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07 September 2026

Emma Hine

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 1 Pihoihoi Close Waikanae.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

1 Pihoihoi Close Waikanae

Application Details

Applicant	Emma Hine
LIM number	L260807
Application date	26/08/2026
Issue Date	07/09/2026

Property Details

Property address	1 Pihoihoi Close Waikanae
Legal description	Lot 45 DP 582129
Area (hectares)	0.0709

Valuation Information

Valuation number	1494195246
Capital value	\$1,150,000
Land Value	\$450,000
Improvements Value	\$700,000

Please note that these values are intended for ratings purposes only.

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Document information

This document has been prepared in accordance with legislation

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

This LIM contains information held by Council

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

Due diligence is recommended

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

Attachments

- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year	2026/2027
Annual Rates 1 July to 30 June	\$6,906.65 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/09/2026
Rates arrears	\$0.00
Water Rates	\$192.15 For the 2026/2027 rating year, all water used is charged at a volumetric rate of \$1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water Rates balance due	\$0.00

For further information on this section, contact the **Rates Team** on 0800 486 486.

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

21/06/2023 BUILDING CONSENT 230413 : 3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof : Code Compliance Certificate issued 7/10/24

Engineer's report

Further building may require an engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

For further information on this section, contact the **Building Team** on 0800 486 486.

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

For further information on this section, contact the **Building Team** on 0800 486 486.

Registered Environmental Health Premises and Licences

No information located.

For further information on this section, contact the **Environmental Health Team** on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which the land may be put, and conditions attached to that use. This section may provide some information relating to the natural hazards, which may impact this property. More information relating to these and other potential natural hazards can be found in Section 6 Natural Hazards.

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the [Operative District Plan 2021](#) on our website.

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the [Greater Wellington Regional Council](#) website. Questions about the impact of that Plan on this property should be made to the **Greater Wellington Regional Council** on 0800 496 734.

District Plan Features and Overlays

The [Operative District Plan 2021](#) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned Waikanae North Development Area in the Operative District Plan (2021).

This property is located within PRECINCT 41 - Waikanae North Preserve Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2022 under resource consent number RM160213. A copy of the Decision, Deposited Plan (DP 582129) and Record of Title are provided with this LIM.

Section 221 Consent Notices were imposed as part of this subdivision and previous subdivisions of the underlying Lot (Parent Title) which require certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

There are no known easements.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

Below is a list of resource consents issued in relation to this property and further detail can be found in the decision letters provided with this LIM.

RESOURCE CONSENT RM160213: 162 lot residential subdivision, including earthworks, roads and reserves to vest and the amalgamation of lot, the cancellation of easements and cancellation of consent notice conditions and land use consent for the construction of dwellings in the Open Space Precinct, reduction in the 3m side yard setback, increase in site coverage and for earthworks that do not comply with the permitted activity standards and a 10 year lapse period. (Found on related property: 1494195007).

RESOURCE CONSENT RM160213A: Variation to condition 9 of RM160213 to amend the minimum yard setback requirements and reflect the permitted activity (Found on related property: 1494195007)

RESOURCE CONSENT 160213B: Variation to condition 7 of RM160213 (Found on related property: 1494195007)

RESOURCE CONSENT 160213C: Variation to conditions 1 and 3 of RM160213B in respect to earthworks. (Found on related property: 1494195007)

RESOURCE CONSENT RM140222: 14 Lot subdivision at 19 State Highway One, Waikanae.

RESOURCE CONSENT RM140222A: Variation to Consent Notices.

RESOURCE CONSENT RM100229: Subdivision of Waikanae North.

RESOURCE CONSENT RM100229A: Variation to Consent Notice 9099897.6, Parata Street and 53 State Highway One, Waikanae.

There is no record of any further resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu. Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

There is no record of any identified cultural or archaeological sites contained on this site.

5. Special Features and Characteristics of the Land

This section identifies information held by Council about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Selected Land Use Register \(HAIL Database\)](#).

Other Information

The adjacent and adjoining road carriageways (Karuhiruhi Street and Waipunahau Road) are shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps. The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100 year flood extent; which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

The adjacent and adjoining road carriageways (Karuhiruhi Street and Waipunahau Road) are shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

The adjacent road carriageway (Karuhiruhi Street) is shown to be subject to flood storage areas on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Flood storage areas are areas that provides flood water storage either during or after a flood event. Flood Storage Areas are located on local streams only. They include land that has been identified as flood prone where loss of storage due to mitigating measures, or filling, will cause flooding elsewhere. Any proposal for development of these areas (including filling) will need to provide compensatory storage below set ponding levels.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

A natural hazard is any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

The Operative District Plan 2021 contains information relating to natural hazards, which may present a risk to property and people within the Kāpiti Coast District. These are discussed below, with further information relating to how this property could be impacted available in the Operative District Plan 2021, and on the attached maps.

Natural hazard information held by Council

Natural hazards identified in the District Plan

Earthquakes

Due to its geographical features, the Kāpiti Coast District may be at risk of earthquakes. Earthquake fault traces within the Kāpiti Coast are mapped in the [Operative District Plan 2021](#), and can help you identify whether this property may fall within a fault area.

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.

Liquefaction

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

More information on this risk can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

6. Natural Hazards

Slope failure

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to slope failure in the event of an earthquake. Those areas in the southern or southeastern parts of the District such as Paekākāriki and Raumati, may be particularly susceptible.

More information detailing earthquake-related hazards can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Fire

Due to its climate and geographical features, the Kāpiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in our [Operative District Plan 2021](#).

Further information relating to fire risks, can also be found in the information provided by the Greater Wellington Regional Council later in this section.

Tsunami

Under certain circumstances, the Kāpiti Coast District may be at risk of experiencing a tsunami. To understand the potential risk to this property and the evacuation zones please see the updated tsunami evacuation maps for Kāpiti these can be viewed at the Council's website at [Tsunami Zones](#).

Flooding

Due to its physical landscape, the Kāpiti Coast District presents with a varying level of flood risk. For more information about this risk and the property can be found under "flood hazard categories" on the District Plan Maps and in the [Operative District Plan 2021](#)

Council is currently undertaking an update of its flood modelling, which will provide up-to-date information regarding flood hazards within the Kāpiti Coast District, including at a property level. This information is only in draft currently, which has been released for consultation with the community. As it is only in draft form, the information may change prior to its finalisation, which may influence how the risk of flooding could affect this property.

More information on flood hazard modelling, including currently available information can be found on the Council website www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/.

For more information, please contact the Stormwater and Coastal Assets team on 0800 486 486.

If this property has been subject to a Building or Resource Consent, a geotechnical or liquefaction assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kāpiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Natural hazards identified under the Building Act 2004

Natural hazards identified under the Building Act 2004 during a consenting process may influence whether land can be built on and/or the specifications required to mitigate risk. Natural hazards under Section 71(3) of the Building Act include erosion, falling debris, subsidence, inundation, and slippage.

Consents notified relating to a natural hazard

If this property has had a Building Consent issued, which required notification for a natural hazard, it will be found in *Section 2: Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings*.

Notices issued under 133BT

Under certain conditions, for example if a building presents a risk of injury or death to people or has been evacuated during an emergency event, a notice may be issued.

A Notice under 133BT of the Building Act 2004 has not been identified for this property. For further information on this section, contact the Building Team on 0800 486 486.

Geotechnical assessment

If this property has been the subject of a Building Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

A geotechnical report supplied under the Building Act 2004 has not been identified for this property.

All available Building Consent geotechnical assessments are located in attached building files. For further information on this section, contact the **Building Team** on 0800 486 486.

Natural hazards identified under the Resource Management Act 1991

Natural hazards identified under Resource Management Act 1991 during a consenting process could influence how land may be used and/or whether land can be built on, as well as any specification required to mitigate the risk of natural hazards. The definition of a natural hazard under the Resource Management Act can be found at the beginning of this section.

If this property has been the subject of a Resource Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about the risk of natural hazards at the property.

A geotechnical report supplied under the Resource Management Act 1991 has not been identified for this property.

For further information contact the **Resource Consents Team** on 0800 486 486.

Natural hazard information provided by Greater Wellington Regional Council

This information has been provided by Greater Wellington Regional Council in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. No alteration has been made to this information.

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website: <https://mapping1.gw.govt.nz/gw/ClimateChange/> and https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#.

Please contact **Greater Wellington Regional Council** at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**

www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information www.wremo.nz. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

Other natural hazard information

No other information found.

7. Other land and building classifications

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant

No information located.

8. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. A proposed plan of private drainage is provided with this LIM.

Stormwater discharges are via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution. Overflow from water re-use tank(s) is confined to site in soak pit(s)

For further information on this section, contact the **Plumbing & Drainage Team** on 0800 486 486.

9. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary dual restricted metered water supply connection. Location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

One pipe goes to the dwelling; the second pipe is restricted and goes to top up the rainwater storage tank [600 litres/day].

For further information on this section, contact the **Plumbing & Drainage Team** on 0800 486 486.

10. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

11. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant

No information found.

Cultural and Archaeological

The settlement history of the Kāpiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council](#)

12. Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan.' A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances, and easements).

Building Information

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates. This may also include technical reports (such as geotechnical and/or structural reports) if available.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area, or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the Resource Management Act 1991. The District Plan plays a big part in how Kāpiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1089904**
Land Registration District **Wellington**
Date Issued 21 December 2022

Prior References
920990

Estate Fee Simple
Area 709 square metres more or less
Legal Description Lot 45 Deposited Plan 582129
Original Registered Owners
W North Limited

Interests

9099897.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.10.2012 at 11:53 am
9099897.8 Encumbrance to Charles Fleming Retirement Village Limited - 1.10.2012 at 11:53 am
10089378.1 Variation of Consent Notice 9099897.6 pursuant to Section 221(5) Resource Management Act 1991 - 10.6.2015 at 9:54 am
10089378.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.6.2015 at 9:54 am
10130867.3 Mortgage to ASB Bank Limited - 31.7.2015 at 4:46 pm
10268001.2 Variation of Consent Notice 9099897.6 pursuant to Section 221(5) Resource Management Act 1991 - 19.1.2016 at 4:29 pm
10936482.1 Variation of Consent Notice 10089378.2 pursuant to Section 221(5) Resource Management Act 1991 - 2.11.2017 at 11:25 am
11264939.1 Variation of Mortgage 10130867.3 - 22.11.2018 at 5:24 pm
12459169.2 Variation of Mortgage 10130867.3 - 1.6.2022 at 3:44 pm
12643497.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2022 at 5:28 pm
Land Covenant in Covenant Instrument 12663739.1 - 8.2.2023 at 9:01 am
12779640.1 Discharge of Mortgage 10130867.3 - 7.2.2024 at 4:14 pm
12779640.2 Transfer to Paterson Homes Limited - 7.2.2024 at 4:14 pm
13044432.1 Transfer to James Martin Hine and Emma Jane Hine - 3.7.2024 at 12:23 pm
13044432.2 Mortgage to ANZ Bank New Zealand Limited - 3.7.2024 at 12:23 pm



Title Plan - DP 582129

Survey Number DP 582129
Surveyor Reference 596 - Manu Stg2
Surveyor Robert Graham Longley
Survey Firm Land Matters Limited
Surveyor Declaration I Robert Graham Longley, being a licensed cadastral surveyor, certify that--
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and
(b) the survey was undertaken by me or under my personal direction.
Declared on 22 Nov 2022 12:45 PM

Survey Details

Dataset Description LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292
Status Deposited
Land District Wellington
Submitted Date 22/11/2022
Survey Class Class A
Survey Approval Date 23/11/2022
Deposit Date 21/12/2022

Territorial Authorities

Kapiti Coast District

Comprised In

RT 669841
RT 920990

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area H Deposited Plan 582129	Easement		
Lot 40 Deposited Plan 582129	Fee Simple Title	0.1098 Ha	1089899
Lot 41 Deposited Plan 582129	Fee Simple Title	0.0889 Ha	1089900
Lot 42 Deposited Plan 582129	Fee Simple Title	0.0779 Ha	1089901
Lot 43 Deposited Plan 582129	Fee Simple Title	0.0728 Ha	1089902
Lot 44 Deposited Plan 582129	Fee Simple Title	0.0726 Ha	1089903
Lot 45 Deposited Plan 582129	Fee Simple Title	0.0709 Ha	1089904
Lot 46 Deposited Plan 582129	Fee Simple Title	0.0715 Ha	1089905
Lot 47 Deposited Plan 582129	Fee Simple Title	0.0798 Ha	1089906
Lot 48 Deposited Plan 582129	Fee Simple Title	0.1586 Ha	1089907
Lot 49 Deposited Plan 582129	Fee Simple Title	0.1005 Ha	1089908
Lot 50 Deposited Plan 582129	Fee Simple Title	0.1381 Ha	1089909
Lot 51 Deposited Plan 582129	Fee Simple Title	0.0930 Ha	1089910
Lot 52 Deposited Plan 582129	Fee Simple Title	0.0905 Ha	1089911
Lot 53 Deposited Plan 582129	Fee Simple Title	0.1097 Ha	1089912
Lot 54 Deposited Plan 582129	Fee Simple Title	0.0754 Ha	1089913
Lot 55 Deposited Plan 582129	Fee Simple Title	0.1029 Ha	1089914
Lot 56 Deposited Plan 582129	Fee Simple Title	0.0811 Ha	1089915



Title Plan - DP 582129

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 57 Deposited Plan 582129	Fee Simple Title	0.0748 Ha	1089916
Lot 58 Deposited Plan 582129	Fee Simple Title	0.0839 Ha	1089917
Lot 59 Deposited Plan 582129	Fee Simple Title	0.0796 Ha	1089918
Lot 60 Deposited Plan 582129	Fee Simple Title	0.0536 Ha	1089919
Lot 65 Deposited Plan 582129	Fee Simple Title	0.1000 Ha	1089920
Lot 66 Deposited Plan 582129	Fee Simple Title	0.0896 Ha	1089921
Lot 67 Deposited Plan 582129	Fee Simple Title	0.0847 Ha	1089922
Lot 68 Deposited Plan 582129	Fee Simple Title	0.0782 Ha	1089923
Lot 69 Deposited Plan 582129	Fee Simple Title	0.0896 Ha	1089924
Lot 70 Deposited Plan 582129	Fee Simple Title	0.0929 Ha	1089925
Lot 71 Deposited Plan 582129	Fee Simple Title	0.0930 Ha	1089926
Lot 72 Deposited Plan 582129	Fee Simple Title	0.0804 Ha	1089927
Lot 73 Deposited Plan 582129	Fee Simple Title	0.0802 Ha	1089928
Lot 74 Deposited Plan 582129	Fee Simple Title	0.0888 Ha	1089929
Lot 75 Deposited Plan 582129	Fee Simple Title	0.1085 Ha	1089930
Lot 126 Deposited Plan 582129	Fee Simple Title	0.0736 Ha	1089931
Lot 128 Deposited Plan 582129	Fee Simple Title	0.0769 Ha	1089932
Lot 129 Deposited Plan 582129	Fee Simple Title	0.0677 Ha	1089933
Lot 130 Deposited Plan 582129	Fee Simple Title	0.0641 Ha	1089934
Area BF Deposited Plan 582129	Easement		
Area OA Deposited Plan 582129	Easement		
Area C Deposited Plan 582129	Easement		
Area D Deposited Plan 582129	Easement		
Area E Deposited Plan 582129	Easement		
Area SC Deposited Plan 582129	Easement		
Area SB Deposited Plan 582129	Easement		
Area SA Deposited Plan 582129	Easement		
Area QA Deposited Plan 582129	Easement		
Area QB Deposited Plan 582129	Easement		
Area QC Deposited Plan 582129	Easement		
Area SD Deposited Plan 582129	Easement		
Area SE Deposited Plan 582129	Easement		
Area SF Deposited Plan 582129	Easement		
Area MB Deposited Plan 582129	Easement		
Area MC Deposited Plan 582129	Easement		
Area MA Deposited Plan 582129	Easement		
Area KC Deposited Plan 582129	Easement		
Area F Deposited Plan 582129	Easement		
Area L Deposited Plan 582129	Easement		
Area AD Deposited Plan 582129	Easement		
Area AB Deposited Plan 582129	Easement		
Area AC Deposited Plan 582129	Easement		
Area G Deposited Plan 582129	Easement		
	Road	1.3738 Ha	



Title Plan - DP 582129

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 201 Deposited Plan 582129	Vesting on Deposit for Recreation Reserve (Territorial Authority)	2.3541 Ha	1089935
Lot 202 Deposited Plan 582129	Fee Simple Title	19.4512 Ha	1089936
Lot 203 Deposited Plan 582129	Fee Simple Title	11.8078 Ha	1089937
Area SG Deposited Plan 582129	Easement		
Area SH Deposited Plan 582129	Easement		
Area I Deposited Plan 582129	Easement		
Area J Deposited Plan 582129	Easement		
Total Area		38.1410 Ha	

