity outlook or sunlight access of other residential buildings or adjacent properties. Its size, location and visual appearance is an integral part of the architecturally designed home and therefore will not dominate the streetscape. Outdoor living spaces are located well clear of the proposed garage, in the north and western yards.

In addition, despite the proposed garage will protrude past the front façade of the main residential building by 2.4m, the proposed building as a whole will comply with all relevant permitted activity standards of the ODP 2021. Therefore, it will not detract from the amenity values of the residential environment in the surrounding areas.

The proposed residential building will be located within Stage 2 of the Waikanae North development area which is consented for residential purpose. It will maintain the residential character and amenity of the area containing low-density residential developments adjacent to the immediate General Rural zone.

Even though the site is identified as being within the Coastal Environment; however, given it is at least 2.8km from the coast, there are not anticipated to be any effects on coastal processes or marine wildlife.

Therefore, the proposed activity is considered to be consistent with the Objectives and Policies of the Operative District Plan 2021.

Wellington Regional Proposed Natural Resources Plan

The Proposed Natural Resources Plan for the Wellington Region was notified on 31 July 2015 with decisions released on 31 July 2019. I am of the opinion that, in this particular case, none of the provisions of the plan are relevant because there are no hazards on this site and no other provisions of the plan appear to apply.

8.8 Any Other Matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

There are no other matters that are relevant to this application.

9 OTHER RELEVANT RESOURCE MANAGEMENT ACT SECTIONS

9.1 Conditions of Resource Consents – s108 or s220

S.108AA Requirements of conditions of resource consents

(1) A consent authority must not include a condition in a resource consent for an activity unless—

(a) the applicant for the resource consent agrees to the condition; or

(b) the condition is directly connected to 1 or both of the following:

(i) an adverse effect of the activity on the environment;

(ii) an applicable district or regional rule, or a national environmental standard; or

(c) the condition relates to administrative matters that are essential for the efficient implementation of the relevant resource consent.

(2) Subsection (1) does not limit this Act or regulations made under it.

(3) This section does not limit section 77A (power to make rules to apply to classes of activities and specify conditions), 106 (consent authority may refuse subdivision consent in certain circumstances), or 220 (condition of subdivision consents).

(4) For the purpose of this section, a district or regional rule or a national environmental standard is applicable if the application of that rule or standard to the activity is the reason, or one of the reasons, that a resource consent is required for the activity.

(5) Nothing in this section affects section 108(2)(a) (which enables a resource consent to include a condition requiring a financial contribution).

No conditions will be deemed necessary to impose as part of this proposal.

9.2 Review Condition – s128

No review condition is recommended.

9.3 Financial Contribution Conditions

No financial contributions are applicable to this consent.

10 PART 2 MATTERS

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

10.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources.

The proposal is in accordance with Section 5 of the Act as it allows for the construction of a dwelling without having a detrimental impact on the residential environment or any neighbouring properties.

10.2 Section 6-Matters of National Importance

Section 6 establishes eight matters which must be recognised and provided for by all persons exercising functions and powers under the Act.

There are no relevant Matters of National Importance.

10.3 Section 7-Other Matters

Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to.

There are three matters relevant with the proposal as follow:

- b. the efficient use and development of natural and physical resources
- c. the maintenance and enhancement of amenity values
- f. maintenance and enhancement of the quality of the environment

The proposal allows for the efficient use and development of a finite resource with reference to parts (b), (c) and (f) above because the proposal allows for the construction of the proposed dwelling which is in keeping with the existing residential nature of the subject site and the surrounding environment. The amenity values of the surrounding environment will be maintained and enhanced through the development of an otherwise vacant site which will be used for the purpose it was created.

10.4 Section 8-Treaty of Waitangi

The proposal is considered to be in accordance with the principles of te Tiriti o Waitangi as the site is not identified as having cultural significance.

10.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because this proposal allows for the Consent Notice variation to construct the proposed dwelling with attached garage without having a detrimental effect on the surrounding environment.

11 RECOMMENDATION ONE

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 221(3) of the Resource Management Act 1991, hereby **grant** consent to vary condition 8 of consent notice 12643497.5 for a new dwelling with front yard non-compliance relating only to Lot 68 DP 582129 at 168 Kāruhiruhi Street, Waikanae only to read as follows:

8. With respect of Lots 40-49, 52-54, 56-60, 65-69, 71-75, 126 and 128-130:

The front yard setback of these lots shall be:

- i. *Any primary residential building (habitable rooms) shall be set back at least 3m from any road boundary.*
- ii. *Any accessory building (including attached garages and carports) shall be setback at least 5m from any road boundary, and at least 1m behind the front façade of the primary residential building, with the exception of Lot 68 as per the development*

approved under RM230061 to allow the attached garage protrudes beyond the front façade of the primary residential building by 2.4m; and

- iii. *Any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6m shall be excluded, except where the eave would overhang any easement.*

12 RECOMMENDATION TWO

To issue the document pursuant to Section 221(3) of the Resource Management Act 1991 to give effect to Recommendation ONE above.

Advice Notes:

- The proposed activity shall be undertaken in general accordance with the information, plans and specifications lodged with application RM230061 and the further information received on 9 May 2023, except where modified by conditions of consent with reference to the following plans prepared by Coastal Architecture Ltd.:
 - Site Plan, Project: New Dwelling, Drawing Title: Parsons Lot 68 Stage 2 Manu Park, Waikanae, Job 334, Page of: 1, Rev B and dated March 2023
 - Elevations, Project: New Dwelling, Drawing Title: Parsons Lot 68 Stage 2 Manu Park, Waikanae, Job 334, Page of: 6, Rev B and dated March 2023
 - Roof Plan, Project: New Dwelling, Drawing Title: Parsons Lot 68 Stage 2 Manu Park, Waikanae, Job 334, Page of: 5, Rev B and dated March 2023
- The proposed buried water tank should not be subject to surcharge from the building(s) and shall be designed and constructed to ensure that flotation does not occur.
- 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 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- 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 any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- 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.
- 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.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- 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 us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
- 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 any waahi tapu or other cultural site or an archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:
 - a. Work shall cease immediately at that place;
 - b. The consent holder shall advise the Project Archaeologist, representatives of the Atiawa ki Whakarongotai, and Heritage New Zealand Pouhere Taonga
 - c. Materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
 - d. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
 - e. The contractor shall allow the iwi representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.

Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

13 DECISION

That the above recommendation be adopted under delegated authority.

