

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

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

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, WAIKANAE
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.

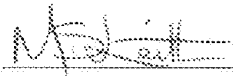
Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

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