Schedule / Memorandum

Land Registration District

Wellington

Survey Number

LT 582129

Territorial Authority (the Council)

Kapiti Coast District

Schedule of Existing Easements in Gross

Last Edited: 09 Sep 2022 10:18:30

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right to drain sewage	C, D, E AB	Lot 202 Lot 203	EI 9099897.9 EI 9851253.10
Right to drain sewage, storm water	BF, SB	Lot 202	EI 11739948.5
Right to drain storm water	SC, OA QB, QC, E, D, C L, MA	Lot 202 Lot 202 Lot 203	EI 11739948.5 EI 10089378.4 EI 9099897.9
Right to convey electricity	AB	Lot 203	EI 9851253.9
Right to convey water	AB	Lot 203	EI 9851253.10

Schedule of Existing Easements

Last Edited: 18 Nov 2022 16:02:05

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right of way	AB	Lot 203	10110517.2

Schedule of Existing Easements to be Surrendered

Last Edited: 09 Sep 2022 10:22:07

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right to drain storm water	Area MB DP 543292 Area SA DP 543292	Lot 201 DP 543292 Lot 201 DP 543292	EI 9099897.9 EI 11739948.5

Memorandum of Easements in Gross

Last Edited: 22 Sep 2022 11:46:31

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Grantee</u>
Right to drain sewage	SE, I, J F, KC	Lot 202 Lot 203	Kapiti Coast District Council Kapiti Coast District Council
Right to drain sewage, storm water	SF, SD, SH	Lot 202	Kapiti Coast District Council
Right to drain storm water	SA, SG, MB, G MC	Lot 202 Lot 203	Kapiti Coast District Council Kapiti Coast District Council
Right to convey water	G, I, SH, J F, KC	Lot 202 Lot 203	Kapiti Coast District Council Kapiti Coast District Council
Right to convey gas	G, I, SH, J F, KC	Lot 202 Lot 203	First Gas Limited First Gas Limited
Right to convey telecommunications	G, I, SH, J F, KC	Lot 202 Lot 203	Chorus New Zealand Limited Chorus New Zealand Limited

Schedule / Memorandum

Land Registration District

Wellington

Survey Number

LT 582129

Territorial Authority (the Council)

Kapiti Coast District

Memorandum of Easements in Gross

Last Edited: 22 Sep 2022 11:46:31

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Grantee</u>
Right to convey electricity	F, KC G, I, SH, J F, KC G, I, SH, J	Lot 203 Lot 202 Lot 203 Lot 202	Waikanae ENE Limited Waikanae ENE Limited Electra Limited Electra Limited

Memorandum of Easements

Last Edited: 09 Sep 2022 13:39:07

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Benefited Land</u> <u>(Dominant Tenement)</u>
Right to drain sewage	H	Lot 128	Lot 126

Notes

Last Edited: 22 Nov 2022 11:47:31

Areas OA, BF, AB, AC & AD are subject to an existing land covenant, created by document EI 9099897.7

Areas QA, QB & QC are subject to a planting land covenant, created by document 10089378.8



Lot 200 to vest as Road in Kapiti Coast District Council

Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

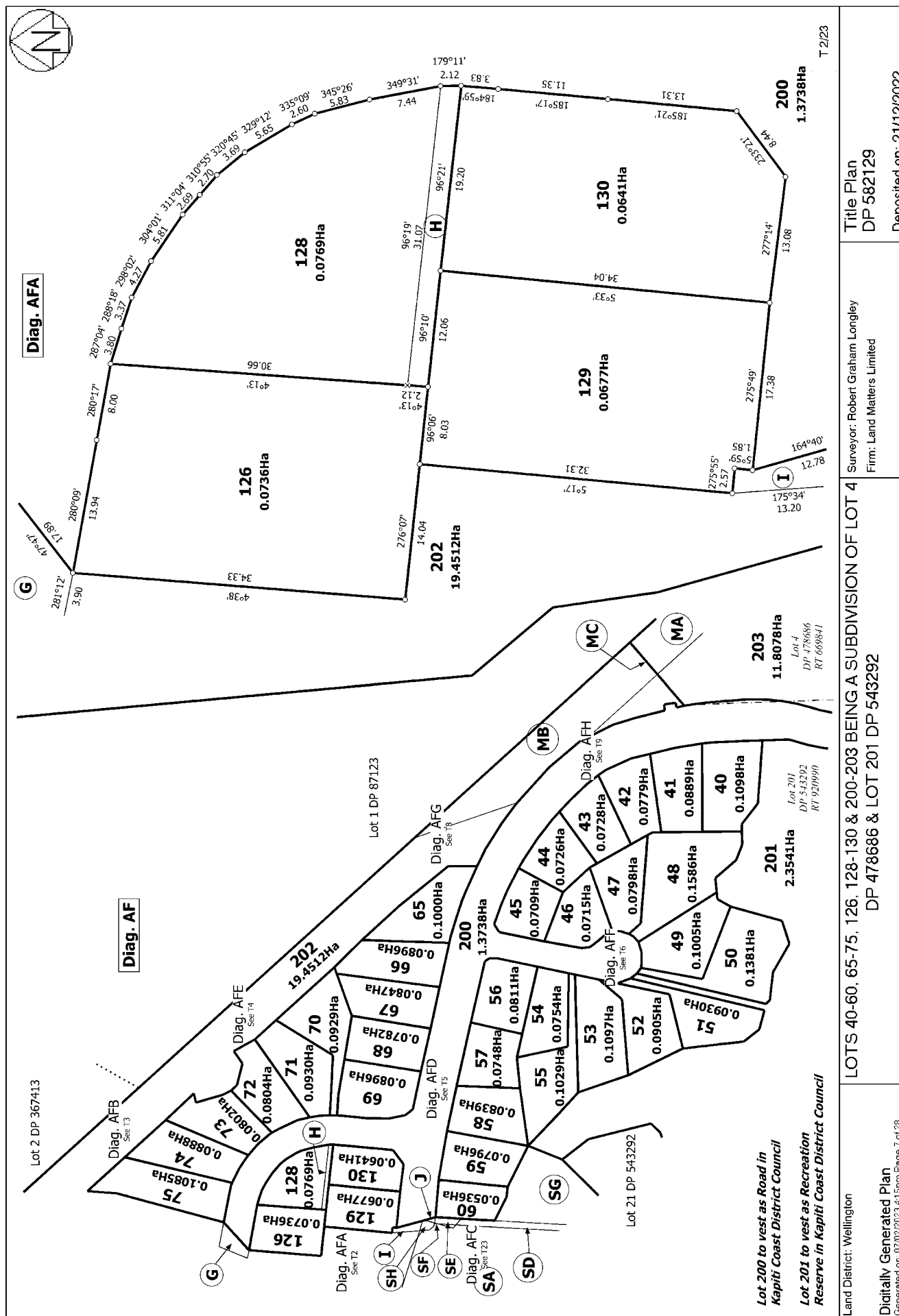
LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

Title Plan
DP 582129

Digitally Generated Plan
Generated on: 07/02/2023 4:15pm Page 6 of 28

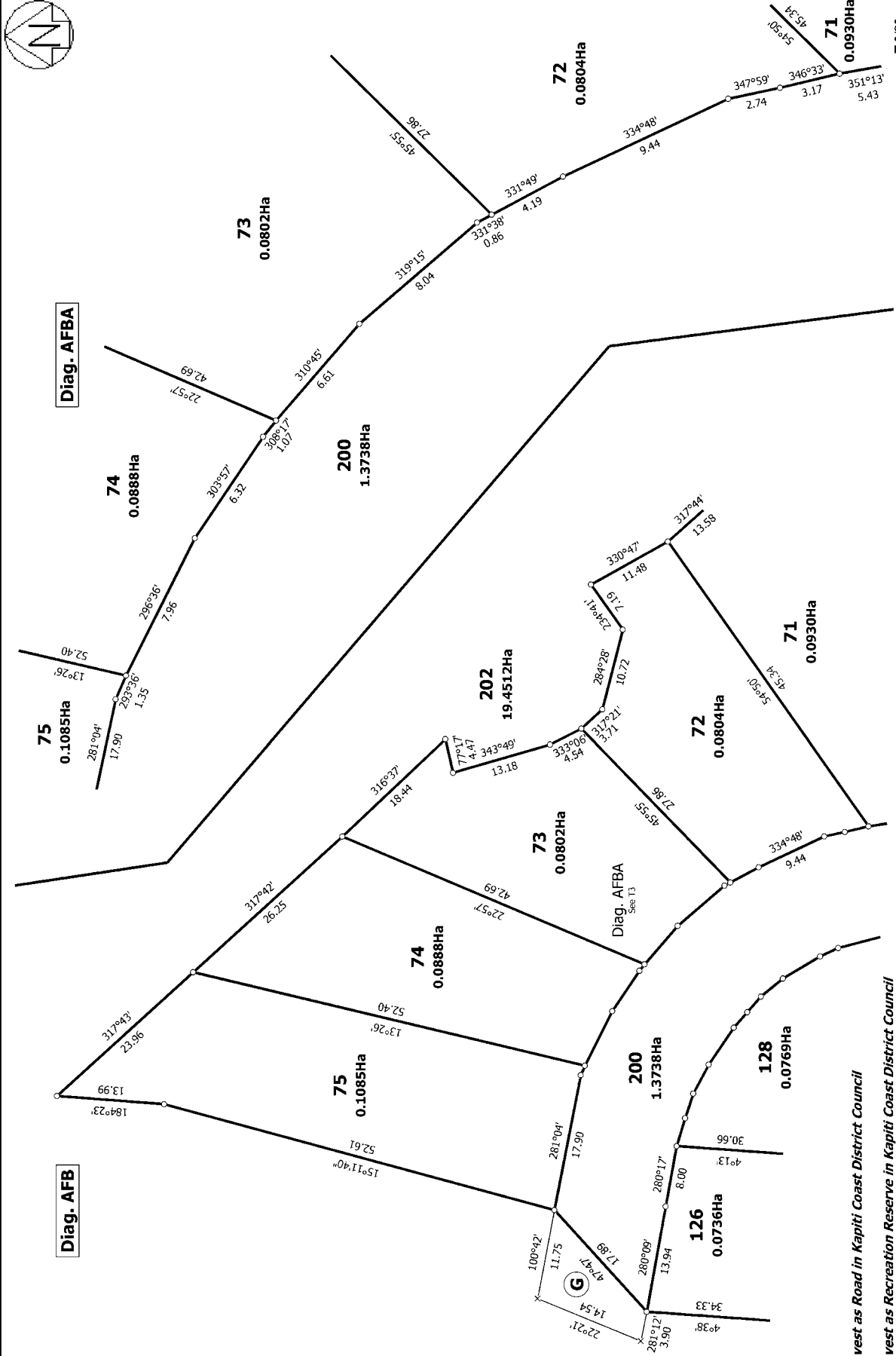
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Diag. AFB

Diag. AFBA



Lot 200 to vest as Road in Kapiti Coast District Council
Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Land District: Wellington