Reasons for Decision:

In accordance with Sections 104 and 221(3) of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative District Plan 2021.



Sophas Uch
Resource Consents Planner



Sam Beadle
Resource Consents Planner

View Instrument Details



Instrument No 9099897.6
Status Registered
Date & Time Lodged 01 October 2012 11:53
Lodged By Rattray, Harry Aylmer
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



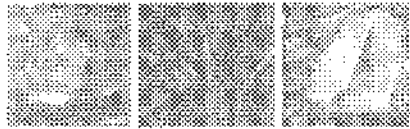
Affected Computer Registers	Land District
582325	Wellington
582326	Wellington
582327	Wellington
582328	Wellington
582329	Wellington

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Matthew Peter Whimp as Territorial Authority Representative on 01/10/2012 09:07 AM

*** End of Report ***



Kapiti Coast District Council
Private Bag 50 001
Paraparaumu 6254
New Zealand



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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER NUMBER 454080
AND RESOURCE CONSENT NO. RM 100229**

(BEING THE SUBDIVISION OF P1 NGARARA WEST A79, P1 LOT 1 DP 4829, LOT 2 DP 31774,
LOTS 9 – 12 DP 17551 AND LOT 2 DP 76132),
AT 19 PARAYA STREET AND 53 STATE HIGHWAY ONE, WAIKAMAE
FOR WAIKAMAE NORTH LIMITED

The Regional Regulatory Titles Officer at Wellington

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

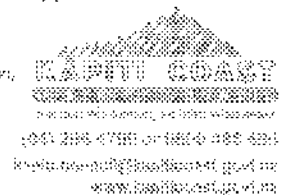
1. With respect to Lots 2, 3, 5, 107 and 108: Foundation design and construction for any new building or additions and alterations to a building shall take into account:
 - the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and
 - the requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

2. With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a primary system designed to convey the Q₁₀ rainfall event and with a secondary overflow system designed to convey the Q₂₀₀ rainfall event;
 - include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;
 - protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
 - be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

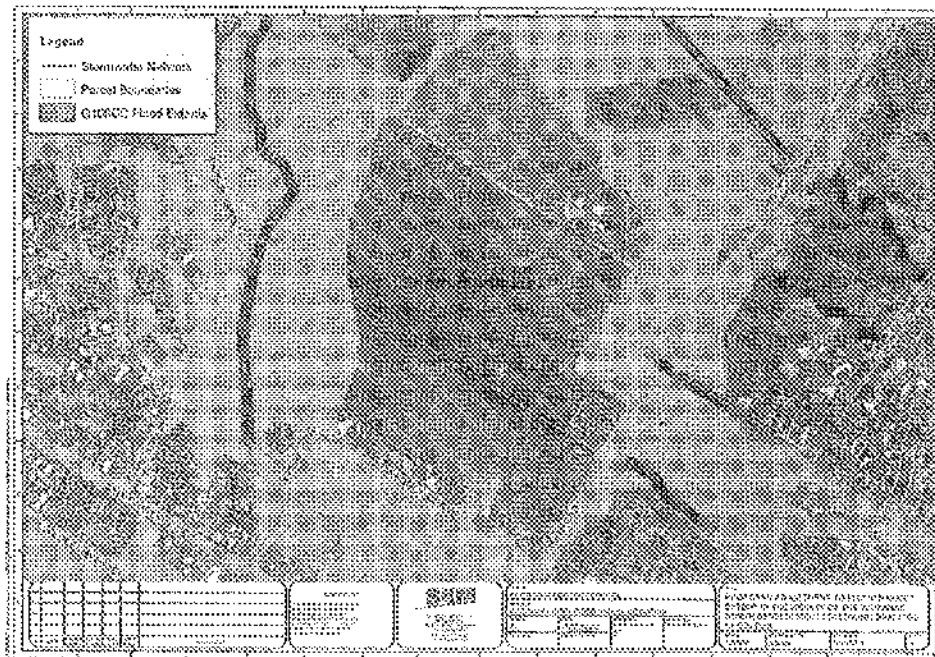
Addressing our Community's plan.



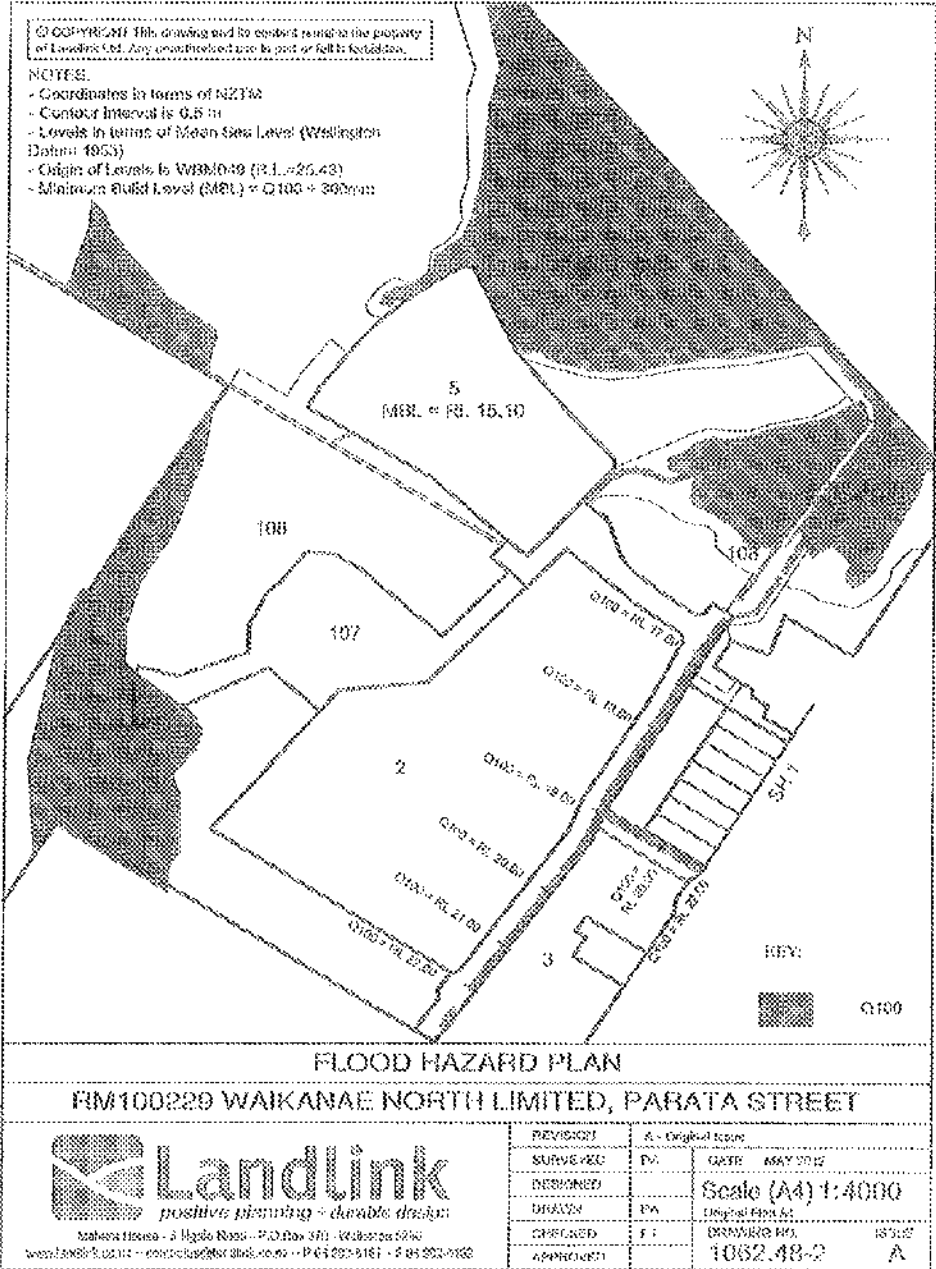
Private Bag 50 001, Paraparaumu
Tel: 041 296 4781 or 0604 888 4341
Email: enquiries@kapiticoast.govt.nz
www.kapiticoast.govt.nz

