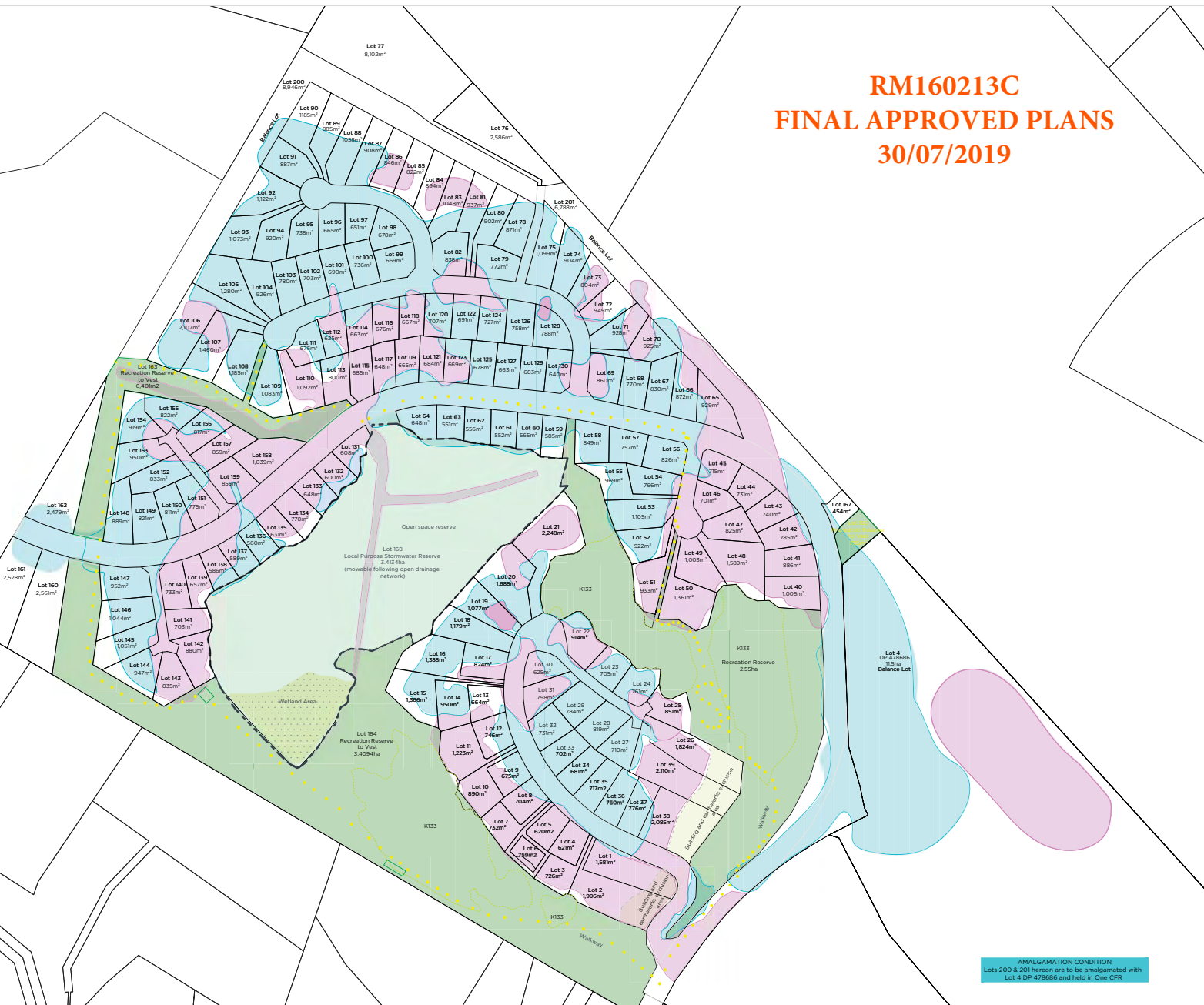


RM160213C
FINAL APPROVED PLANS
30/07/2019



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

**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:
- any primary residential building (habitable rooms) shall be set back at least 3 metres from any road boundary;
 - 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;
 - 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:

- 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 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.

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.