Digitally Generated Plan
Generated on: 07/02/2023 4:15pm Page 6 of 28

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

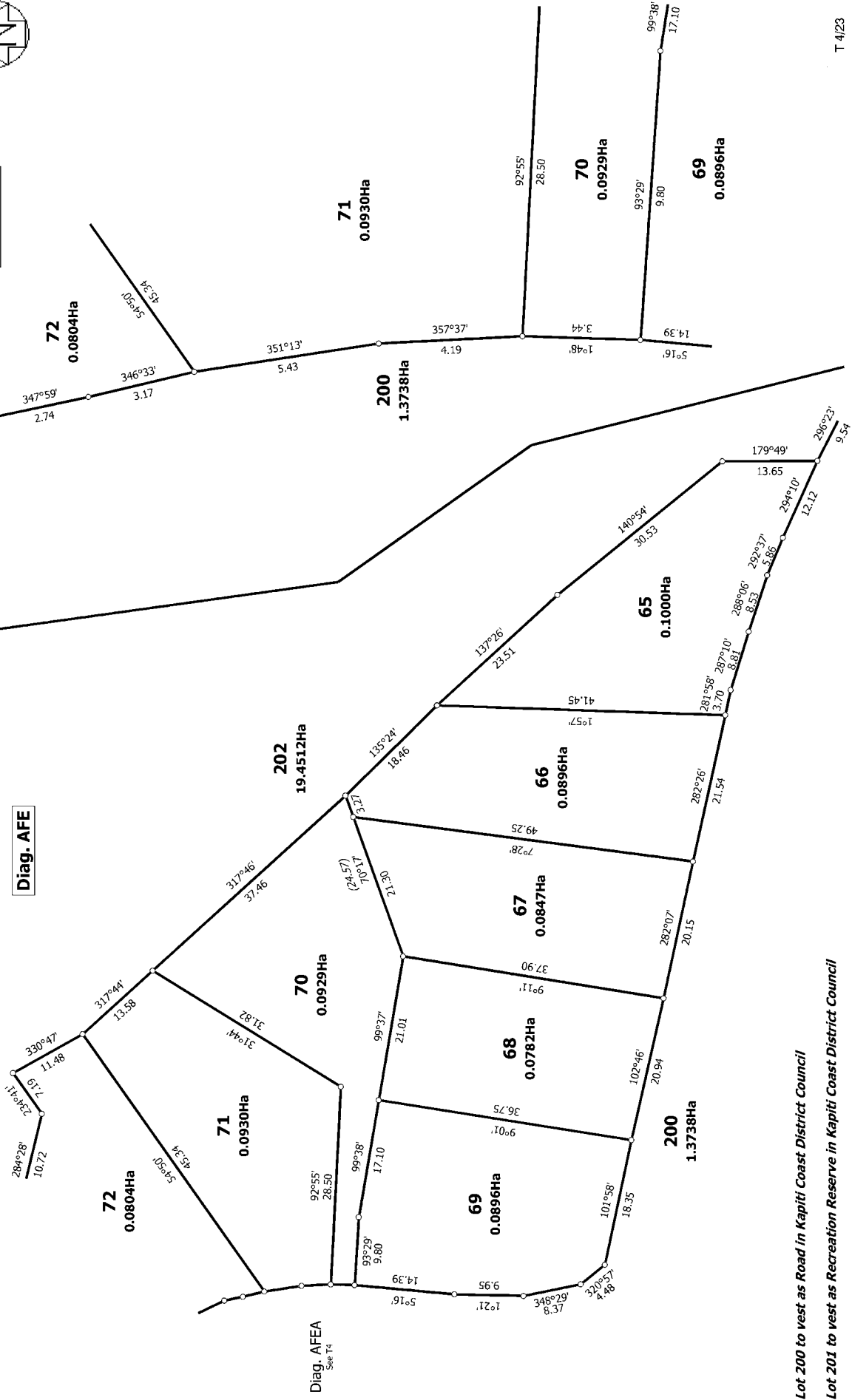
Title Plan
DP 582129

Deposited on: 21/12/2022



Diag. AFEA

Diag. AFE



T 4/23

Lot 200 to vest as Road in Kapiti Coast District Council

Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Land District: Wellington

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

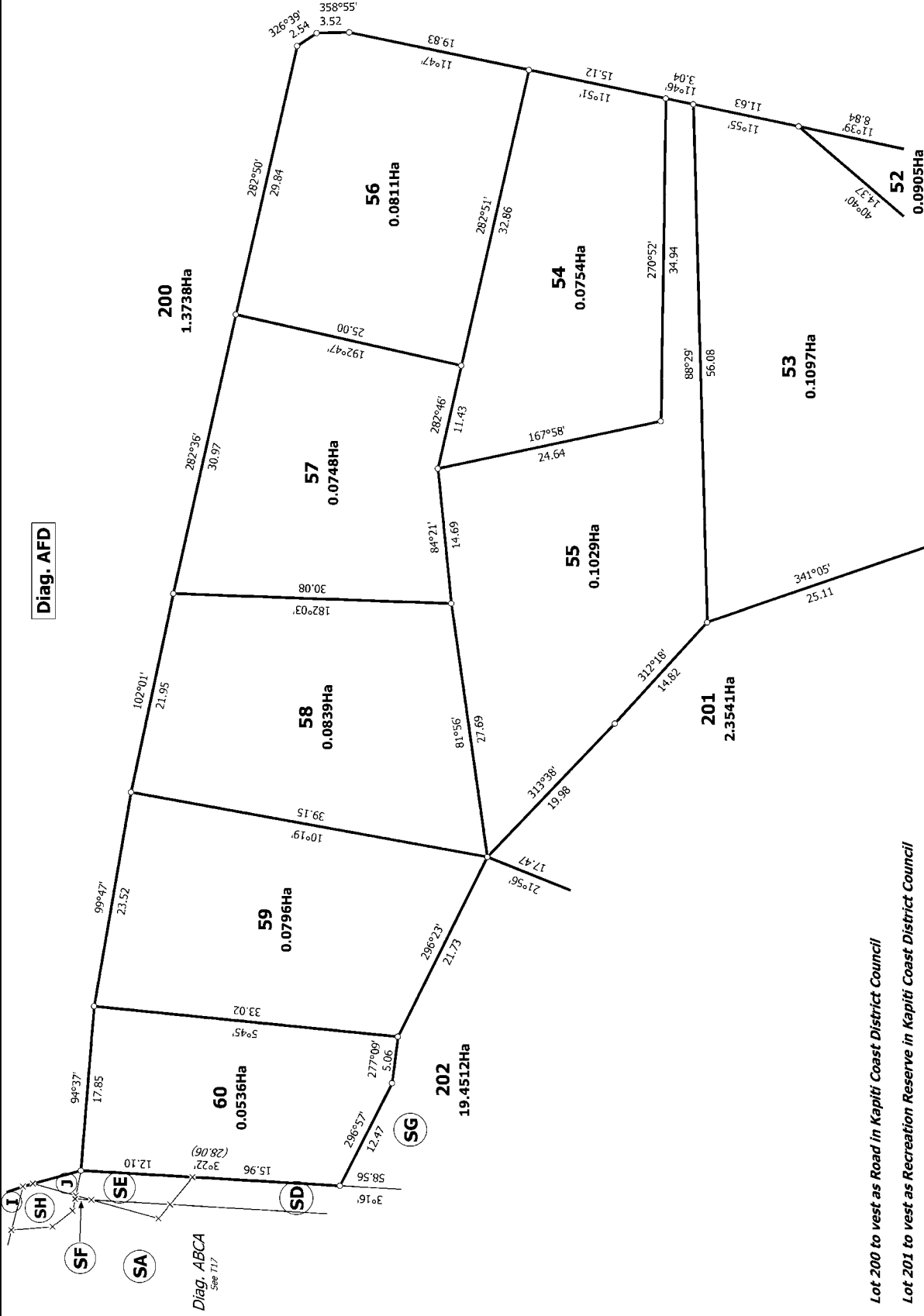
Title Plan
DP 582129

Digitally Generated Plan
Generated on: 07/02/2023 4:15pm Page 9 of 28

Deposited on: 21/12/2022



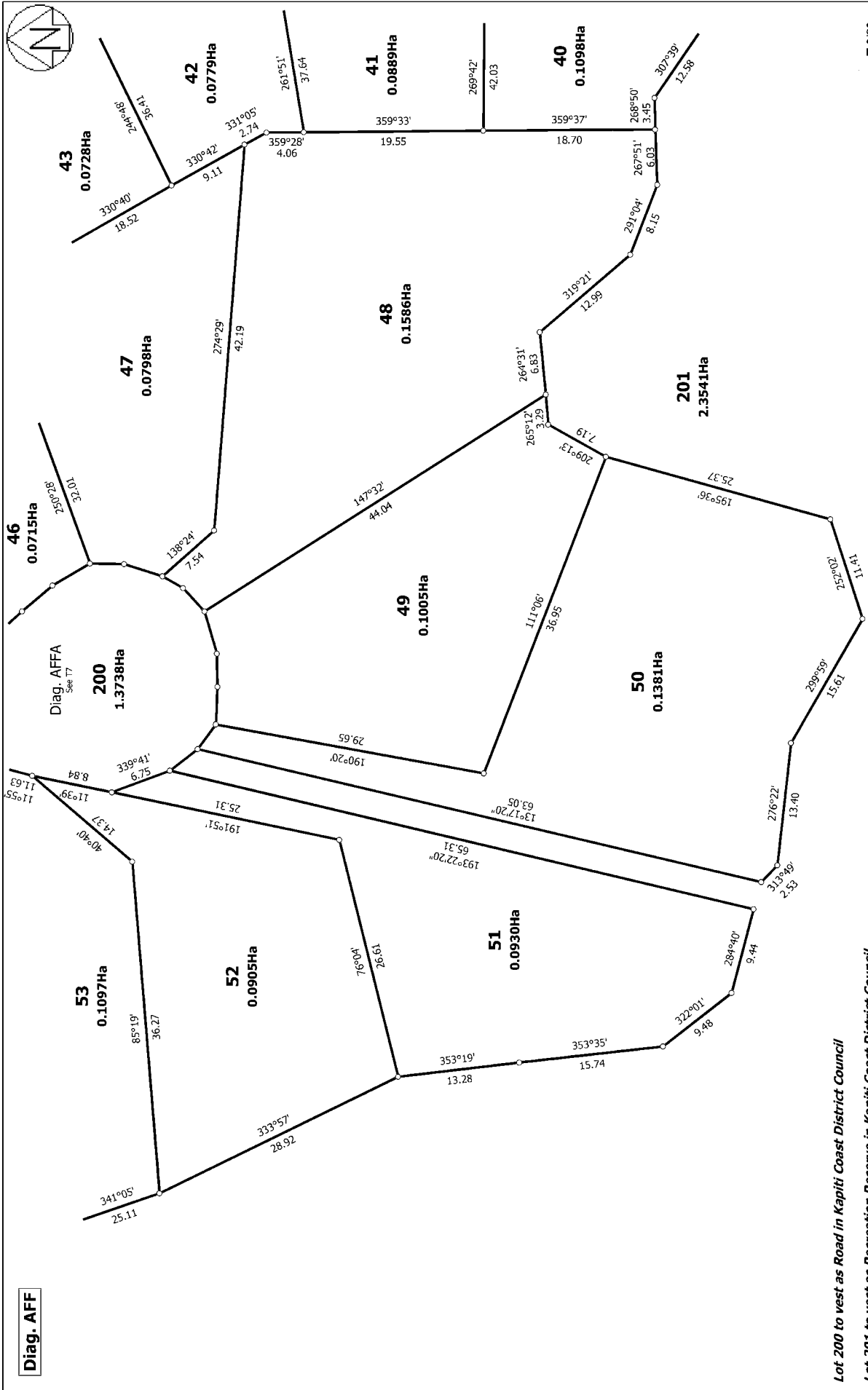
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T 5/23

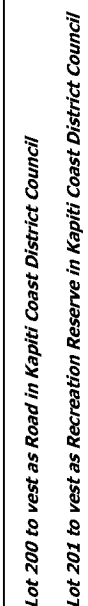
Lot 200 to vest as Road in Kapiti Coast District Council
Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 10 of 20	Deposited on: 21/12/2022		

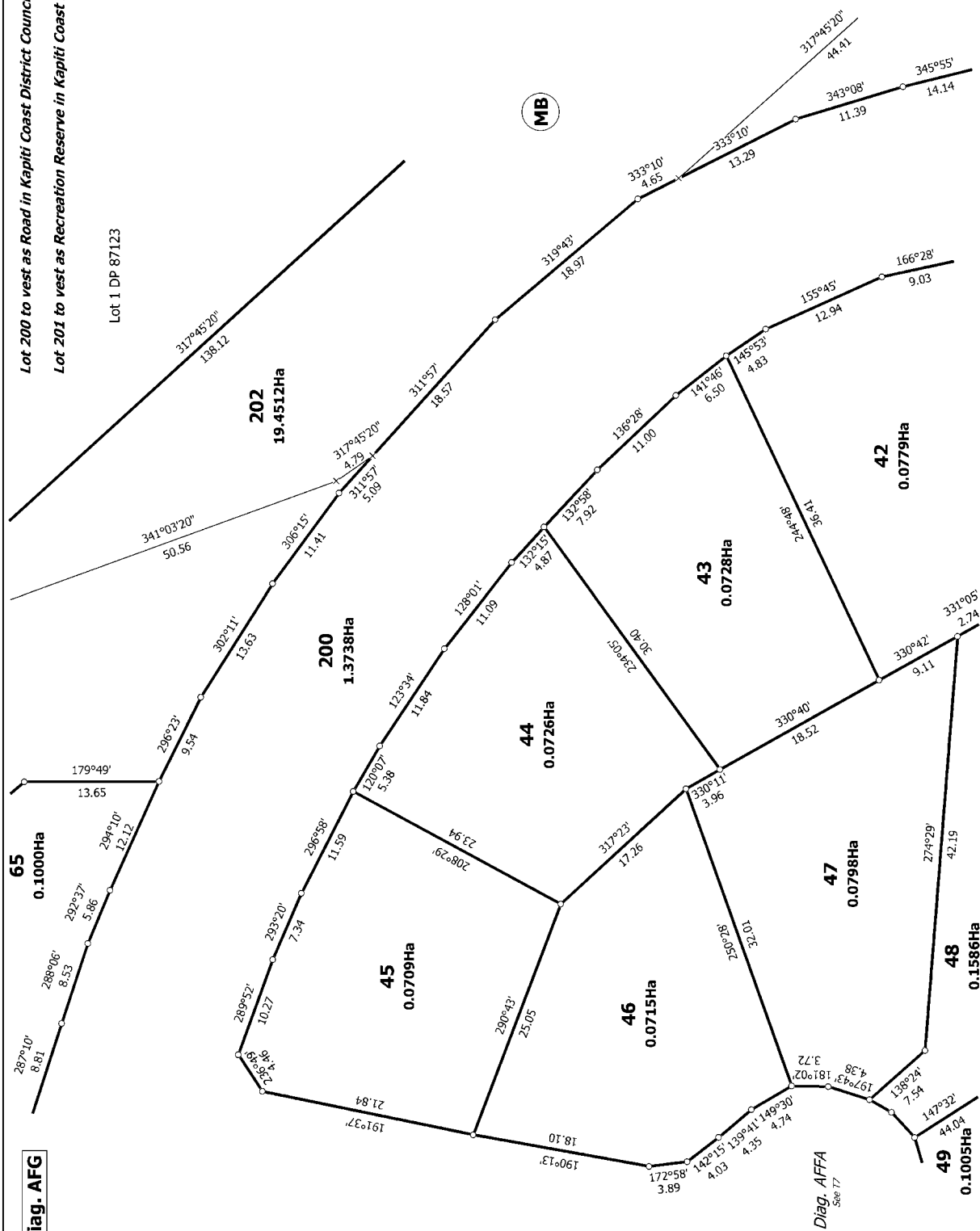


T 6/23

Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 11 of 20	Deposited on: 21/12/2022		

**Diag. AFG**

Lot 1 DP 87123



T 8/23

Land District: Wellington

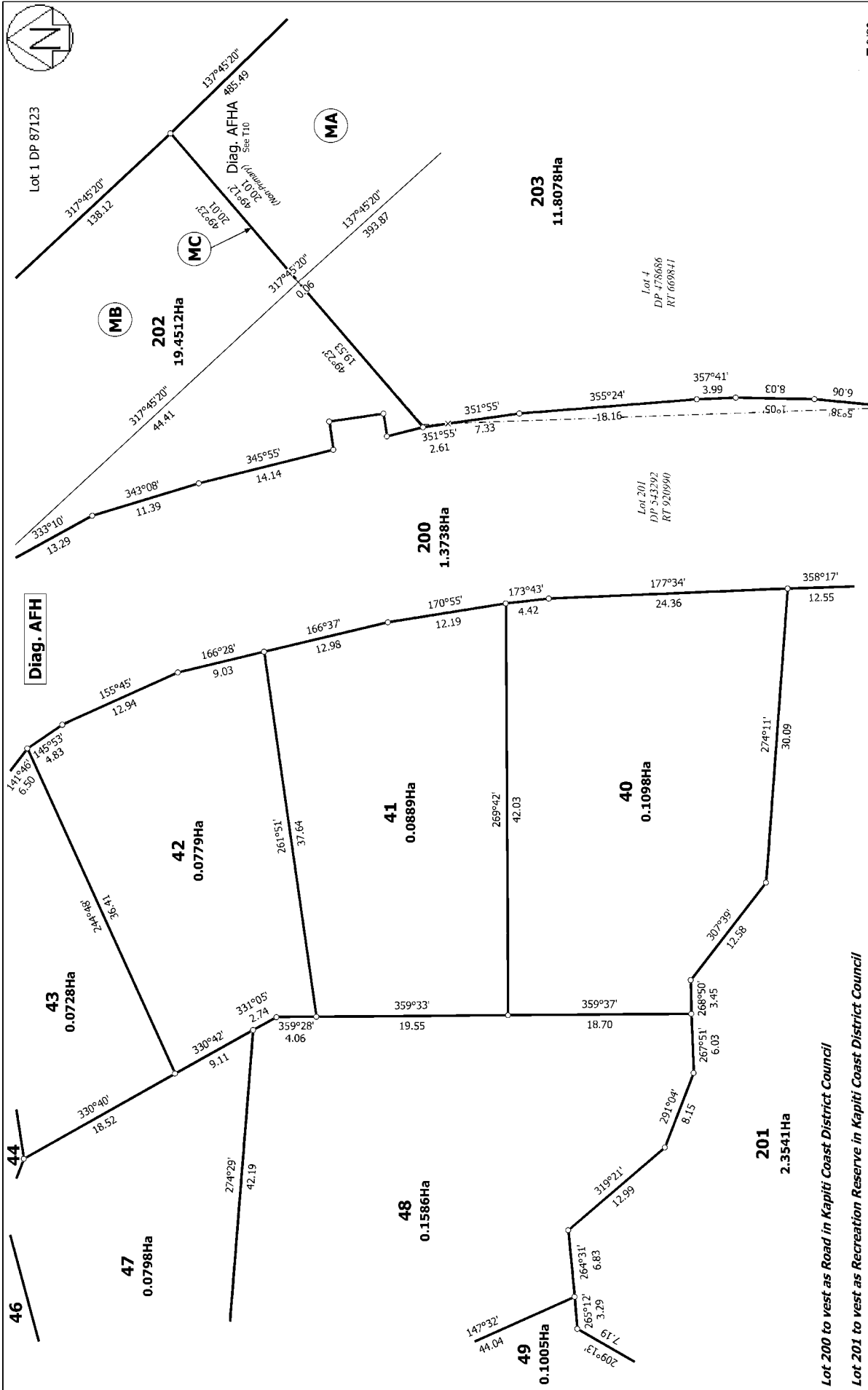
and District: Wellington

LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

Title Plan
DP 582129

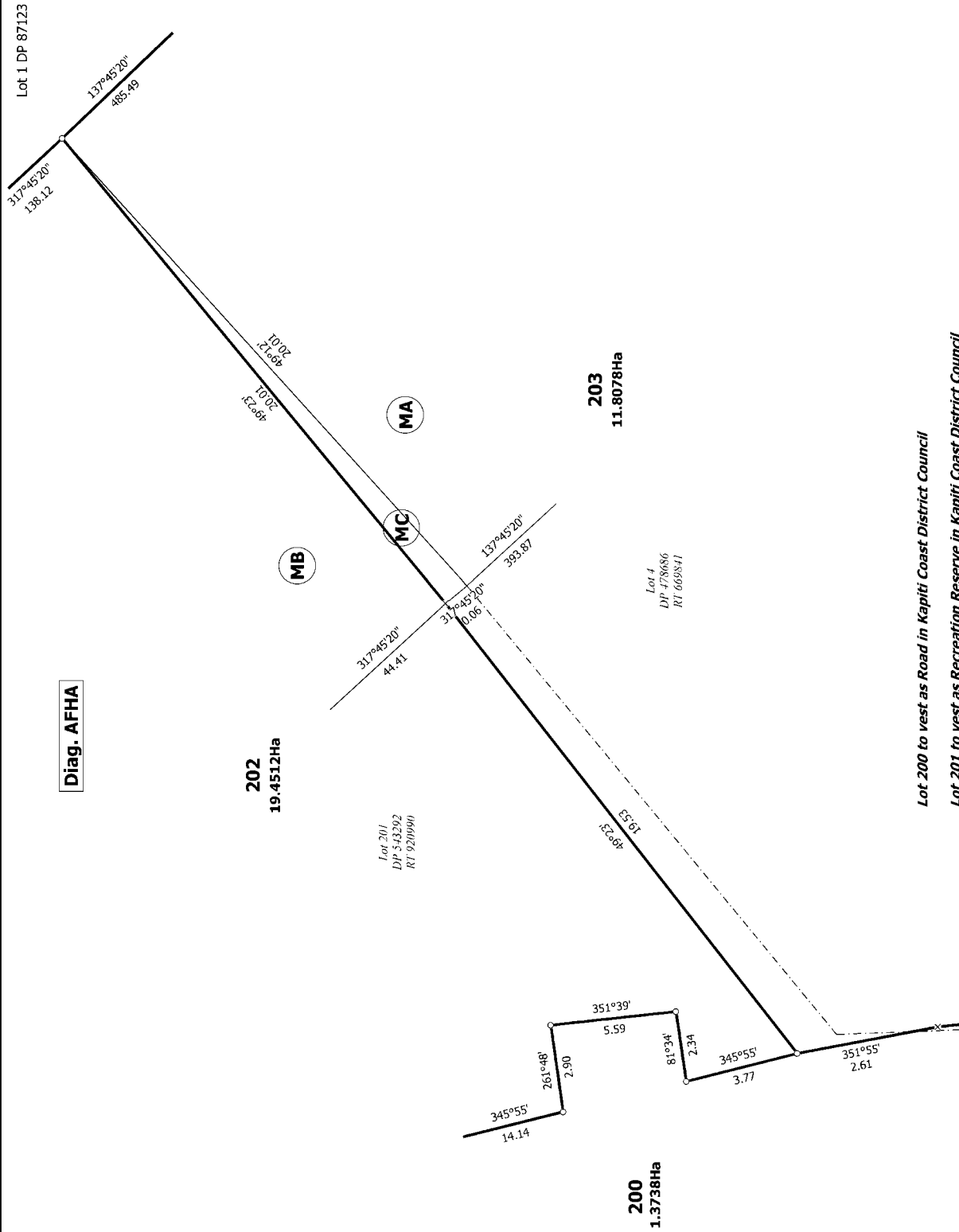
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Lot 200 to vest as Road in Kapiti Coast District Council		Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council	
Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4		Surveyor: Robert Graham Longley
Digitally Generated Plan	DP 478686 & LOT 201 DP 543292		Firm: Land Matters Limited
Generated on: 07/02/2023 4:15pm Page 14 of 20	Title Plan DP 582129		Deposited on: 21/12/2022