3. With respect to Lots 107 and 108: The areas identified on DP 454080 as areas D, H, I, J, K, and N are hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined above.

4. With respect to Lots 3, 107 and 108: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q_{100}) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended building levels can be obtained by consultation with the Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk as shown on the Waikanae North Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae North Development following Drainage Upgrades", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q_{100} levels are, at the date of issue of this consent notice, as recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100229 and are available from Council's office at any time the office is open to the public.

6. With respect to Lots 3, 107 and 108: A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling -- Final Report" dated 30 May, 2012. This report verifies that mitigation measures are required on the existing reticulation to meet the requirements of the proposed complete development. The model concludes that an upgrade is required as a result of the demand imposed by the development, but that before the upgrade is required, the proposed retirement village, school and up to 318 residential units (or any development form of the same demand) can be developed within the Waikanae North Development Zone water catchment. The demand has been assessed as being able to be met up to this limit before an upgrade to the Hemi Street water main is required.

Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

Issued in respect of application No. RM 100229 on this 9th day of August, 2012.



David Wayne Gair
AUTHORISED OFFICER



Paul Allan Jones
AUTHORISED OFFICER

View Instrument Details



Instrument No 10089378.1
Status Registered
Date & Time Lodged 10 June 2015 09:54
Lodged By Aislabie, Zaneta Maree
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Computer Registers **Land District**
657178 Wellington

Affected Instrument Consent Notice under s221(4)(a) Resource Management Act 1991 9099897.6

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Jamie Nicholas Callinicos Nunns as Territorial Authority Representative on 04/06/2015 02:42 PM

*** End of Report ***



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

IN THE MATTER OF DP 454080

**For Lot 108 DP 471200;
CFR 657178
At Parata Street and 53 State Highway One, Waikanae
For Waikanae North Limited**

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 108 DP 471200 only, it has consented to a variation of consent notice conditions 1, 3, 4 and 5 from the consent notice dated 9th August 2012 for DP454080 and registered as document number 9099897.6 so that any reference to Lot 108 of DP 454080 is deleted from the relevant conditions.

For the avoidance of doubt, the entire array of conditions from Consent Notice 9099897.6 incorporating the varied conditions is replicated below

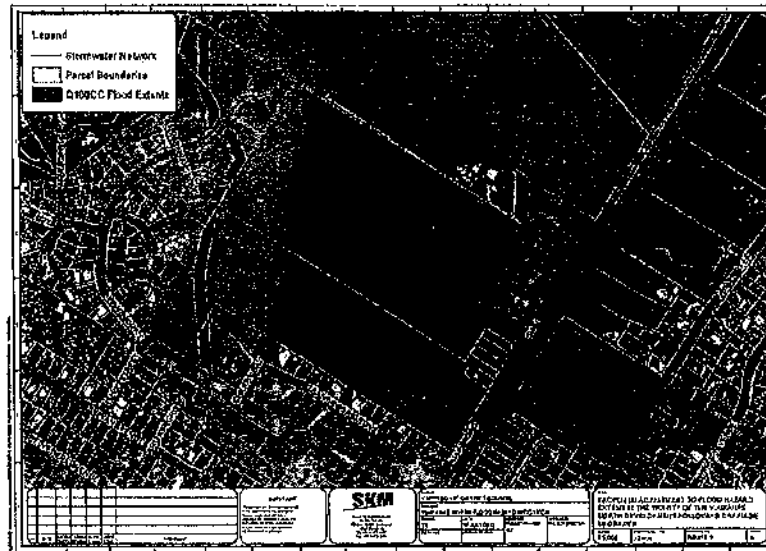
1. With respect to Lots 2, 3, 5 and 107: *Foundation design and construction for any new building or additions and alterations to a building shall take into account:*
 - *the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and*
 - *the requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.*

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.
2. With respect to Lots 3 and 5: *Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:*
 - *provide all roads and vehicle carriageways with a primary system designed to convey the Q₁₀ rainfall event and with a secondary overflow system designed to convey the Q₁₀₀ rainfall event;*
 - *include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;*
 - *protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and*
 - *be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.*