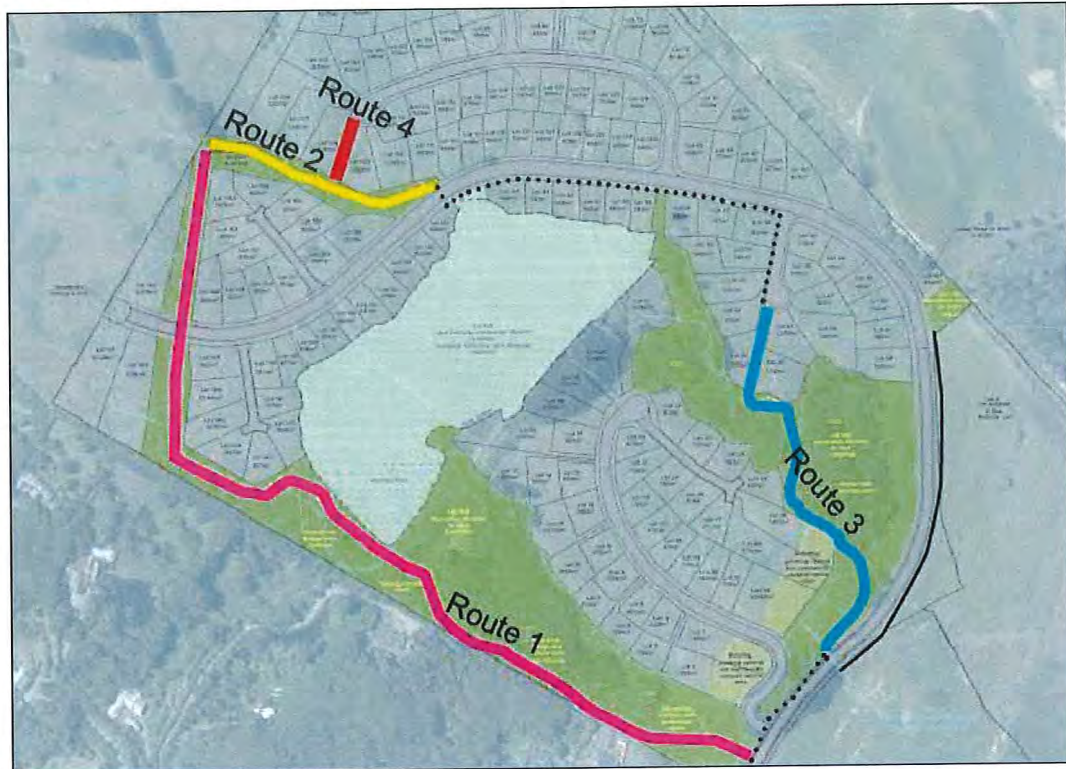
46. With respect to Lots 2, 3, 6, 7, 10, 11, 21-25, 40, 48, 49, 51 and 52, no earthworks, building, construction, planting (except for species native to the Foxton Ecological District), garden waste or rubbish dumping or trimming, modification or removal of vegetation within ecological site K133 is permitted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



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.

- 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 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

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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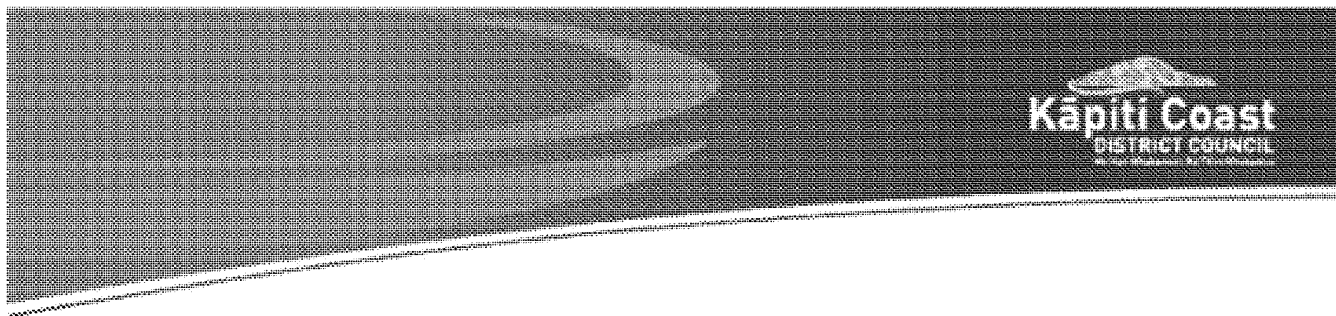
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Annexure Schedule Contains 3 Pages.