Diag. AFHA

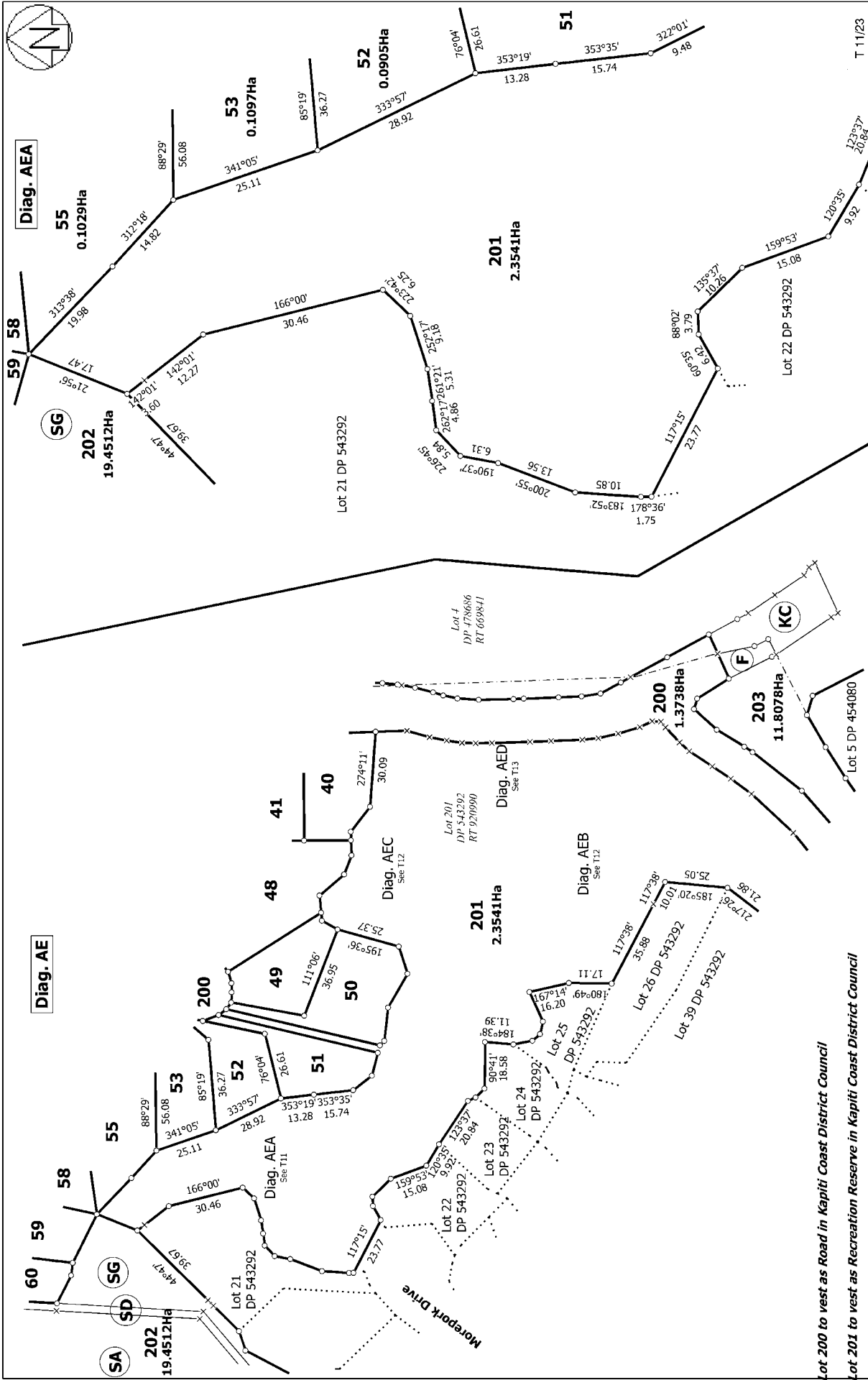


Lot 200 to vest as Road in Kapiti Coast District Council

Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

T 10/23

Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 15 of 20	Deposited on: 21/12/2022		

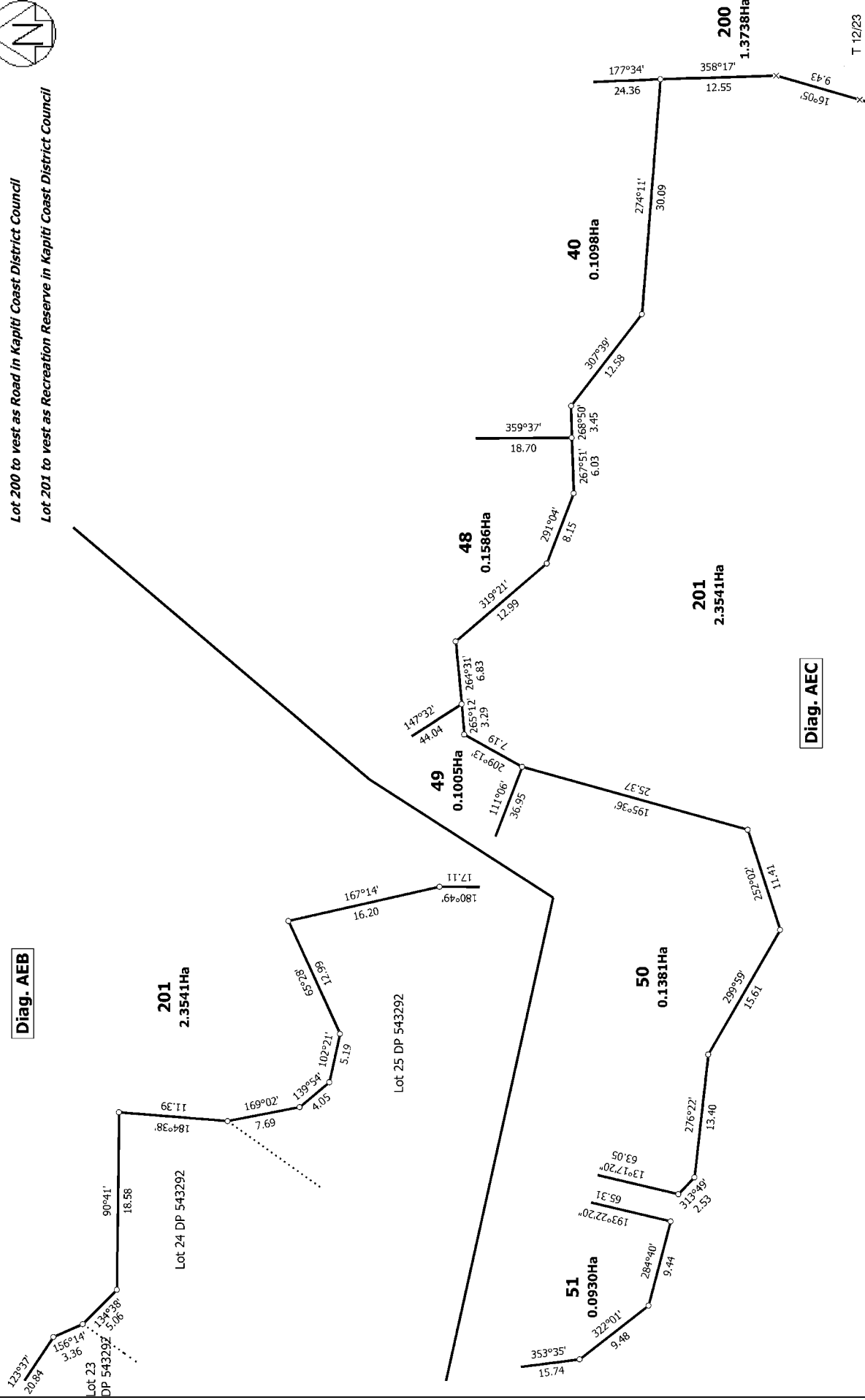


Land District: Wellington		LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4		Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 16 of 20		DP 478686 & LOT 201 DP 543292		Deposited on: 21/12/2022	



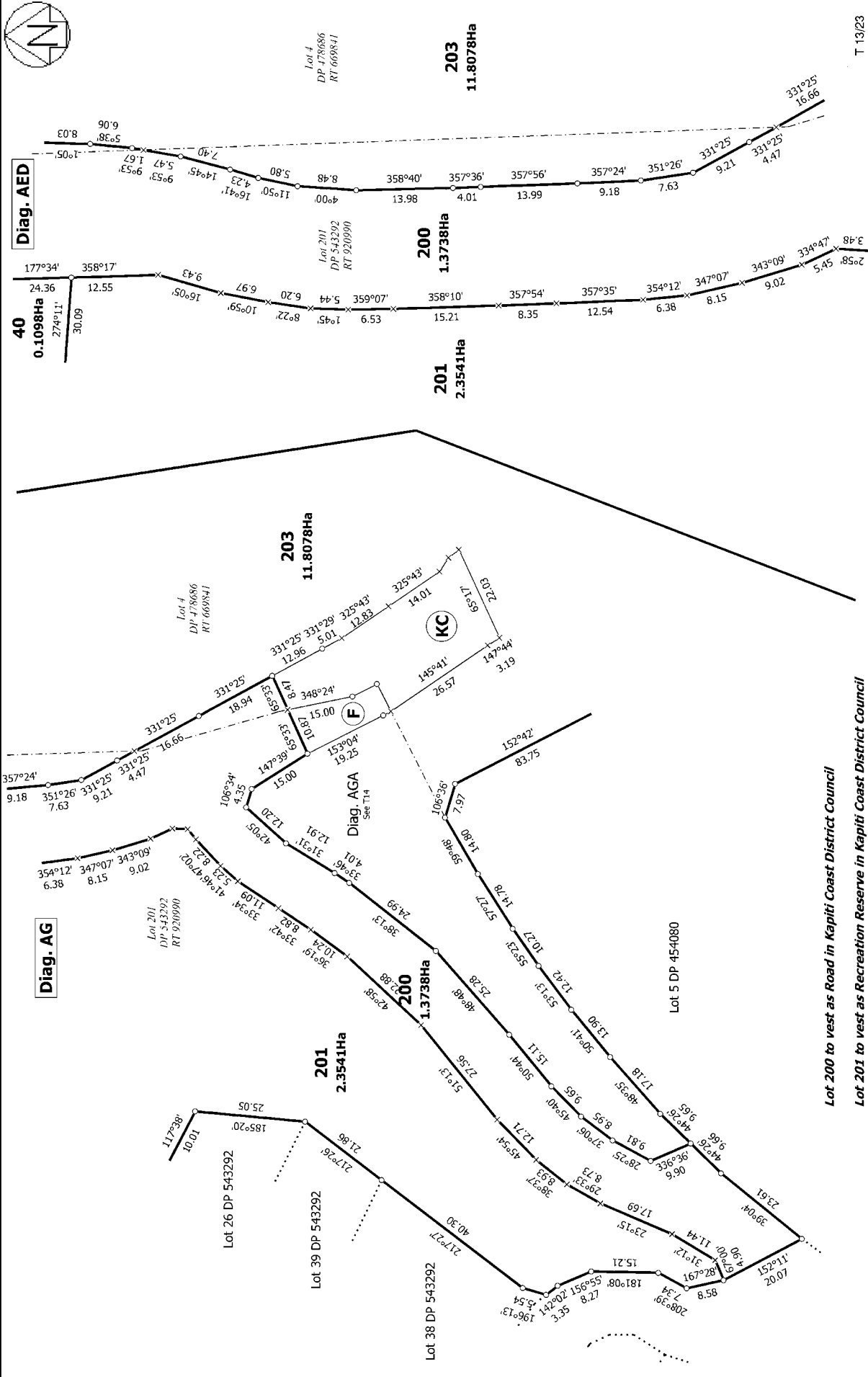
Lot 200 to vest as Road in Kapiti Coast District Council
Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Diag. AEB



Diag. AEC

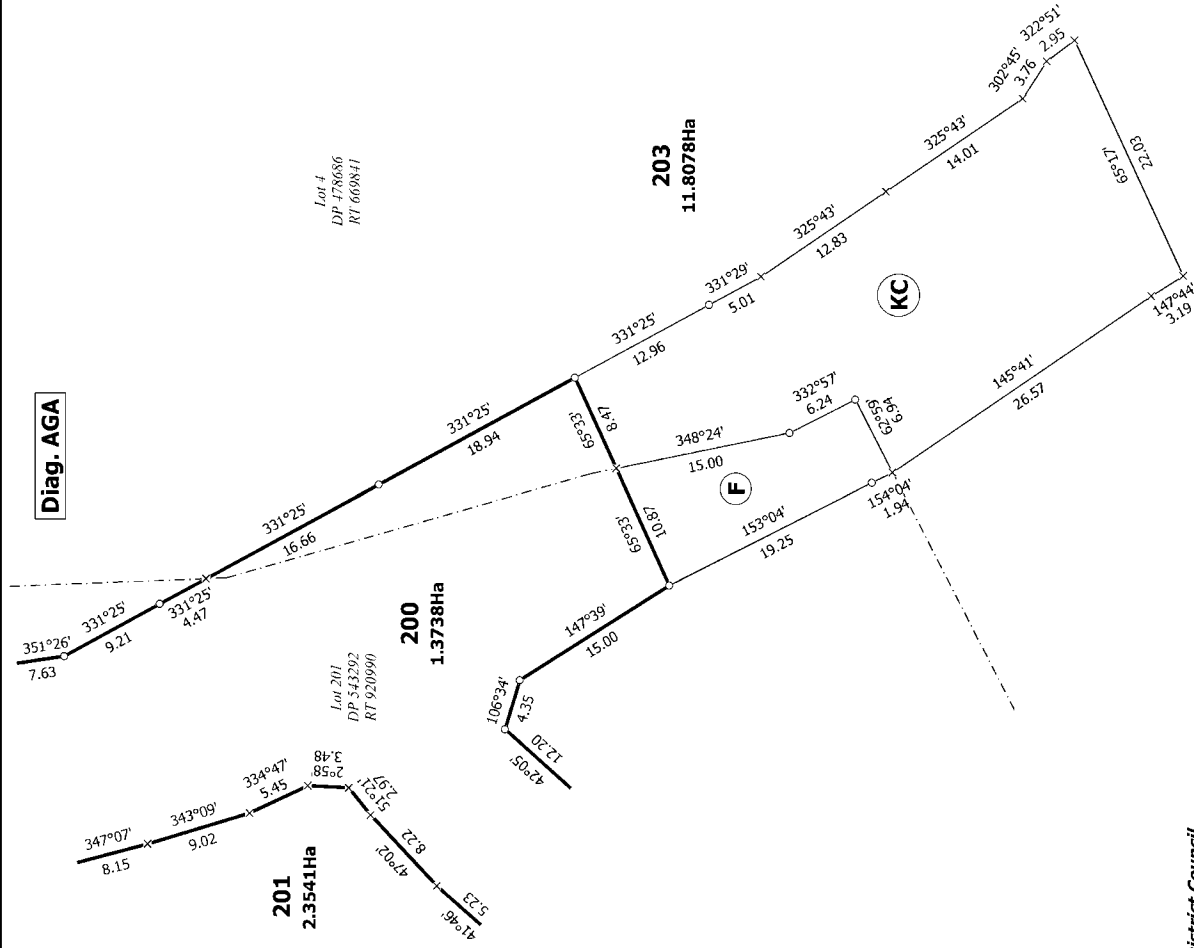
Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292		Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 17 of 20		Deposited on: 21/12/2022		