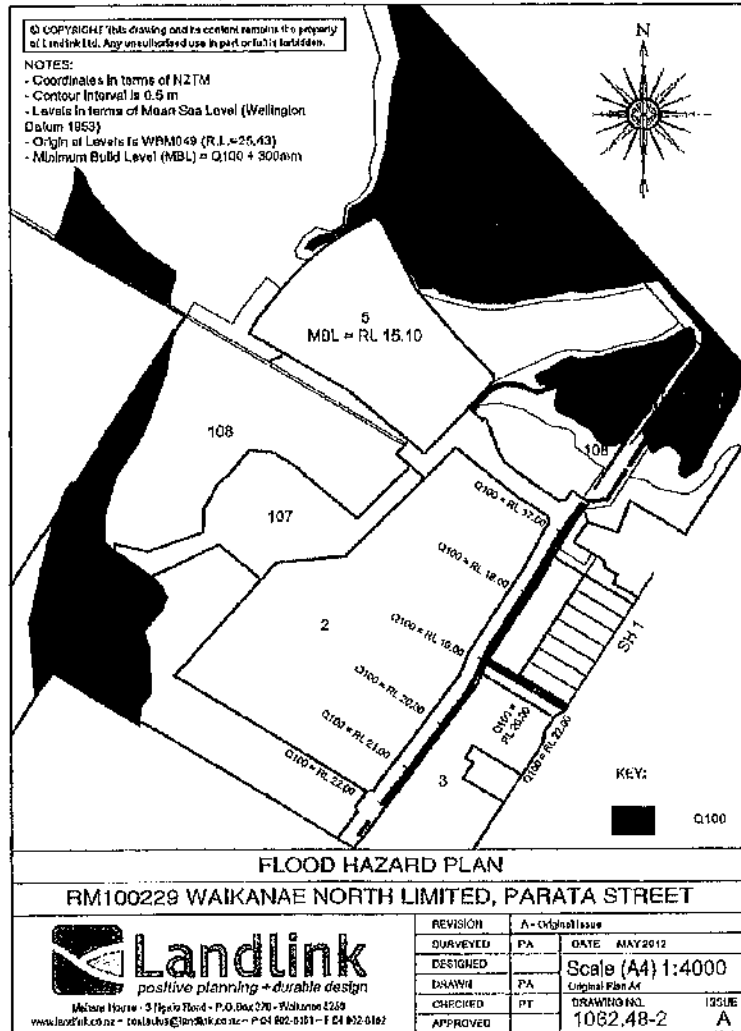
It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

3. **With respect to Lot 107:** The area identified on DP 454080 as area I is hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined above.

4. **With respect to Lots 3 and 107:** Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q_{100}) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended building levels can be obtained by consultation with the Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk as shown on the Waikanae North Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae North Development following Drainage Upgrades", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q₁₀₀ levels are, at the date of issue of this consent notice, as recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100229 and are available from Council's office at any time the office is open to the public.

5. *With respect to Lots 3 and 107: A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling – Final Report" dated 30 May, 2012. This report verifies that mitigation measures are required on the existing reticulation to meet the requirements of the proposed complete development. The model concludes that an upgrade is required as a result of the demand imposed by the development, but that before the upgrade is required, the proposed retirement village, school and up to 318 residential units (or any development form of the same demand) can be developed within the Waikanae North Development Zone water catchment. The demand has been assessed as being able to be met up to this limit before an upgrade to the Haml Street water main is required.*

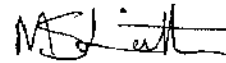
Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

The owners of Lot 108 DP 471200; Waikanae North Limited and the Kapiti Coast District Council hereby agree to the above variation to Consent Notice 9099897.6.

Issued by the Kapiti Coast District Council in respect of RM100229A
this 22nd day of May, 2015


David Wayne Gair
Authorised Officer


Monique Sarah Leith
Authorised Officer



Conor Fleetwood Collier

On Behalf of Waikanae North Limited
Date: 4 June 2015

View Instrument Details



Instrument No 10089378.2
Status Registered
Date & Time Lodged 10 June 2015 09:54
Lodged By Aislabie, Zaneta Maree
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers **Land District**
657178 Wellington

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Jamie Nicholas Callinicos Nunns as Territorial Authority Representative on 04/06/2015 02:43 PM

*** End of Report ***

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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 478686
AND RESOURCE CONSENT NO. RM 100229**

**(BEING THE SUBDIVISION OF LOT 108 DP 471200),
AT DAVID AND PARATA STREETS, WAIKANAĒ
FOR WAIKANE NORTH LIMITED**

The Regional Regulatory Titles Officer at Wellington

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

1. With respect to Lots 4, 8, 9, 15, 16 and 17: Foundation design and construction for any new building or additions and alterations to a building shall take into account:
 - the findings and recommendations within the document prepared by Landlink Limited, dated 24 May 2012 and entitled "*Statement of Professional Opinion as to Suitability of Land for Building Construction*" together with associated documents which were submitted to Council in relation to application number RM100229; and
 - the requirements and intent of the report entitled "*Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical*" dated August 2006.

Copies of the above documents are available at the offices of the Kapiti Coast District Council at any time the office is open to the public and are stored electronically under e-docs reference numbers 303403 and 303396 respectively.

2. With respect to Lots 4, 8, 15, & 16: Any further development of the land shall take into account the matters addressed in the Stormwater As Built Report dated 2 March 2015 and the appendices (numbers 1 to 4 inclusive) to that report referenced on page 3. The report and its appendices are stored electronically at the offices of Kapiti Coast District Council under e-docs reference 572041 and are also held on file RM100229.

Furthermore, any further development of the land shall include the following elements in its design and construction:

- Provision of all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{100} rainfall event;
- Inclusion of appropriate control structures to ensure the pre-development hydrological regime is replicated for the Q_2 , Q_5 , Q_{10} and Q_{100} rainfall events where the maximum rate of discharge and peak flood levels post development are no greater than pre-development;

- Protection and maintenance of existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer;
- Production of flood maps for the development showing the extent of the Q_{100} inundation and cross sections showing recommended build levels for each lot. All residential lots shall be at least 300mm above the modelled top Q_{100} water levels of the road; and
- Verification by hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the expense of the consent holder or developer, as the case may be.

All aspects of the construction of any development of the land shall be in accordance with the agreed stormwater disposal and management design, including:

- The protection and maintenance of any existing and proposed flow paths and natural drainage paths unless otherwise certified by the Kapiti Coast District Council Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is stored electronically at the Kapiti Coast District Council under e-docs reference number 555609 and is available at any time the office is open to the public.
- The ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "*RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots*" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555036. The Tank Calculator referred to in the above report is also stored electronically under e-docs no. 555042. Both documents are available in Council's office at any time the office is open to the public.

3. With respect to Lots 4, 8, 15 and 16: The following areas are defined as 'building exclusion zones' within the relevant lots:

- Lot 4 – areas L, N, KB and MA;
- Lot 8 – areas KA, MB, OA, BF, C, D, E, S, QC and QB;
- Lot 15 – areas PB and PE;
- Lot 16 – areas PD, PA, PC and XB.

