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SOLD ON KĀPITI
real estate

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 Q₁₀ rainfall event and with a secondary overflow system designed to convey the Q₁₀ rainfall event;
- Inclusion of appropriate control structures to ensure the pre-development hydrological regime is replicated for the Q₂, Q₅, Q₁₀ and Q₁₀₀ 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.

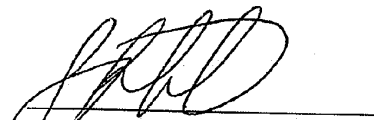
Issued by the Kapiti Coast District Council in respect of RM160213
this 5th day of October 2017



Marnie Shayne Rydon
Authorised Officer



David Wayne Gair
Authorised Officer



On Behalf of W North Limited

Date: 12/10/2017