Land District: Wellington	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 10 of 20	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	
Deposited on: 21/12/2022		T 13/23



Diag. AGA



T 14/23

Lot 200 to vest as Road in Kapiti Coast District Council

Lot 201 to vest as Recreation Reserve in Kapiti Coast District Council

Land District: Wellington

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Generated on: 07/02/2023 4:15pm Page 19 of 20

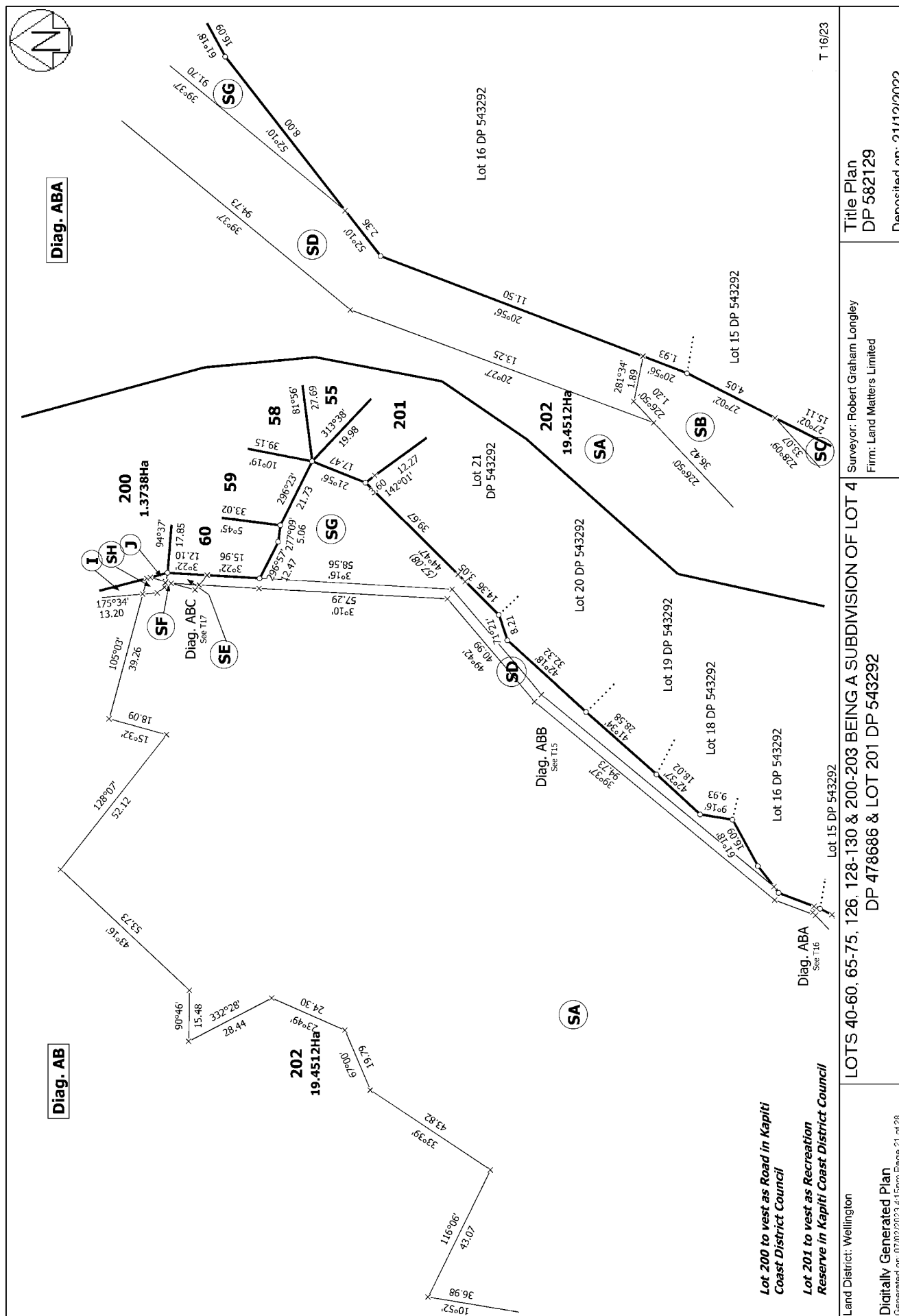
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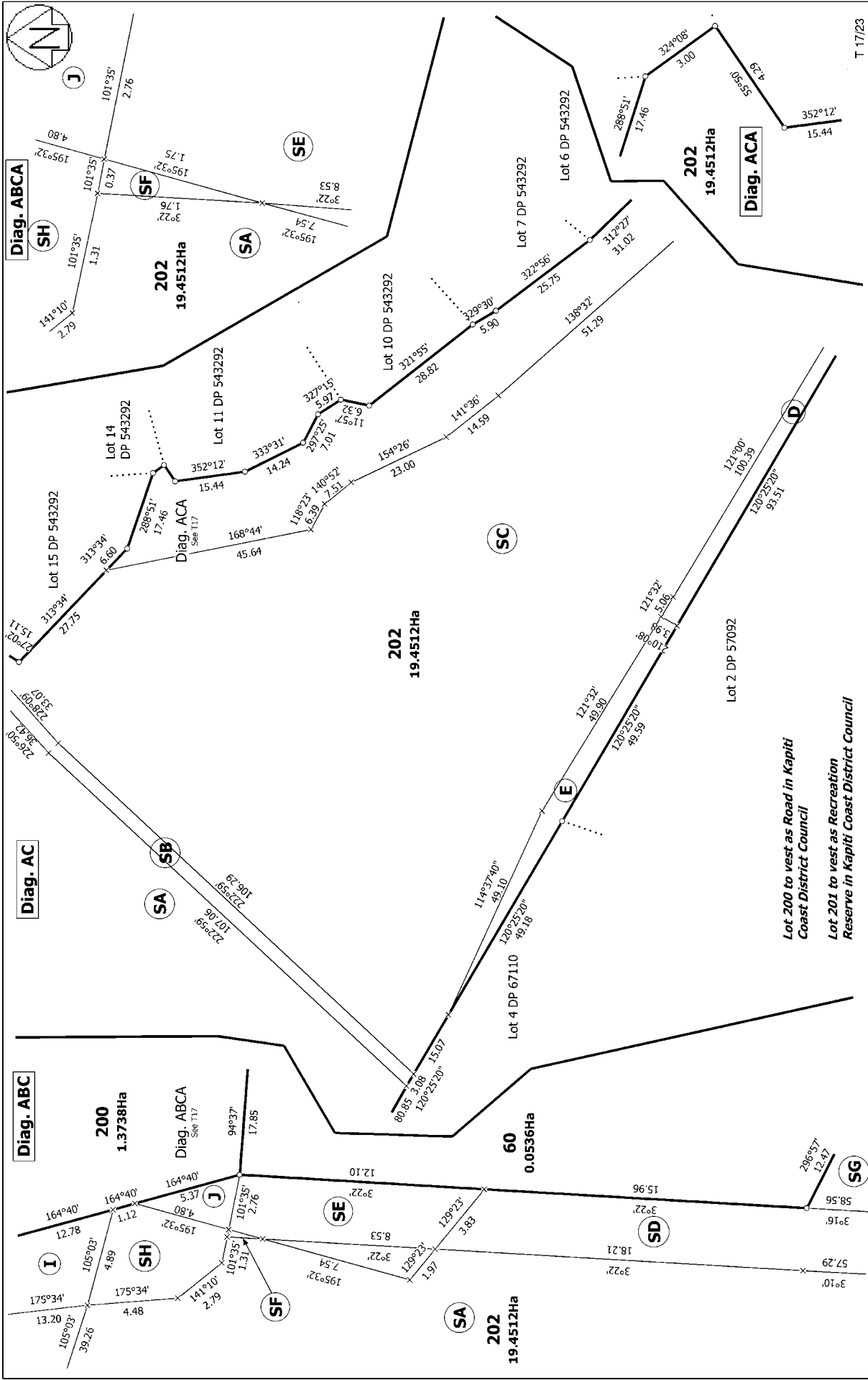
DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

Title Plan
DP 582129

Deposited on: 21/12/2022

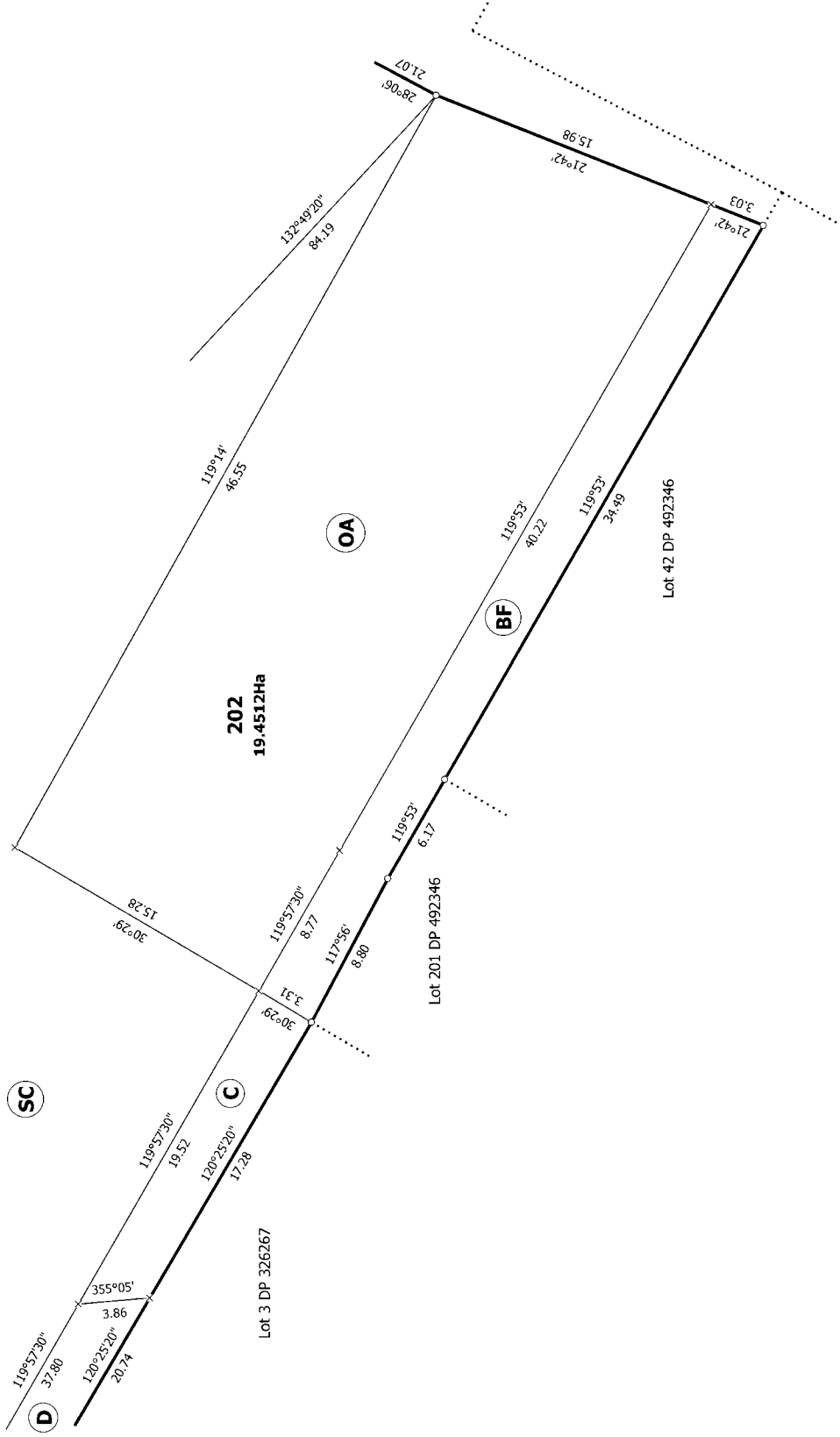




Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 22 of 20		Deposited on: 21/12/2022	



Diag. ADA



T 19/23

Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129 Deposited on: 21/12/2022
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 24 of 20			



Diag. AI

Lot 1 DP 87123

MA

203
11.8078Ha

L

Lot 5 DP 454080

Diag. AIA
See T21

Metapere Street

State Highway 1

Lot 1 DP 76132

AD

T 20/23

Land District: Wellington

Digitally Generated Plan

Generated on: 07/02/2023 4:15pm Page 25 of 20

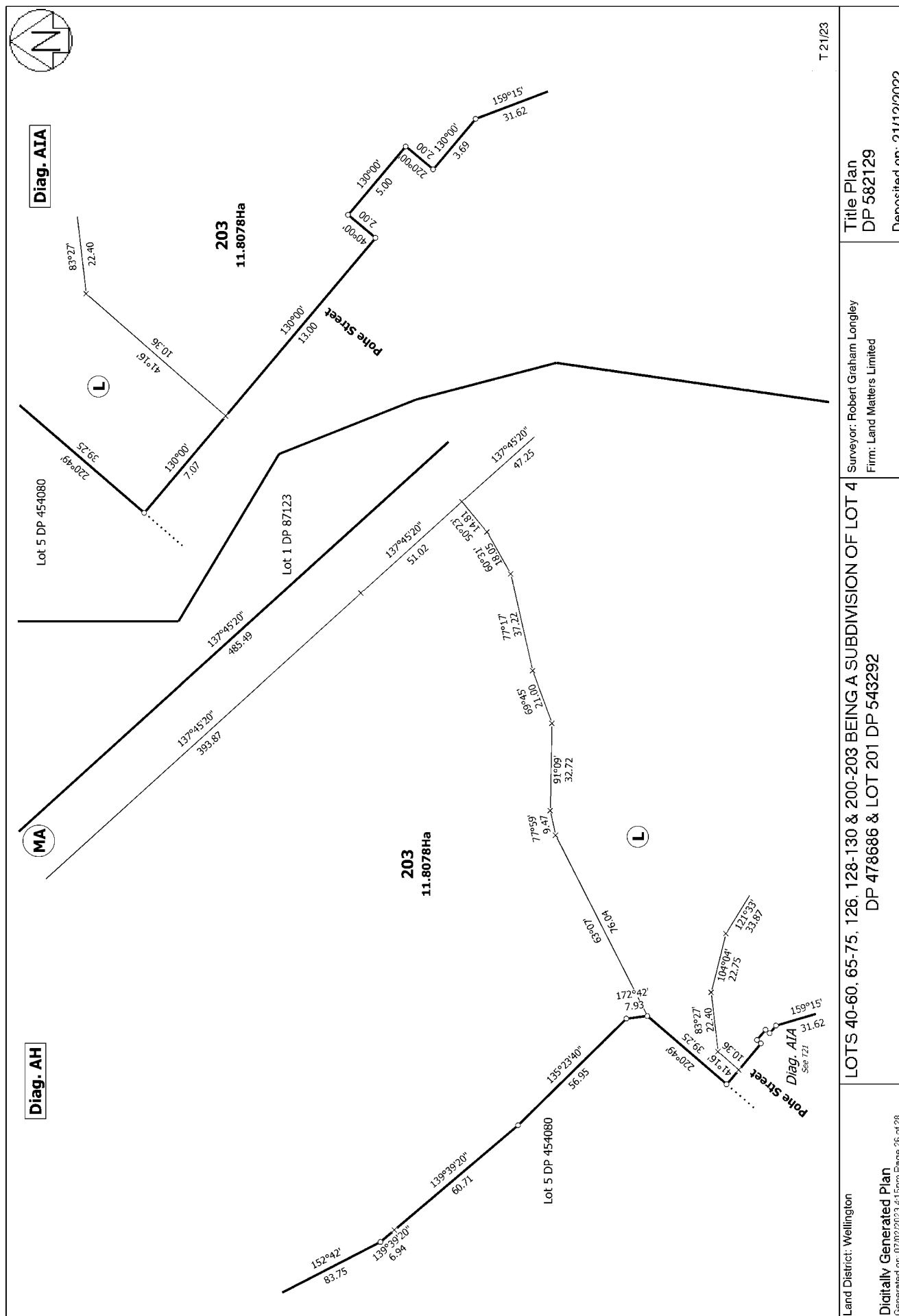
LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4