The following activities are prohibited within the above areas so defined unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:

- The construction of any buildings or other works other than decks supported on poles;
- The erection of any fences;
- Earthworks of any nature;
- Any other activity that may disturb the satisfactory operation of the stormwater attenuation pond, secondary overflow paths and/or ponding areas which lie within the above defined building exclusion zones.

4. With respect to Lots 4, 8, 9, 15, 16 & 17: A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling – Final Report" dated 30 May, 2012. This report verifies that mitigation measures are required on the existing reticulation to meet the requirements of the proposed complete development. The model concludes that an upgrade is required as a result of the demand imposed by the development, but that before the upgrade is required, the proposed retirement village, school and up to 318 residential units (or any development form of the same demand) can be developed within the Waikanae North Development Zone water catchment. The demand has been assessed as being able to be met up to this limit before an upgrade to the Hemi Street water main is required.

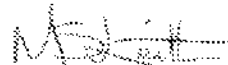
Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

Issued in respect of application No. RM 100229 on this 26th day of May 2015.



David Wayne Gair
AUTHORISED OFFICER



Monique Sarah Leith
AUTHORISED OFFICER

View Instrument Details



Instrument No 10268001.2
Status Registered
Date & Time Lodged 19 January 2016 16:29
Lodged By Thomas, Andrew Edward Gareth
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Computer Registers Land District

658755	Wellington
658756	Wellington
658757	Wellington
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669843	Wellington
669844	Wellington
669845	Wellington
669846	Wellington

Affected Instrument Consent Notice under s221(4)(a) Resource Management Act 1991 9099897.6

Annexure Schedule: Contains 8 Pages.

Signature

Signed by Suzanne June Learmonth as Territorial Authority Representative on 03/02/2016 10:29 AM

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



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

IN THE MATTER OF DPs 454080 and 476550

**FOR LOT 3 DP 454080 and Lots 201 and 202 DP 476550;
CTs 658777 and 658778
At Mahia Lane,
For VJ Limited**

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 3 DP 454080 only**, it has consented to a variation of the following consent notice conditions from the consent notices dated 9 August 2012 for DP 454080:

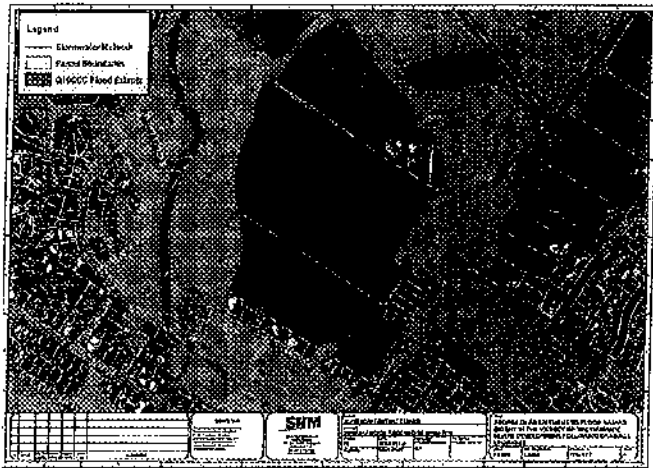
1. **With respect to Lots 2, 3, 5 and 107:** Foundation design and construction for any new building or addition or alterations to a building shall take into account:
 - The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and
 - The requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

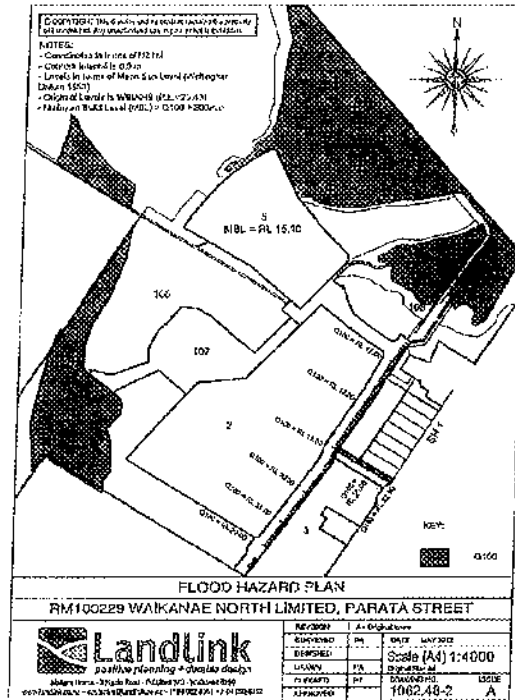
2. **With respect to Lots 3 and 5:** Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a primary system designed to convey the Q10 rainfall event and with a secondary overflow system designed to convey the Q100 rainfall event;
 - include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;
 - protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
 - be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

4. With respect to Lots 3 and 107: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 In 100 year return period flood level (Q100) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended build levels can be obtained by consultation with Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk shown on the Waikanae north Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q100 levels are, at the date of issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposed of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100229 and are available from Council's office at any time the office is open to the public.

The owners of Lot 3 DP 454080, VJ Limited and the Kapiti Coast District Council hereby agree to change the above so that it reads as follows:

1. With respect to Lots 2, 5 and 107: Foundation design and construction for any new building or addition or alterations to a building shall take into account:
 - The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and
 - The requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.

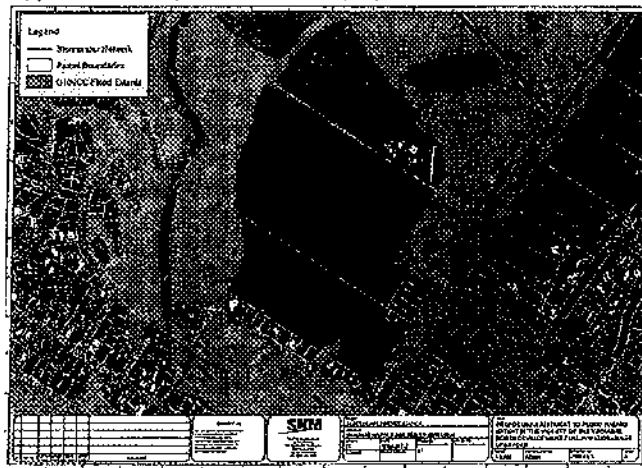
2. With respect to Lot 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a primary system designed to convey the Q10 rainfall event and with a secondary overflow system designed to convey the Q100 rainfall event;