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

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
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669841	Wellington
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669842	Wellington
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Affected Instrument	Consent Notice under s221(4)(a) Resource Management Act 1991 10089378.2
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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;

RM160213 - Consent Notice Variation for Lot 8 DP 478686 - Waipunahau Road, Waikanae, (file)

- 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.

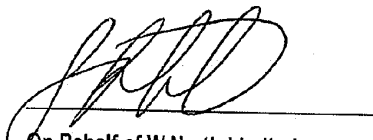
Issued by the Kapiti Coast District Council in respect of RM160213
this 5th day of October 2017



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 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
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658755	Wellington
658756	Wellington
658757	Wellington
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658759	Wellington
658760	Wellington
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658762	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
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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:

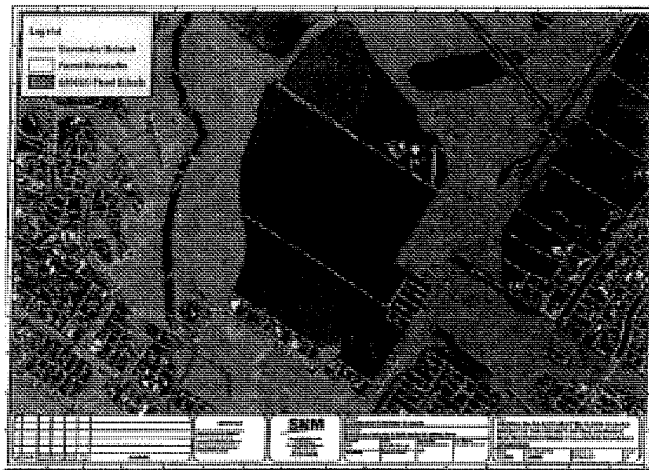
1. **With respect to Lots 2, 3, 5 and 107:** Foundation design and construction for any new building or addition or alterations to a building shall take into account:
 - The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional 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.

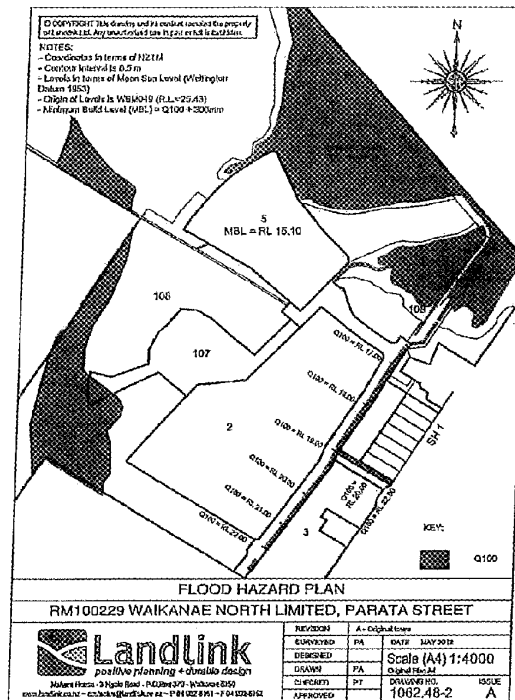
2. **With respect to Lots 3 and 5:** Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a 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 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.

