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SOLD ON KĀPITI
real estate



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.*

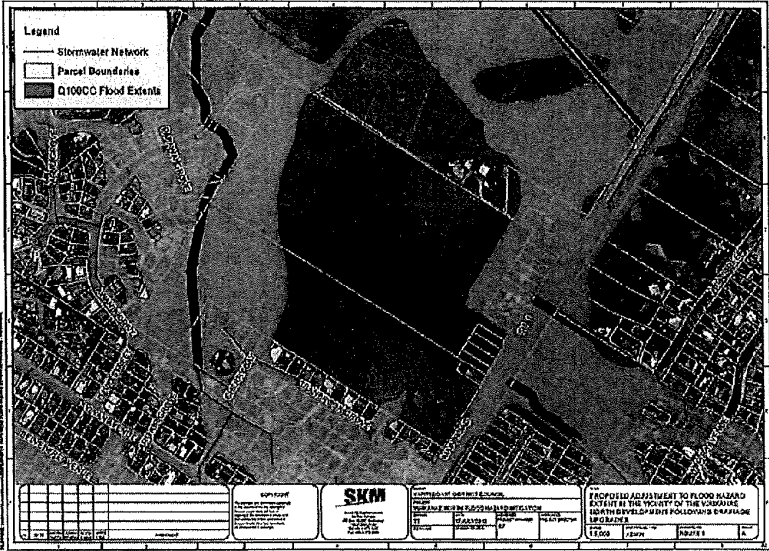
Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.

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.*

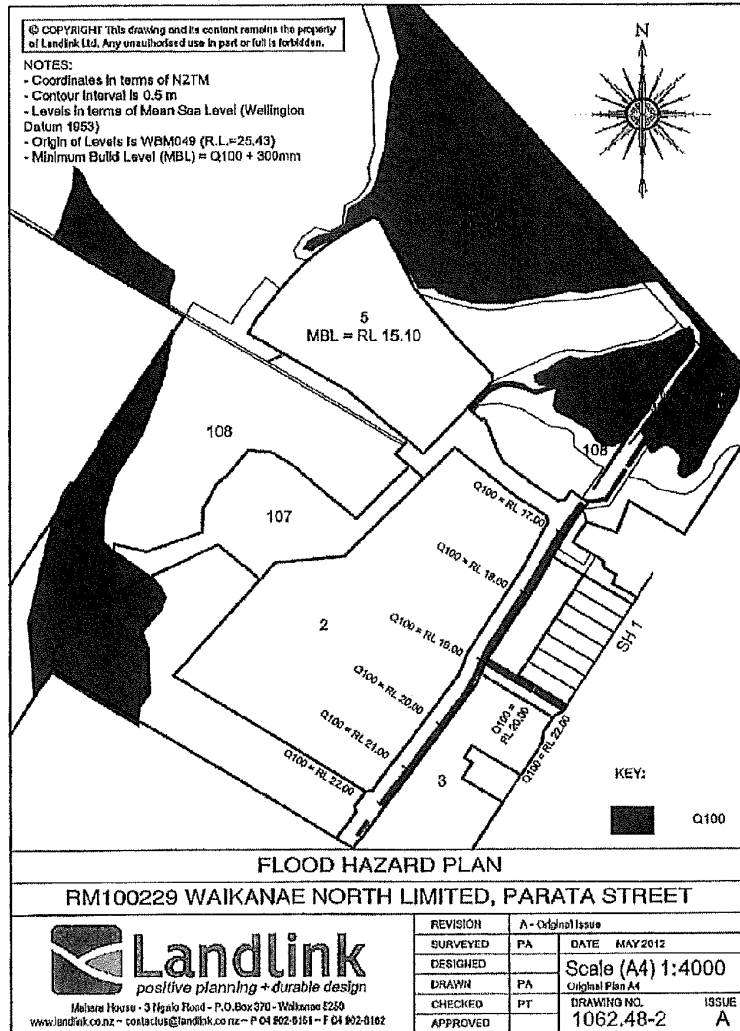
It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

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 (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.*

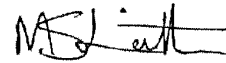
Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

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



Conor Fleetwood Collier

On Behalf of Waikanae North Limited
Date: 4 June 2015