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

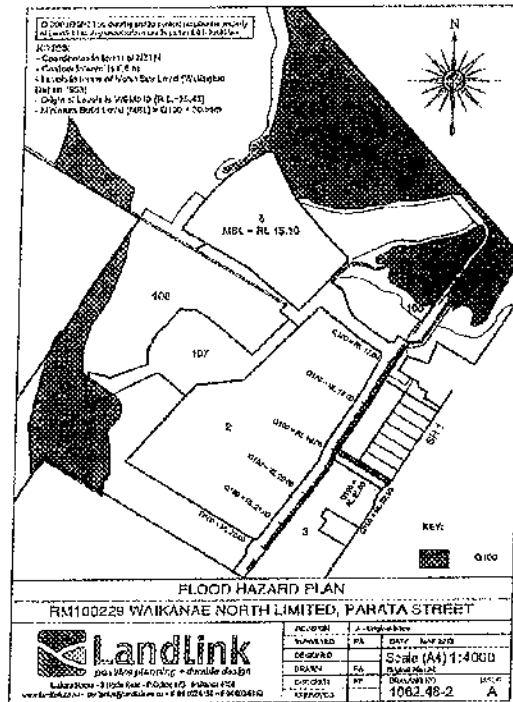
- include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
- be verified through hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

4. **With respect to Lot 107:** Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q100) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended build levels can be obtained by consultation with Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk shown on the Waikanae north Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q100 levels are, at the date of issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposed of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100029 and are available from Council's office at any time the office is open to the public.

Please be advised that pursuant to Section 224(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lot 3 DP 454080 and Lots 201 and 202 DP 476550 only, it has consented to a variation of the following consent notice conditions from the consent notices dated 9 August 2012 for DP 454080 and 17 April 2015 for DP 476550:

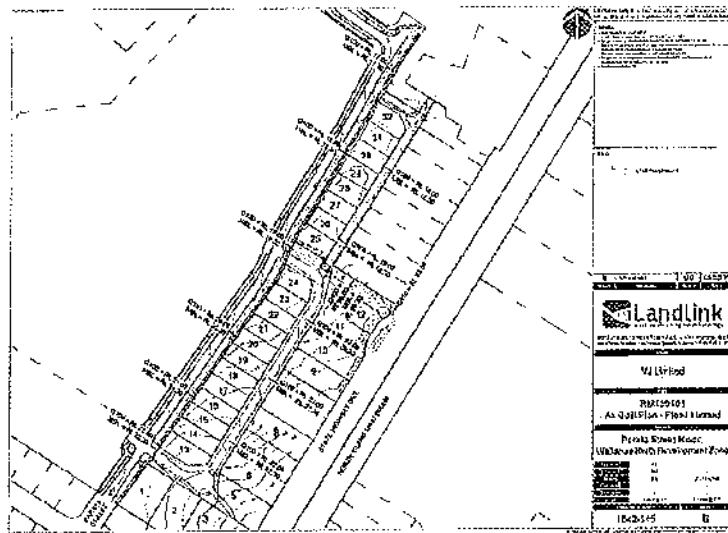
1. With respect to Lots 1, 13 to 32 and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Waikanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and
 - The report on Foundations, Roading and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

2. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance

of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.

3. With respect to Lot 201 and 202: It is the ongoing responsibility of the landowner to protect and maintain any existing and proposed flow paths and natural drainage paths unless otherwise certified by Council's Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555609 and is available at any time the office is open to the public.
4. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



5. With respect to Lot 202: the following are prohibited within area "X" as shown on DP 476550 unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of an buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb the satisfactory operation of the secondary overflow

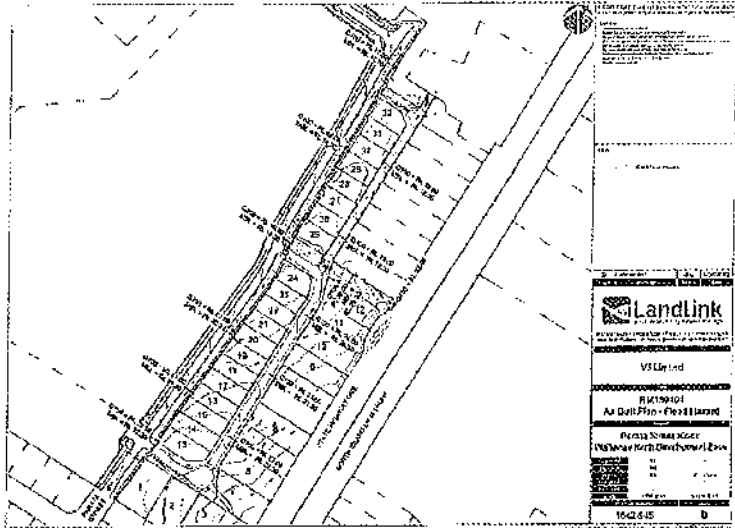
path and/or bund area which lies within area "X" on DP 476550.

The owners of Lots 201 and 202 DP 476550; VJ Limited and the Kapiti Coast District Council hereby agree to change the above so that it reads as follows:

1. With respect to Lots 1 and 13 to 32: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Walkanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and
 - The report on Foundations, Roading and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

2. With respect to Lots 1 and 13 to 32 inclusive: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.
3. Condition 3 will be removed in its entirety.
4. With respect to Lots 1 and 13 to 32 inclusive: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 Issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



5. Condition 5 will be removed in its entirety.

Issued by the Kapiti Coast District Council in respect of RM140222A
this 15th day of January, 2016

M. Rydon
Marnie Shayne Rydon
 Authorised Officer

R. O'Brien
Rita Louise O'Brien
 Authorised Officer

On Behalf of VJ Limited
 Date:

View Instrument Details



Instrument No 10936482.1
Status Registered
Date & Time Lodged 02 November 2017 11:25
Lodged By Crocker, Kirsten Leigh
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Computer Registers **Land District**

669841 Wellington
669842 Wellington

Affected Instrument Consent Notice under s221(4)(a) Resource Management Act 1991 10089378.2

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Kirsten Leigh Crocker as Territorial Authority Representative on 02/11/2017 11:22 AM

*** End of Report ***

**VARIATION TO CONSENT NOTICE 10089378.2
PURSUANT TO SECTION 221(3)
OF THE RESOURCE MANAGEMENT ACT 1991**

- 9 OCT 2017

IN THE MATTER OF DP 478686

**FOR LOT 4 and LOT 8 DP 478686;
CT 669841 and 669842
At Waipunahau Road and 53 State Highway One, Waikanae
For W North Limited**

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 Lots 4 and 8 DP 478686 only, it has consented to a variation of the following consent notice conditions 1, 2 and 3 of consent notice 10089378.2 dated 26 May 2015 for DP 478686:

1. With respect to Lots 4, 8, 9, 15, 16 and 17: Foundation design and construction for any new building or additions and alterations to a building shall take into account:
 - the findings and recommendations within the document prepared by Landlink Limited, dated 24 May 2012 and entitled "*Statement of Professional Opinion as to Suitability of Land for Building Construction*" together with associated documents which were submitted to Council in relation to application number RM100229; and
 - the requirements and intent of the report entitled "*Waikanae Plan Change Application, Assessment of Environmental Effects - Geotechnical*" dated August 2006.