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:

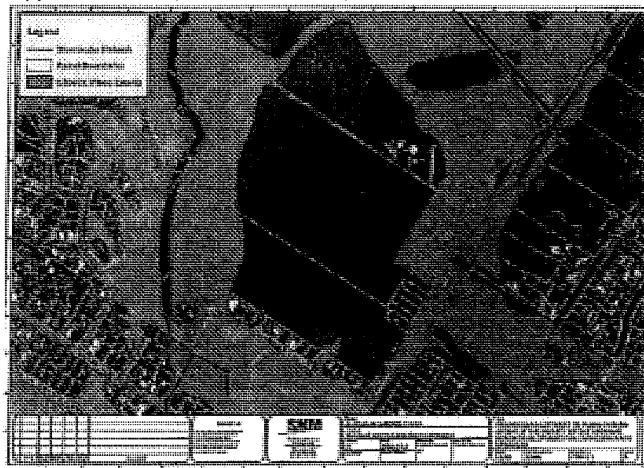
- With respect to Lots 2, 5 and 107: Foundation design and construction for any new building or addition or alterations to a building shall take into account:
 - The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional 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.
- 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;

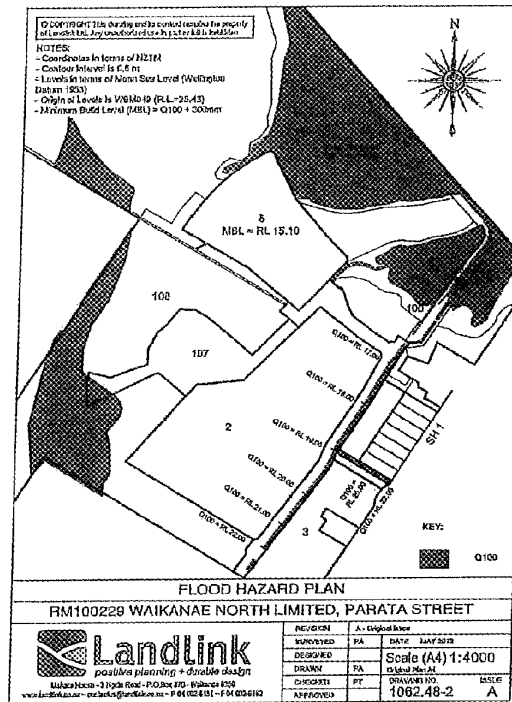
- Include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as 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:

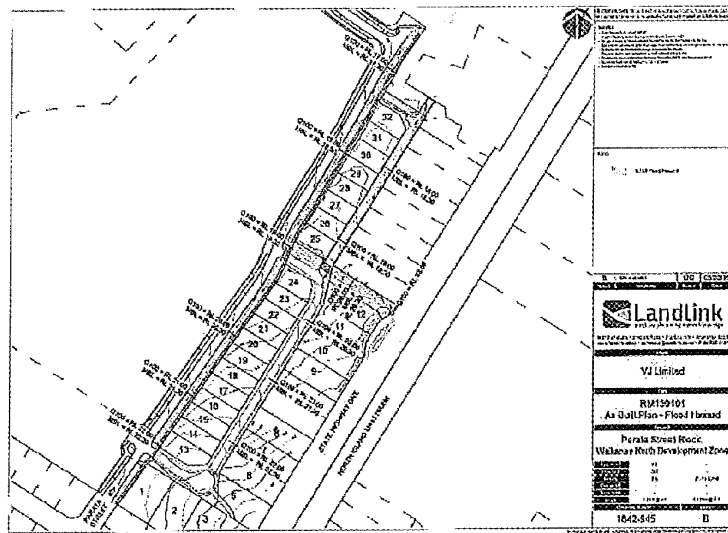
1. With respect to Lots 1, 13 to 32 and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Waikanae north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

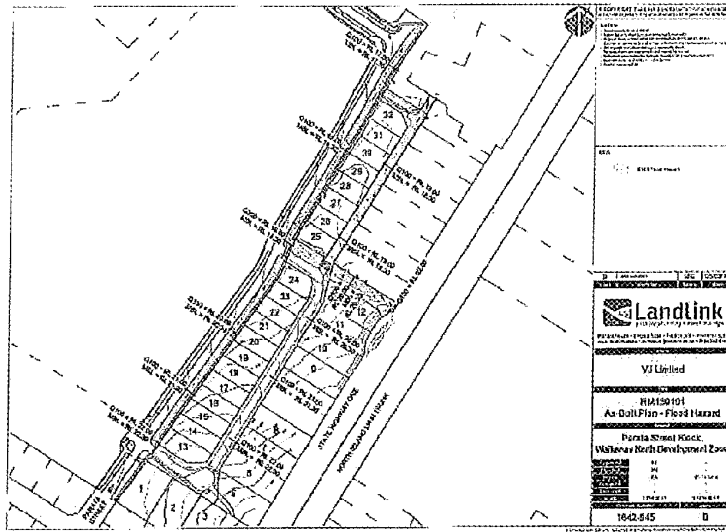
path and/or bund area which lies within area "X" on DP 476550.