DP 478686 & LOT 201 DP 543292

Surveyor: Robert Graham Longley
Firm: Land Matters Limited

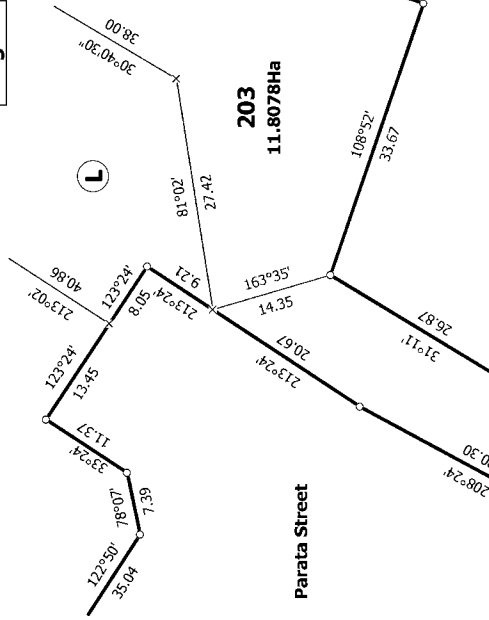
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DP 582129

Deposited on: 21/12/2022

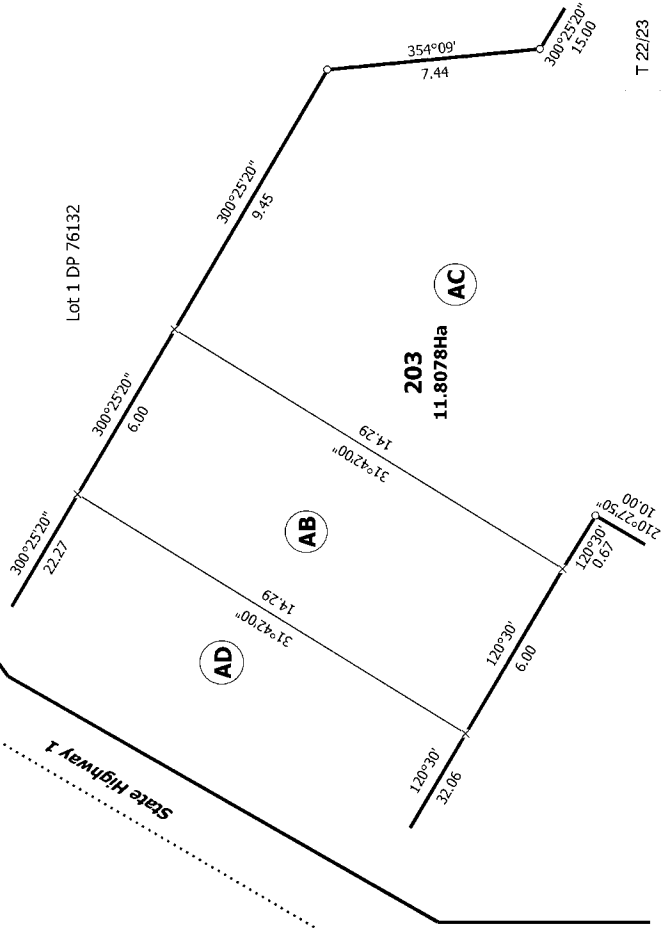




Diag. AJ



Diag. AJA



Land District: Wellington

Digitally Generated Plan

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LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4
DP 478686 & LOT 201 DP 543292

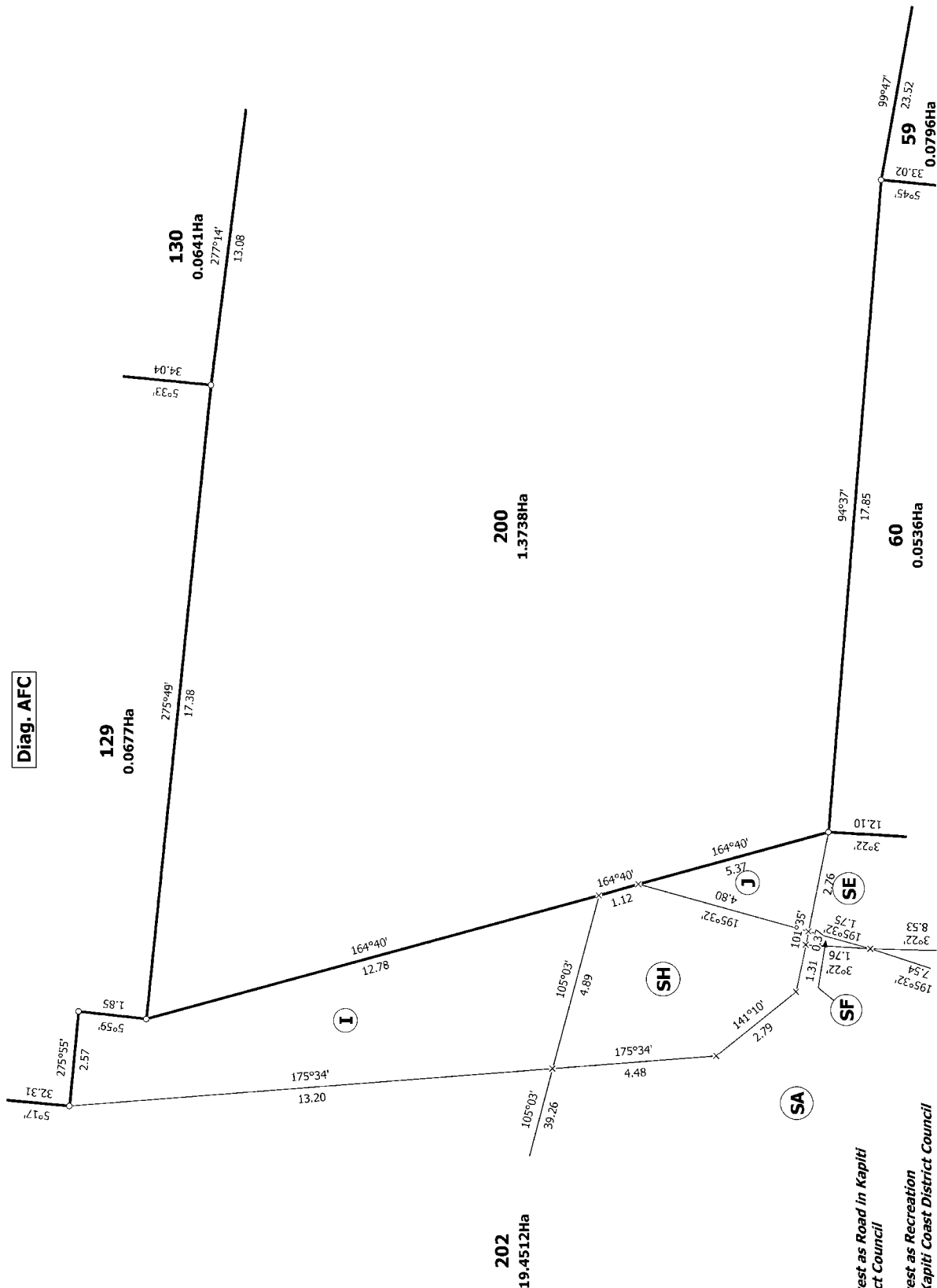
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Firm: Land Matters Limited

Title Plan
DP 582129

Deposited on: 21/12/2022



Diag. AFC



T 23/23

Land District: Wellington	LOTS 40-60, 65-75, 126, 128-130 & 200-203 BEING A SUBDIVISION OF LOT 4 DP 478686 & LOT 201 DP 543292	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 582129
Digitally Generated Plan Generated on: 07/02/2023 4:15pm Page 20 of 20			Deposited on: 21/12/2022

Aerial Photography

1 Pihoihoi Close Waikanae - Lot 45 DP 582129



0 10 20 Metres

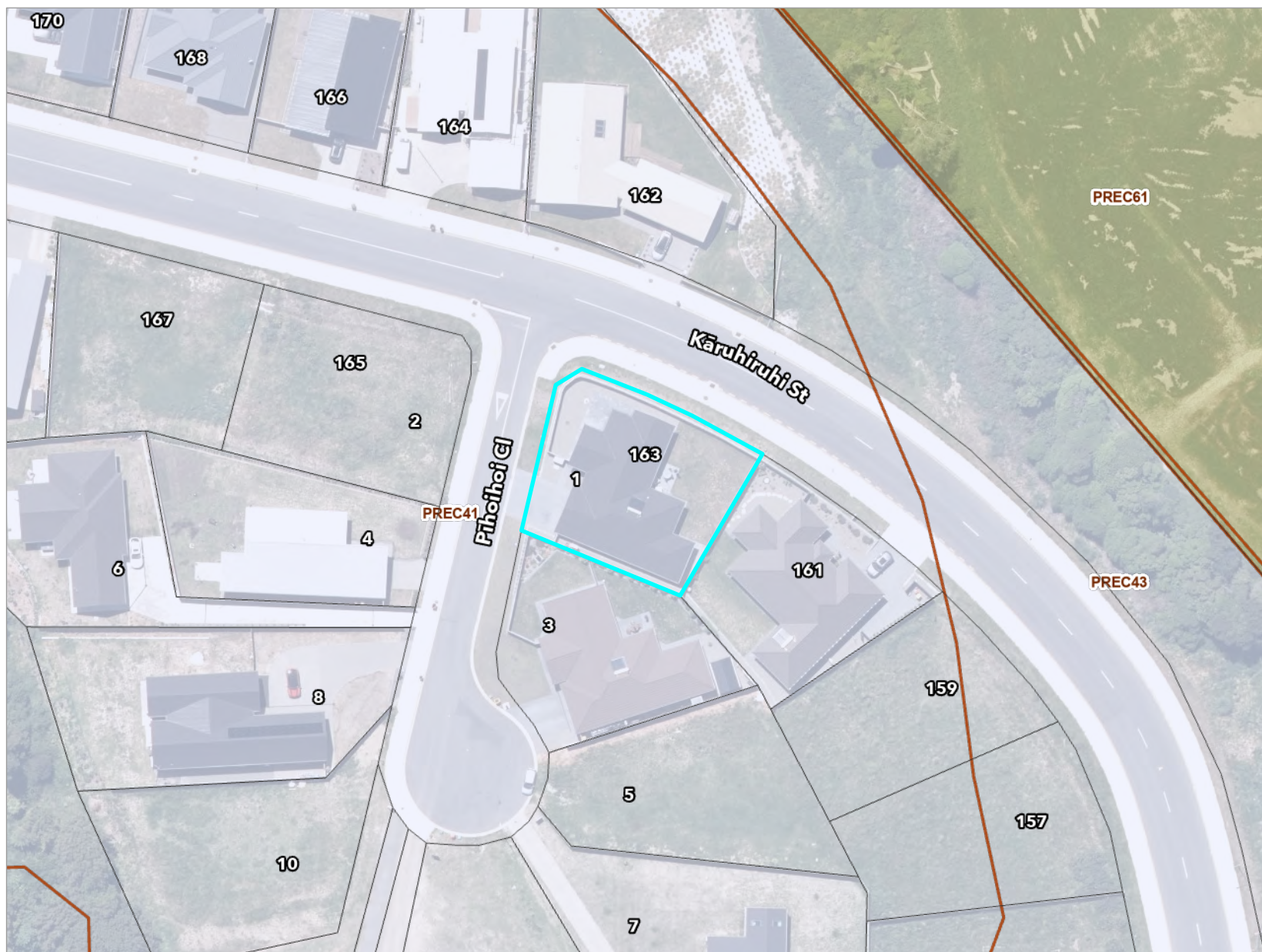
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Date Printed: August 26, 2026

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1 Pihoihoi Close Waikanae - Lot 45 DP 582129

-  Precinct
-  General Rural Zone
-  Waikanae North Development Area



0 20 40 Metres

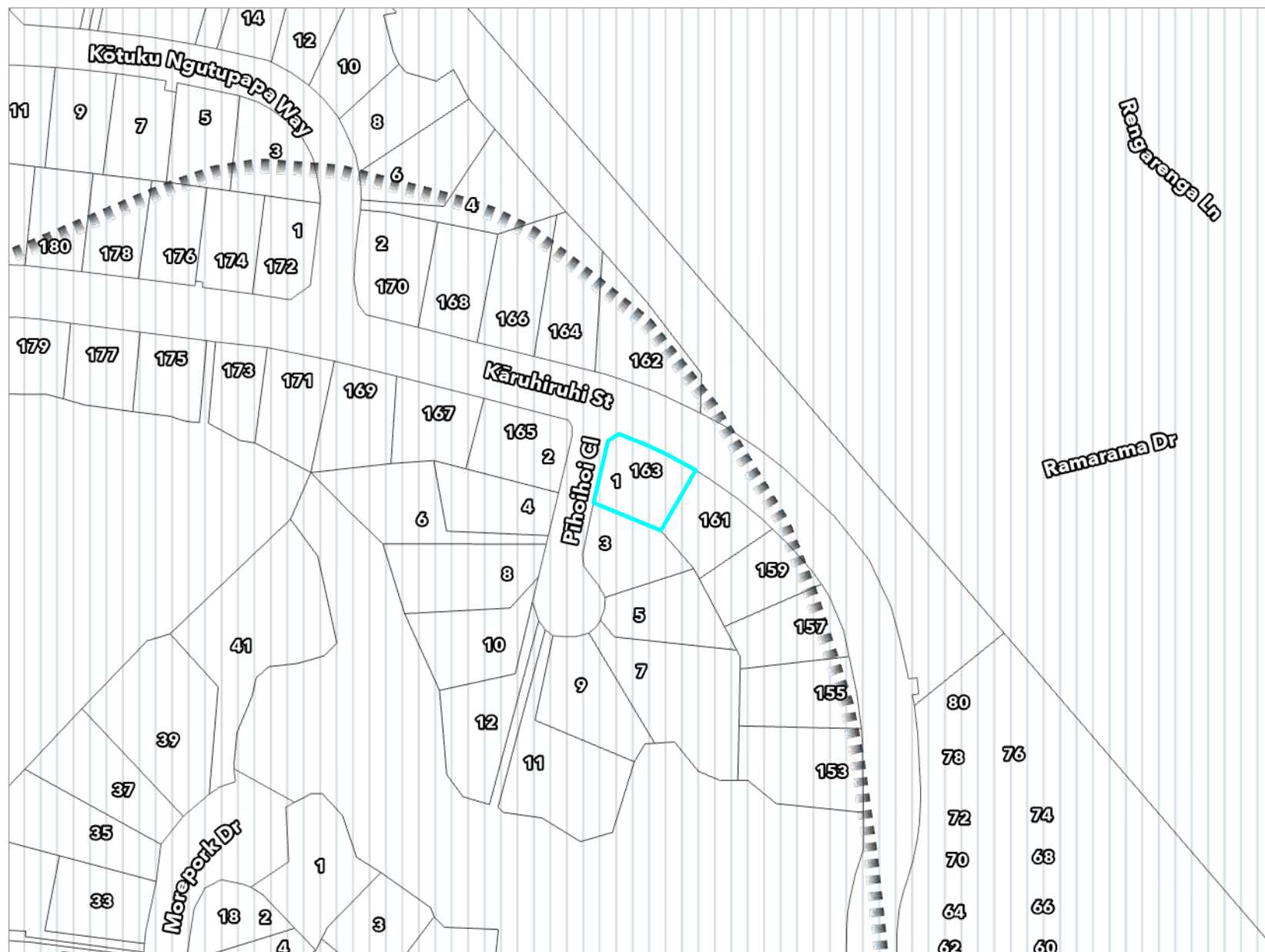
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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