Copies of the above documents are available at the offices of the Kapiti Coast District Council at any time the office is open to the public and are stored electronically under e-docs reference numbers 303403 and 303396 respectively.

2. With respect to Lots 4, 8, 9, 15, 16 & 17: Any further development of the land shall take into account the matters addressed in the Stormwater As Built Report dated 2 March 2015 and the appendices (numbers 1 to 4 inclusive) to that report referenced on page 3. The report and its appendices are stored electronically at the offices of Kapiti Coast District Council under e-docs reference 572041 and are also held on file RM100229.

Furthermore, any further development of the land shall include the following elements in its design and construction:

- Provision of all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{10} rainfall event;
- Inclusion of appropriate control structures to ensure the pre-development hydrological regime is replicated for the Q_2 , Q_5 , Q_{10} and Q_{100} rainfall events where the maximum rate of discharge and peak flood levels post development are no greater than pre-development;

- Protection and maintenance of existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer;
- Production of flood maps for the development showing the extent of the Q_{100} inundation and cross sections showing recommended build levels for each lot. All residential lots shall be at least 300mm above the modelled top Q_{100} water levels of the road; and
- Verification by hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the expense of the consent holder or developer, as the case may be.

All aspects of the construction of any development of the land shall be in accordance with the agreed stormwater disposal and management design, including:

- The protection and maintenance of any existing and proposed flow paths and natural drainage paths unless otherwise certified by the Kapiti Coast District Council Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is stored electronically at the Kapiti Coast District Council under e-docs reference number 555609 and is available at any time the office is open to the public.
- The ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "*RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots*" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555036. The Tank Calculator referred to in the above report is also stored electronically under e-docs no. 555042. Both documents are available in Council's office at any time the office is open to the public.

3. With respect to Lots 4, 8, 15 and 16: The following areas are defined as 'building exclusion zones' within the relevant lots:

- Lot 4 – areas L, N, KB and MA;
- Lot 8 – areas KA, MB, OA, BF, C, D, E, S, QC and QB;
- Lot 15 – areas PB and PE;
- Lot 16 – areas PD, PA, PC and XB.

The following activities are prohibited within the above areas so defined unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:

- The construction of any buildings or other works other than decks supported on poles;
- The erection of any fences;
- Earthworks of any nature;
- Any other activity that may disturb the satisfactory operation of the stormwater attenuation pond, secondary overflow paths and/or ponding areas which lie within the above defined building exclusion zones.

The owners of Lots 4 and 8 DP 478686; W North Limited and the Kapiti Coast District Council hereby agree to change the above so that it reads as follows:

1. With respect to Lots 9, 15, 16 and 17: Foundation design and construction for any new building or additions and alterations to a building shall take into account:
 - the findings and recommendations within the document prepared by Landlink Limited, dated 24 May 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application number RM100229; and
 - the requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.

Copies of the above documents are available at the offices of the Kapiti Coast District Council at any time the office is open to the public and are stored electronically under e-docs reference numbers 303403 and 303396 respectively.

2. With respect to Lots 9, 15, 16 & 17: Any further development of the land shall take into account the matters addressed in the Stormwater As Built Report dated 2 March 2015 and the appendices (numbers 1 to 4 inclusive) to that report referenced on page 3. The report and its appendices are stored electronically at the offices of Kapiti Coast District Council under e-docs reference 572041 and are also held on file RM100229.

Furthermore, any further development of the land shall include the following elements in its design and construction:

- Provision of all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{10} rainfall event;
- Inclusion of appropriate control structures to ensure the pre-development hydrological regime is replicated for the Q_2 , Q_5 , Q_{10} and Q_{100} rainfall events where the maximum rate of discharge and peak flood levels post development are no greater than pre-development;
- Protection and maintenance of existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer;
- Production of flood maps for the development showing the extent of the Q_{100} inundation and cross sections showing recommended build levels for each lot. All residential lots shall be at least 300mm above the modelled top Q_{100} water levels of the road; and
- Verification by hydraulic modelling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the expense of the consent holder or developer, as the case may be.

All aspects of the construction of any development of the land shall be in accordance with the agreed stormwater disposal and management design, including:

- The protection and maintenance of any existing and proposed flow paths and natural drainage paths unless otherwise certified by the Kapiti Coast District Council Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale

in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is stored electronically at the Kapiti Coast District Council under e-docs reference number 555609 and is available at any time the office is open to the public.

- The ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555036. The Tank Calculator referred to in the above report is also stored electronically under e-docs no. 555042. Both documents are available in Council's office at any time the office is open to the public.

3. With respect to Lots 15 and 16: The following areas are defined as 'building exclusion zones' within the relevant lots:

- Lot 15 – areas PB and PE;
- Lot 16 – areas PD, PA, PC and XB.

The following activities are prohibited within the above areas so defined unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:

- The construction of any buildings or other works other than decks supported on poles;
- The erection of any fences;
- Earthworks of any nature;
- Any other activity that may disturb the satisfactory operation of the stormwater attenuation pond, secondary overflow paths and/or ponding areas which lie within the above defined building exclusion zones.