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 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 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:

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 WAIKANAĒ 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.

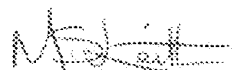
Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

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	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
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657178	Wellington
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Affected Instrument	Consent Notice under s221(4)(a) Resource Management Act 1991 9099897.6
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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

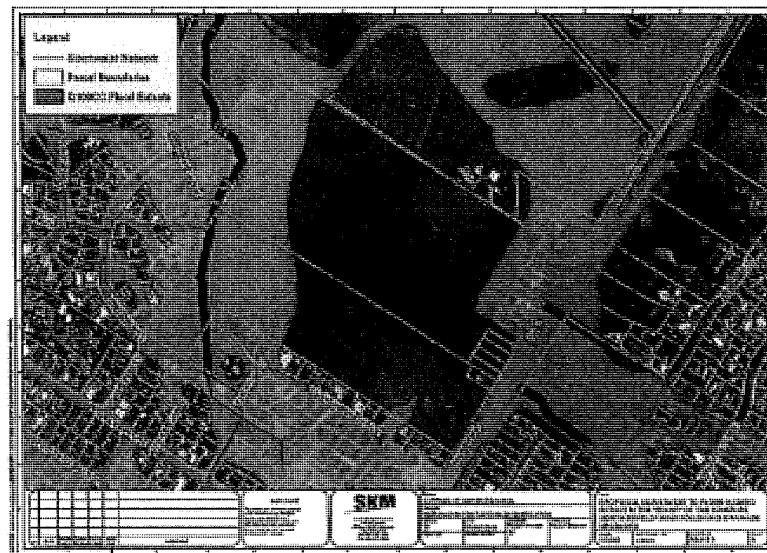
1. **With respect to Lots 2, 3, 5 and 107:** *Foundation design and construction for any new building or additions and alterations to a building shall take into account:*
 - *the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement 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 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 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.*

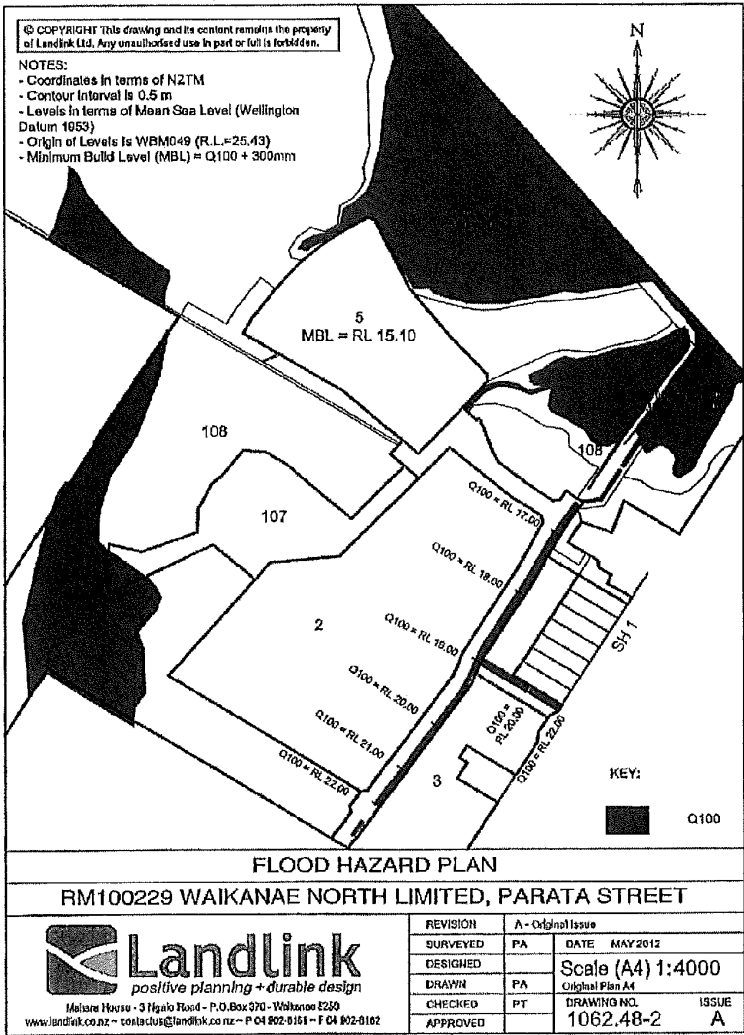
It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

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.

