

# STATEMENT OF PASSING OVER INFORMATION

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**SOLD ON KĀPITI**  
real estate

# 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



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<b>Affected Records of Title</b>	<b>Land District</b>
1089899	Wellington
1089900	Wellington
1089901	Wellington
1089902	Wellington
1089903	Wellington
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1089937	Wellington

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**Annexure Schedule** Contains 3 Pages.

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**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 250m<sup>2</sup>. If the residential lot area exceeds 1000m<sup>2</sup> 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 2m<sup>2</sup> 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 9<sup>th</sup> day of December 2022.



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Sarah Nicole Banks  
AUTHORISED OFFICER



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Sophas Uch  
AUTHORISED OFFICER