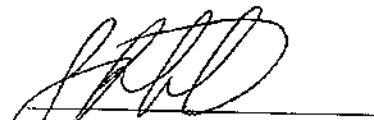
Issued by the Kapiti Coast District Council in respect of RM160213
this 5th day of October 2017



Marnie Shayne Rydon
Authorised Officer



David Wayne Gair
Authorised Officer



On Behalf of W North Limited

Date: 12/10/2017

View Instrument Details



Instrument No 12643497.5
Status Registered
Date & Time Lodged 21 December 2022 17:28
Lodged By Crocker, Kirsten Leigh
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



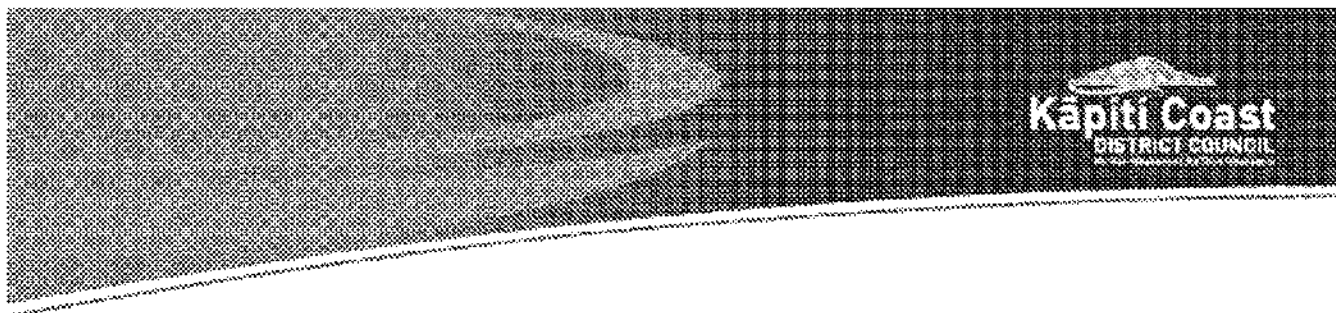
Affected Records of Title	Land District
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1089934	Wellington
1089935	Wellington
1089936	Wellington
1089937	Wellington

Annexure Schedule Contains 3 Pages.

Signature

Signed by Kirsten Leigh Crocker as Territorial Authority Representative on 03/02/2023 12:28 PM

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



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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 582129 AND RESOURCE CONSENTS RM160213 A-C**

(being the subdivision of Lot 4 DP 478686 & Lot 201 DP 546292)
At Waipunahau Road, Waikanae
For W North Ltd

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 40-60, 65-75, 126, 128-130 & 201-203 the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 40-60, 65-75, 126, 128-130 and 201-203:** Foundation design and construction for any new building or additions/alterations to a building shall take into account the findings and recommendations within the Foundation Recommendations prepared by Miyamoto dated 28 September 2022, submitted to Council in relation to application RM160213. A copy of the Foundation recommendations report is available in Council's Office at any time the office is open to the public and is stored electronically under reference RESCON-243241487-105217.
2. **With respect to Lots 40-60, 65-75, 126 and 128-130:** Further subdivision is prohibited.
3. **With respect to Lots 45, 56, 69 and 130:** The vehicle crossings for these lots shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each corner lot. These lots shall not have vehicle access to the through road.
4. **With respect to Lots 40, 48-53, 55 and 58-60:** There shall be no close boarded fences higher than 0.7m or open type fences (more than 50% visually permeable) higher than 1.2m shall be constructed within 3m of the common boundaries between any reserve and these lots.
5. **With respect of Lots 40-43, 48-50, 65 and 72-75:** The construction of dwellings, accessory buildings and associated structures are authorised on these lots that have an underlying zoning of Open Space Precinct provided that they comply with any other conditions prescribed under this consent notice.
6. **With respect of Lots 41-47, 51, 52, 54-60, 65-74, 126 and 128-130:** – The maximum coverage area of all buildings on these lots are to be 250m². If the residential lot area exceeds 1000m² the maximum site coverage shall be 25%.

7. **With respect of Lots 40-49, 52-54, 56-60, 65-69, 71-75, 126 and 128-130:** - Any buildings on these lots that the District Plan requires to be 3m side yard setback from the boundary of the lot shall be reduced to 1.5m.

8. **With respect of Lots 40-49, 52-54, 56-60, 65-69, 71-75, 126 and 128-130:**

The front yard setback of these lots shall be:

- i. Any primary residential building (habitable rooms) shall be set back at least 3m from any road boundary.
- ii. Any accessory building (including attached garages and car ports) shall be setback at least 5m from any road boundary and at least 1m behind the front façade of the primary residential building; and
- iii. Any eave which intrudes the front yard as required by standard (i) and (ii) above by no greater than 0.6m shall be excluded, except where the eave would overhang any easement.

9. **With respect to Lots 40-60, 65-75, 126 and 128-130:** Any future dwelling on these lots shall comply with the Preserve Precinct standards as follows:

- a) Rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor use and indoor toilets;
- b) Rainwater storage tanks with a minimum capacity of 4,500 litres for the supply of non-potable water for outdoor use and indoor toilets and a greywater re-use system for outdoor irrigation. The greywater re-use system shall take all water from bathrooms (with the exception of toilets) and the washing machine.
- c) Solar hot water heating shall be fitted to each household unit with a minimum of 2m² of solar panel per unit.
- d) Thermal insulation standard for habitable rooms shall be insulated to comply with the following minimums: Walls R2.6, Roof R4.6 and Floors R2.0.
- e) A design certificate signed by a registered architect, member of Architectural Designers of New Zealand, registered engineer or suitably qualified building inspector stating that the plans will achieve compliance with the above standards.

Note: Where there are no specific Waikanae North Zone standards, the permitted activity standards of the District Plan

10. **With respect to Lots 40, 48, 49, 51 and 52:** No earthworks, building, construction, planting (except for species native to the Foxton Ecological District), garden waste or rubbish dumping, or trimming, modification or removal of vegetation is permitted within the ecological site K133.

11. **With respect to Lots 40-60, 65-75, 126, 128-130 and 201-203:** The consent holder shall provide a stormwater attenuation/ disposal system for these Lots which shall comply with the requirements of Part 3 E(v) Performance Criteria of KCDC'S SDPR: 2012. The stormwater disposal design shall be in accordance with the requirements and intent of the Engineering Services Report entitled Proposed Waikanae North Subdivision of 177 new residential lots off Waipunahau Road, Waikanae prepared by Hamish Wells dated 21 September 2016 submitted to Council in relation to the application No. RM160213 and is stored electronically under e-docs reference RESCON-243241487-88199.

Issued in respect of application RM160213 on this 9th day of December 2022.



Sarah Nicole Banks
AUTHORISED OFFICER



Sophas Uch
AUTHORISED OFFICER