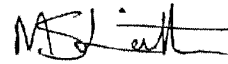
If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

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.

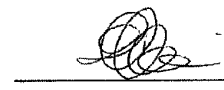
Issued by the Kapiti Coast District Council in respect of RM100229A
this 22nd day of May, 2015



David Wayne Gair
Authorised Officer



Monique Sarah Leith
Authorised Officer



Conor Fleetwood Collier

On Behalf of Waikanae North Limited

Date: 4 June 2015

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
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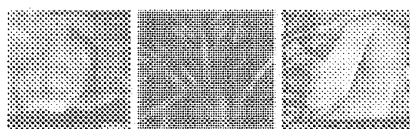
582325	Wellington
582326	Wellington
582327	Wellington
582328	Wellington
582329	Wellington

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 50 601
Paraparaumu 5254
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 PT NGARARA WEST A79, PT LOT 1 DP 4829, LOT 2 DP 31774,
LOTS 9 – 12 DP 17551 AND LOT 2 DP 76132),
AT 19 PARATA STREET AND 53 STATE HIGHWAY ONE, WAIKANAЕ
FOR WAIKANAЕ 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.

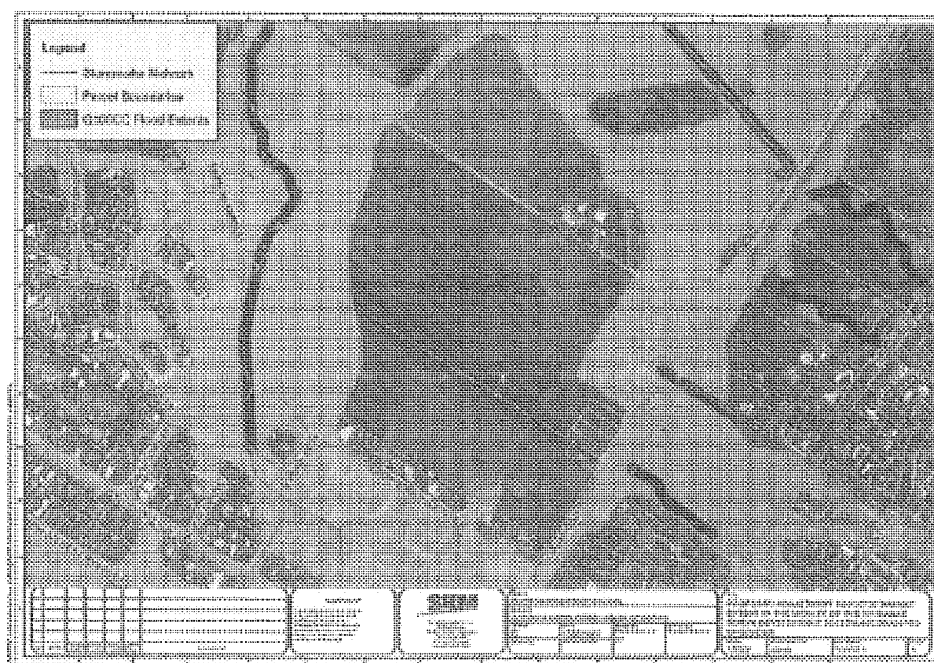
2. With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a primary system designed to convey the 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 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.