1 Pihoihoi Close Waikanae - Lot 45 DP 582129



Key to map symbols

-  Notional Roads
-  Coastal Environment

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



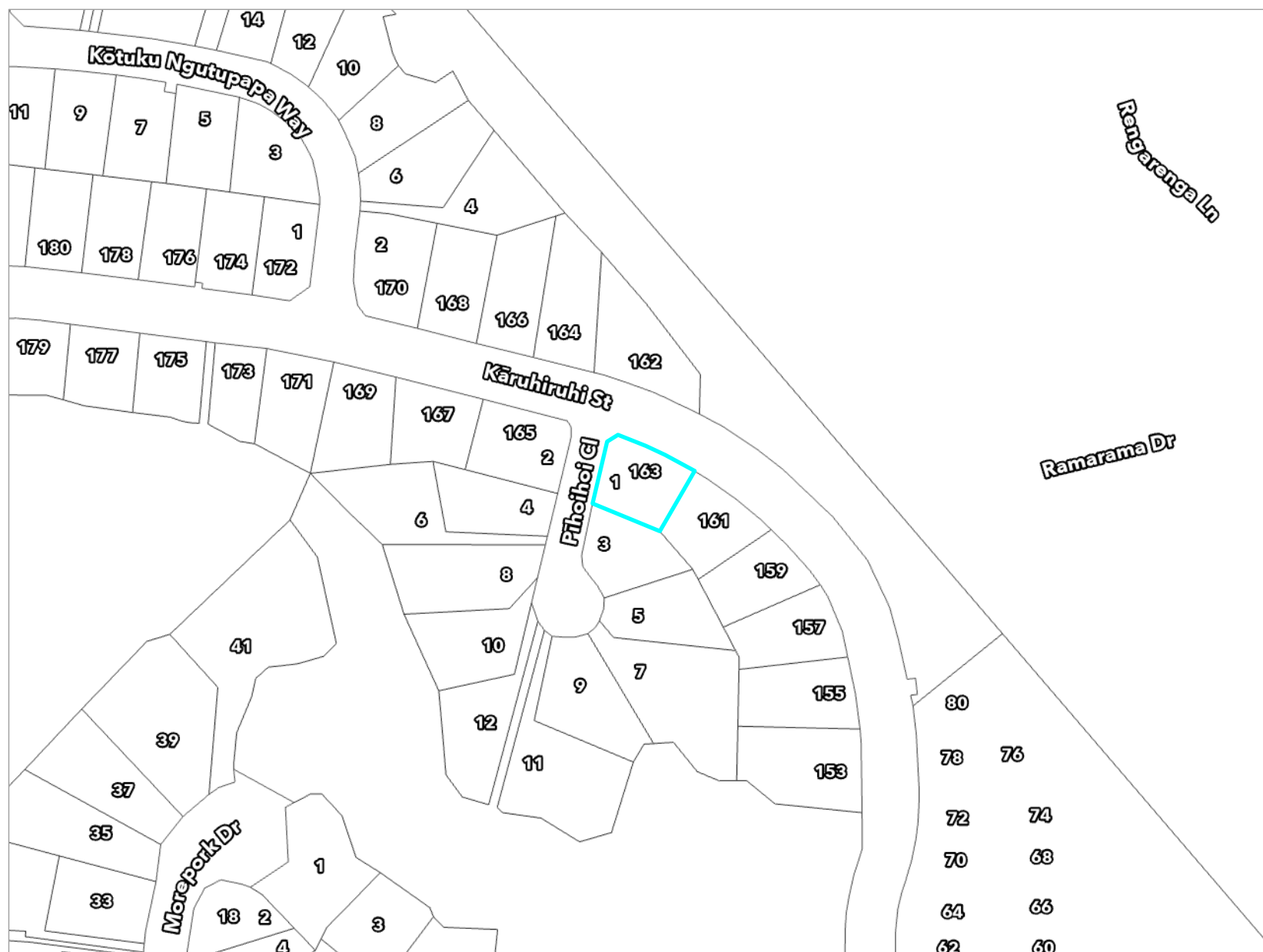
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Date Printed: August 26, 2026

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Operative District Plan 2021 - Designations & Miscellaneous Features

1 Pihohoi Close Waikanae - Lot 45 DP 582129



Key to map symbols

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: August 26, 2026

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Operative District Plan 2021 - Natural Features

1 Pihohoi Close Waikanae - Lot 45 DP 582129



Key to map symbols

 Ecological Sites

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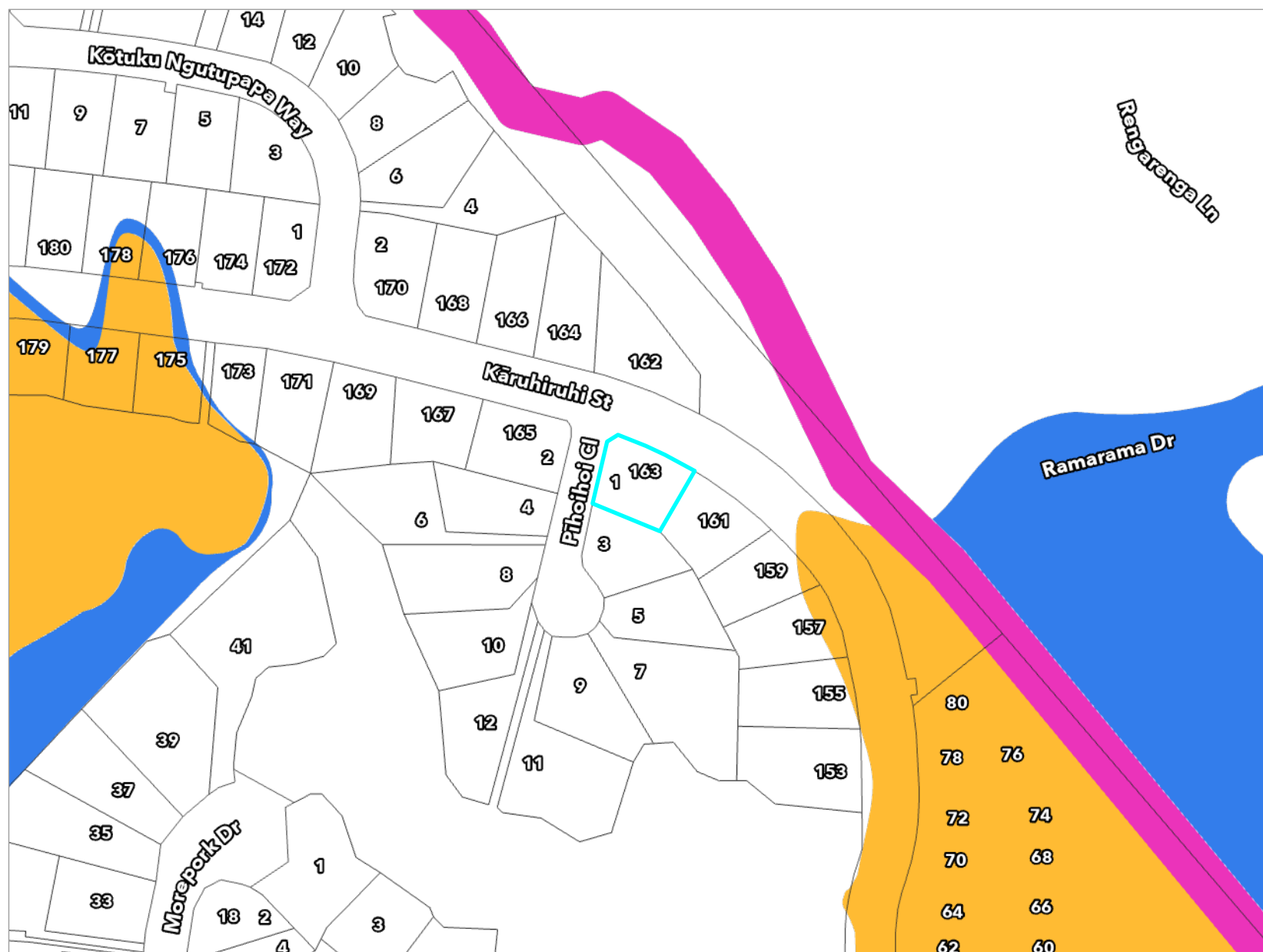
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Date Printed: August 26, 2026

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Operative District Plan 2021 - Natural Hazards

1 Pihohoi Close Waikanae - Lot 45 DP 582129



Key to map symbols

-  Stream Corridor
-  Flood Storage Area
-  Ponding Area

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



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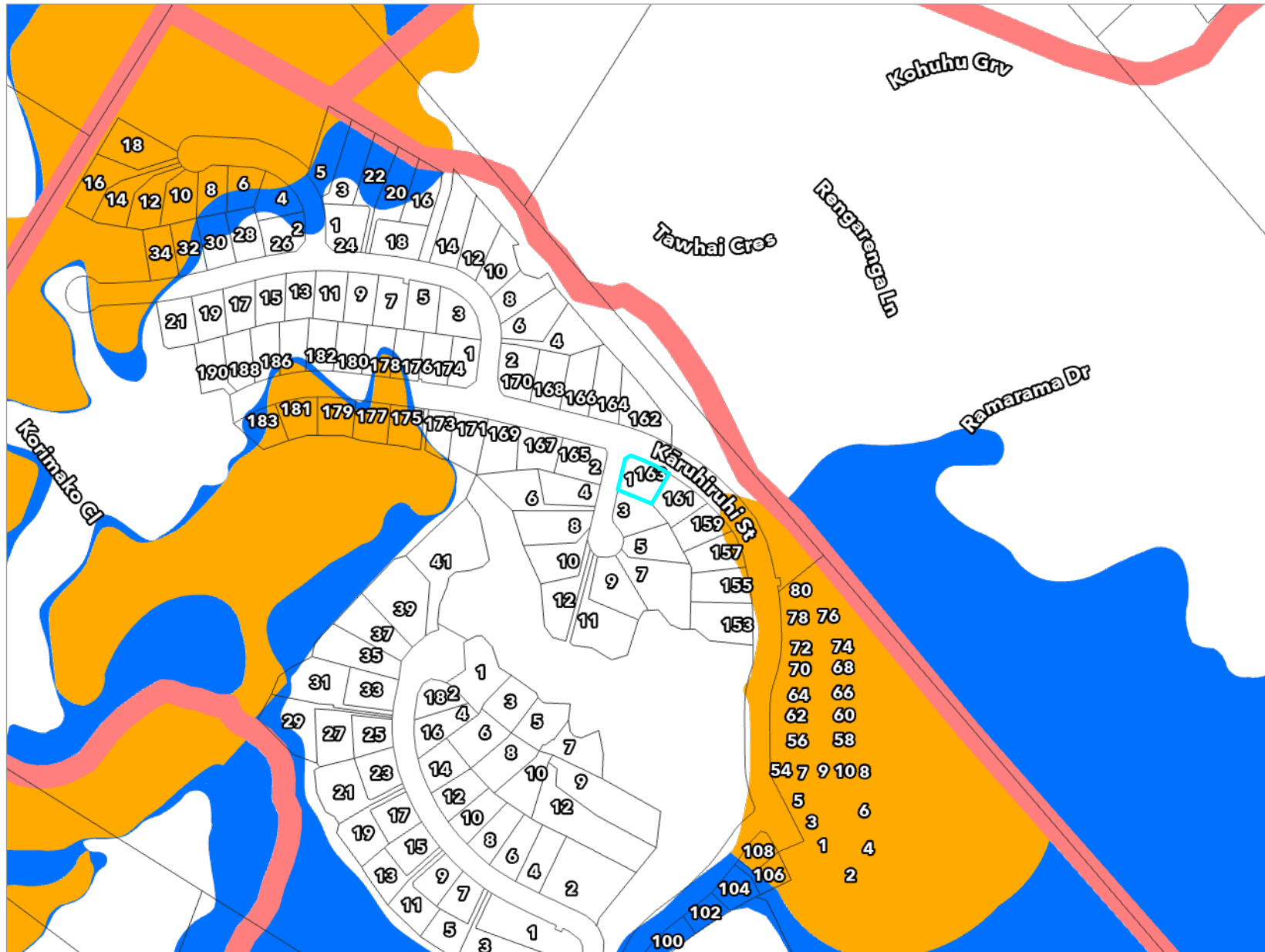
Scale @ A4 - 1:2,000

Date Printed: August 26, 2026

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Latest Flood Hazards

1 Pihoihoi Close Waikanae - Lot 45 DP 582129



Key to map symbols

- Stream Corridor
- Storage
- Ponding

The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.



0 90 180 Metres

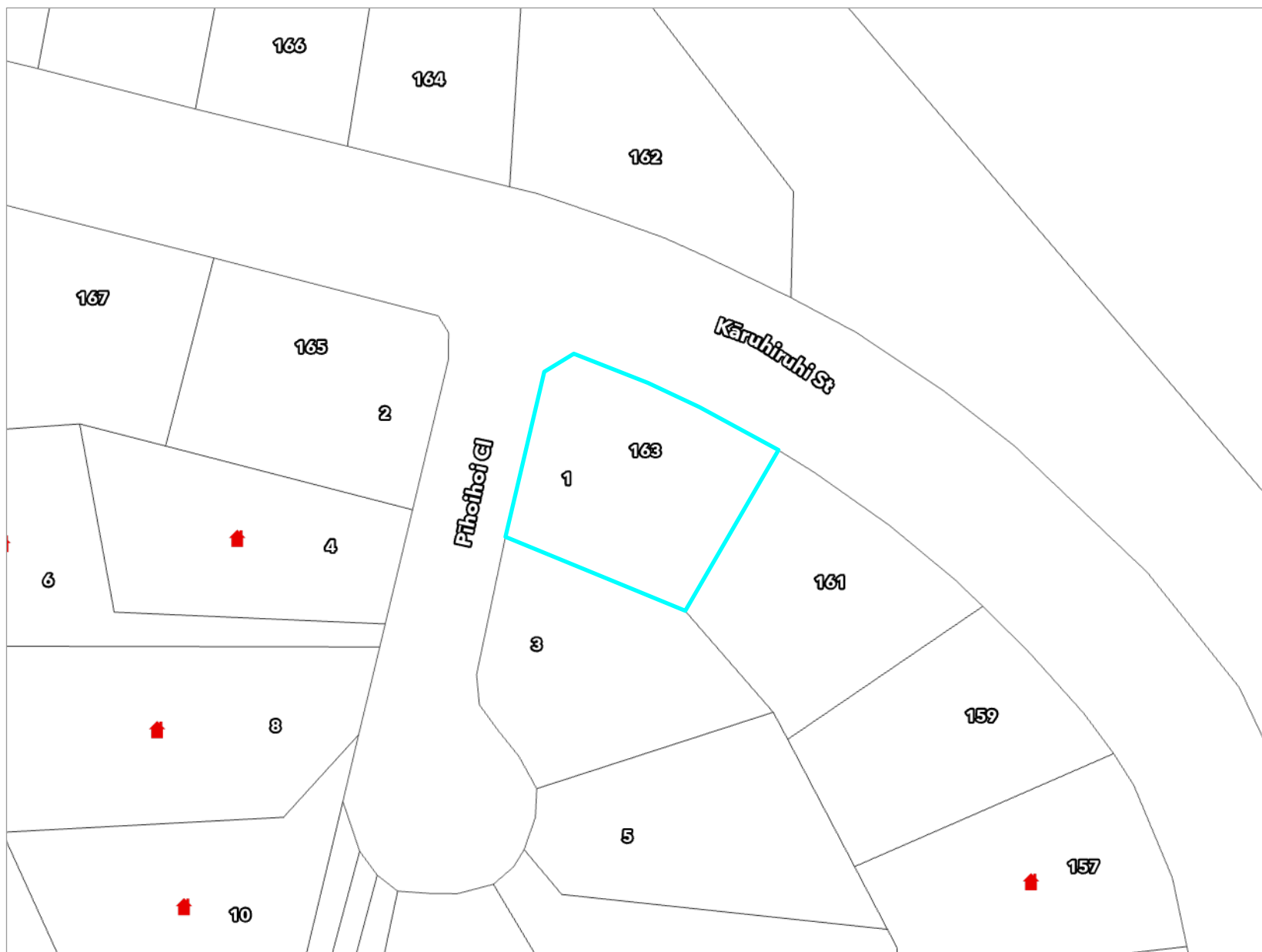
Scale @ A4 - 1:4,000

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Resource Consents Map

1 Pihoihi Close Waikanae - Lot 45 DP 582129



Key to map symbols

 Resource Consents

The 'Key to map symbols' column above will be empty if no Resource Consents are present in the area shown on this map.