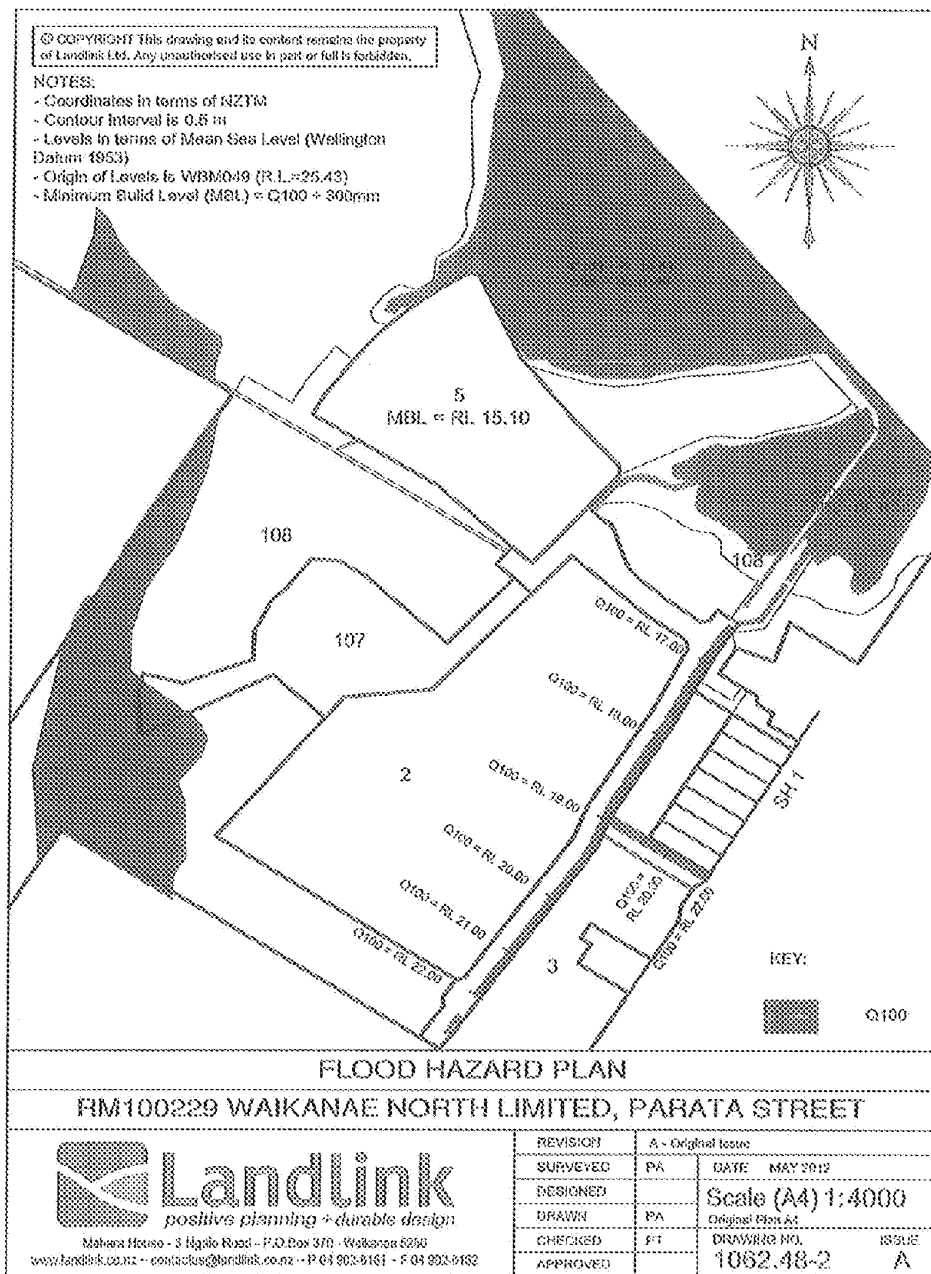
delivering on the community's plan

KAPITI COAST
District Council
(04) 236 4700 or 0800 486 430
kapiti.council@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.

5. 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 Heml Street water main is required.

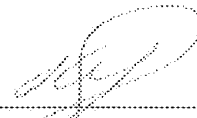
Where the model clearly indicates that the upgrade is required as a direct result of the demand imposed by the development in excess of the above limit, the cost of any upgrade to existing services shall be met by the consent holder for the development which creates that demand.

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 Allen Jones
AUTHORISED OFFICER