0 10 20 Metres

Scale @ A4 - 1:750

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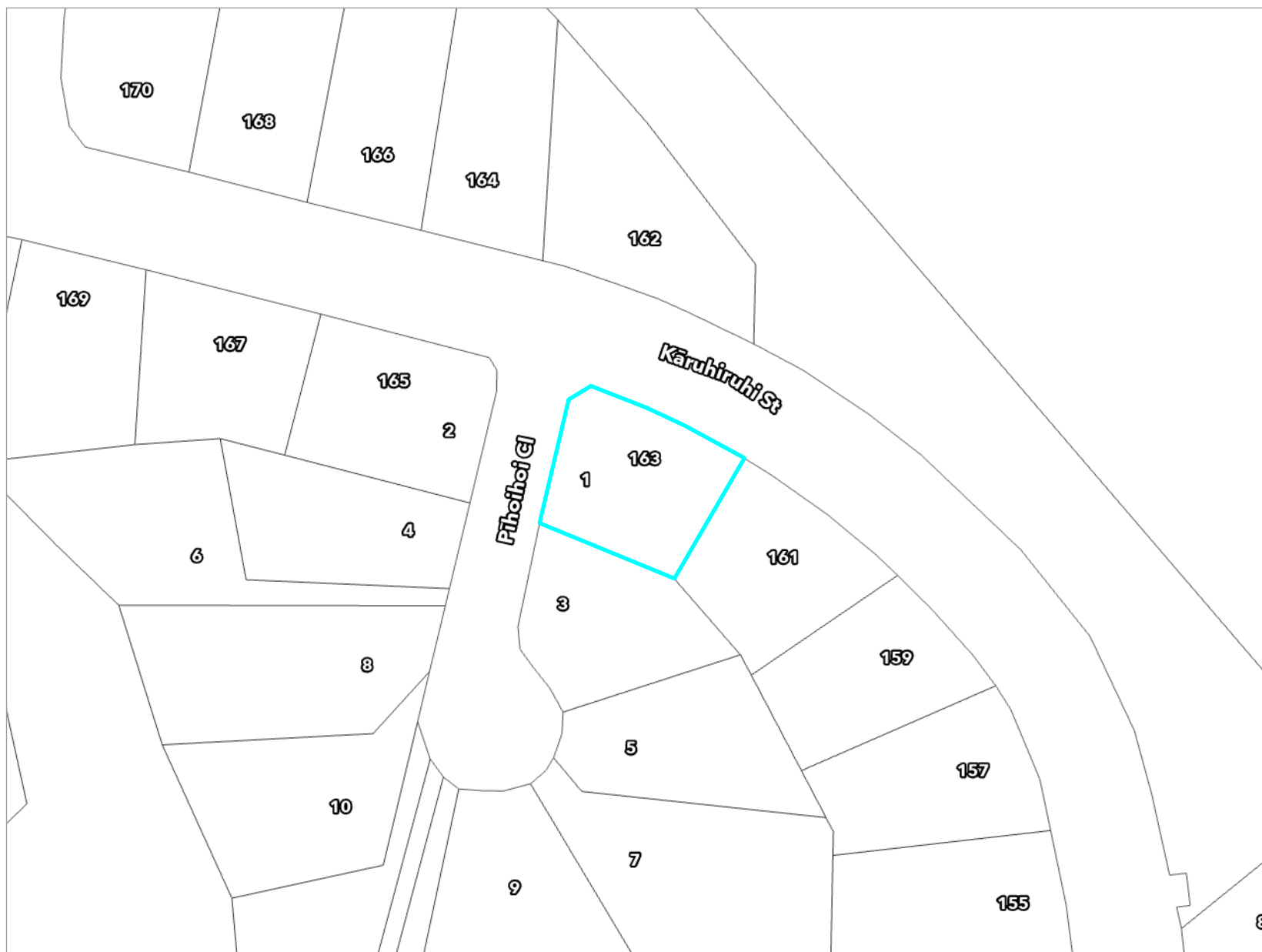
Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
230193	8 Pihoihoi Close, Waikanae	1494195254	Lot 53 DP 582129	LN	To construct dwellings, conduct earth works and vary consent	N	N	Letter Generated	12/3/2024	17/11/2023
230150	166 Karuhiruhi Street, Waikanae	1494195264	Lot 67 DP 582129	LN	Variation of consent notice condition - Waikanae North.	N	N	Letter Generated	2/10/2023	8/9/2023
230144	4 Pihoihoi Close, Waikanae	1494195255	Lot 54 DP 582129	LN	To construct 4 dwellings, undertake earthworks and	N	N	Letter Generated	11/10/2023	24/8/2023
230144A	6 Pihoihoi Close, Waikanae	1494195256	Lot 55 DP 582129	LD	S127 change of conditions relating to RM230144	N	N	Decision Issued	11/6/2024	7/3/2024
260075	10 Pihoihoi Close, Waikanae	1494195253	Lot 52 DP 582129	LDR	To undertake earthworks to install a plunge pool	N	N	Decision Issued	27/5/2026	11/5/2026
240030	7 Pihoihoi Close, Waikanae	1494195249	Lot 48 DP 582129	LN	Construction of a residential dwelling without solar hot	N	N	Decision Issued	9/5/2024	12/3/2024
250179	155 Karuhiruhi Street, Waikanae	1494195242	Lot 41 DP 582129	SD	Construction of a residential unit not complying with the	N	N	Decision Issued	13/11/2025	20/10/2025

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
260052	157 Karuhiruhi Street, Waikanae	1494195243	Lot 42 DP 582129	LN	To construct a dwelling, undertake earthworks, and vary the	N	N	Decision Issued	11/5/2026	7/4/2026

Health and Alcohol Licenses

1 Pihoihoi Close Waikanae - Lot 45 DP 582129



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



0 20 40 Metres

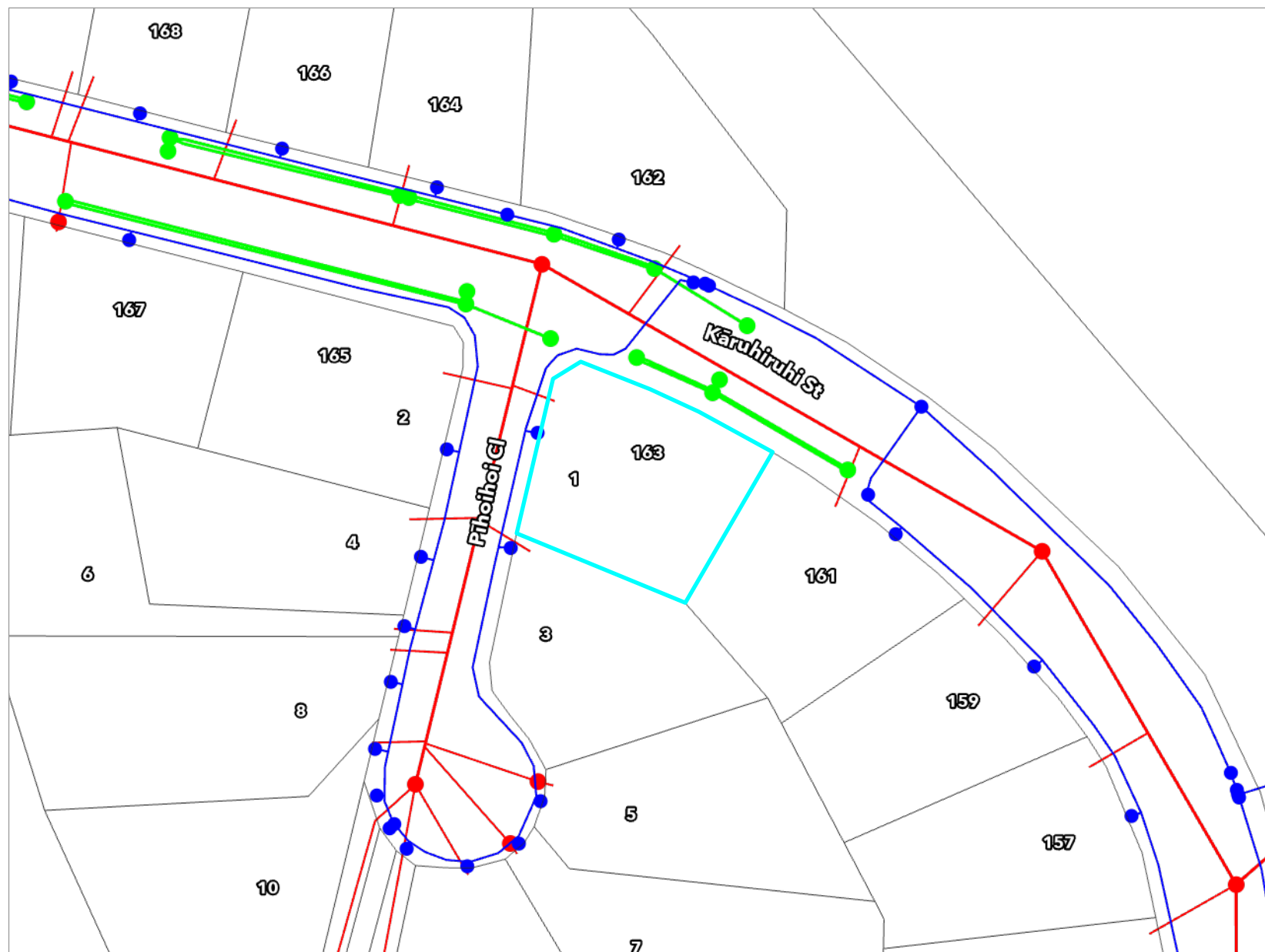
Scale @ A4 - 1:1,000

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Services Network

1 Pihoihoi Close Waikanae - Lot 45 DP 582129



Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe
- WW Point
- WW Pipe
- WW Lateral

The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.

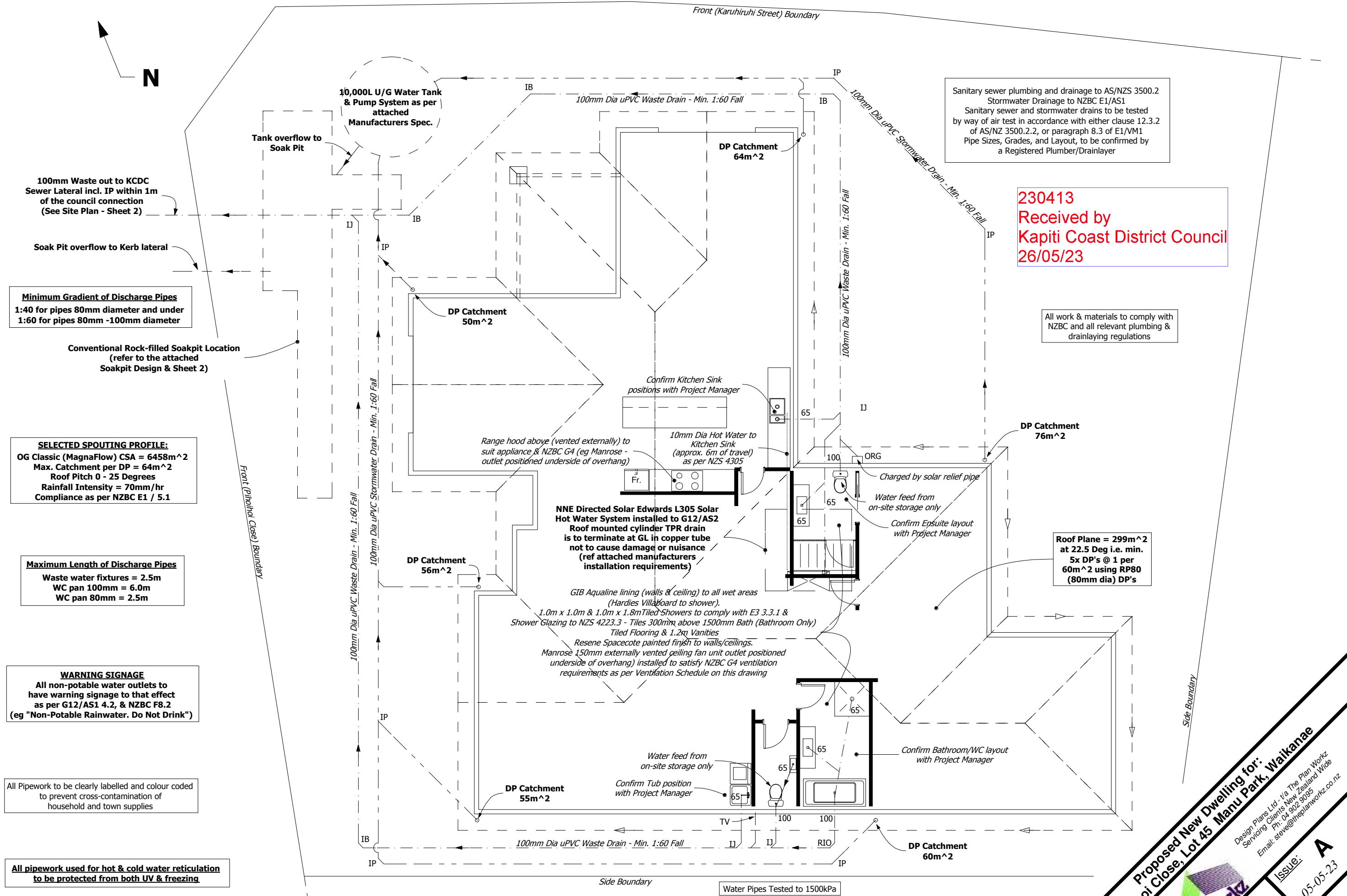


0 10 20 Metres

Scale @ A4 - 1:800

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PLUMBING/DRAINAGE PLAN (provisional) - Scale 1:100
Sheet 6 Construction Details Sheet 11 I, 11J & 11K

(as built to be supplied to local authority prior to issuing Code of Compliance certificate)

1 Pihoihoi Close, Lot 45 Manu Park, Waikanae

Proposed New Dwelling for:

Design Plans Ltd. - t/a The Plan Workz
Serving Clients New Zealand Wide
Ph: 04 902 9095
Email: steve@theplanworkz.co.nz

Prepared by:

Drawn: S. Neale

Date: 03-10-22

Issue: A

05-05-23

Job Number
WA 45MP



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Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM100229

APPLICANT:	Waikanae North Limited
LOCATION OF ACTIVITY:	19 Parata Street, Waikanae and at 53 State Highway 1, Waikanae (Lot 2 DP31774, Pt Lot 1 DP4829, Lot 12 DP17551, Lot 11 DP17551, Lot 10 DP17551, Lot 9 DP17551, Lot 2 DP76132, & Pt Nagara West A79.)
DESCRIPTION OF ACTIVITY:	Subdivision of Waikanae North Development Zone (WNDZ) into 15 lots (development blocks) with ancillary earthworks and modification of native vegetation

DECISION 1 (Stage 1)

Acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 consent is hereby **granted** for the **subdivision of the Waikanae North Development Zone (WNDZ) into 4 lots (development blocks) with ancillary earthworks and modification (relocation) of specified native vegetation at 19 Parata Street & 53 State Highway No.1, Waikanae (Lot 2 DP31774, Pt Lot 1 DP4829, Lot 12 DP17551, Lot 11 DP17551, Lot 10 DP17551, Lot 9 DP17551, Lot 2 DP76132, & Pt Nagara West A79)** subject to the following conditions which were imposed under Sections 108 & 220 of the Resource Management Act 1991.

Conditions:

Form of Subdivision

1. The e-survey dataset shall be in general conformity with Landlink Plan number 1062.42-23 Issue D except where modified by any of the following conditions of consent.
2. Lot 107 may be subsumed into Lot 108 and shown on the e-survey dataset as one allotment because the Kapiti Coast District Council does not require the allotment in its current form to be vested as Recreation Reserve.

Fees, Levies and Contributions

3. The consent holder shall pay Council Engineering Monitoring Fees of \$539.00, plus \$324 per lot, (total \$1187.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.
Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2008.
Note: The current charge out rate is \$108.00 (GST inclusive) per hour.

delivering on the community's plan

General Engineering Requirements and Procedures

4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005, unless alternatives are proposed by the consent holder and approved by the Council.
5. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. All open channels shall be designed to mimic a stream's natural geomorphology to improve the structure and functionality of the local ecosystem. No work shall commence until the plans and specifications have been approved by the Council in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

6. The Developer's Representative shall notify the Subdivision Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:
 - ◆ Commencement of works or recommencement after a substantial lapse
 - ◆ Prepared earthworks and subsoil drainage prior to filling
 - ◆ Drainage and water reticulation prior to backfilling
 - ◆ Water and drainage reticulation during pressure testing
 - ◆ Completed earthworks and prepared subgrade (roading and footpaths)
 - ◆ Finished basecourse before the commencement of road sealing
 - ◆ Road sealing – waterproof and final seal coat
 - ◆ Roads during Benkelman Beam testing
 - ◆ Soiling and sowing of berms
 - ◆ Final inspection

All work required to be tested by or in the presence of the Subdivision Engineer (or their authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

7. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
8. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. 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. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - ◆ Geotechnical Engineering
 - ◆ Foundation recommendations
 - ◆ Stormwater and flood issues

- ◆ Traffic engineering
 - ◆ Civil engineering with respect to infrastructure provision
9. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
 10. A bench mark, level reference point, with respect to Mean Sea Level, (Wellington) shall be provided within close vicinity of the subdivision to the approval of the Council.

Land Stability, Foundations and Earthworks

11. Earthworks shall proceed in accordance with drawing 1062.45-206, issue B. Any proposed amendments to the earthwork drawings shall be submitted to the Council for approval. If approved, then the amended drawings become the approved drawings.
12. The consent holder shall submit to Council for approval an Earthworks Management Plan (EMP) in accordance with Paragraph 3 of Schedule 2 contained in Part 4 of the Council's Subdivision and Development Requirements. The EMP shall address all potential adverse effects of the proposed earthworks including, but not limited to, the following
 - ◆ windblown sand,
 - ◆ sediment control and storm water run-off,
 - ◆ maintenance of local drainage paths from adjoining properties
 - ◆ progressive top soiling and re-vegetation immediately following completion of each stage of the works
 - ◆ the monitoring program for effects of the earthworks on and off site (including transportation of material),
 - ◆ the control of noise and other construction related effects
 - ◆ the discovery of an unrecorded archaeological site.

The consent holder shall comply with the requirements of the approved earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council for approval. If approved, then the amended earthworks management plan becomes the approved plan.

13. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
14. Adequate provision shall be made for the control of storm water run-off during the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Subdivision Engineer.

Note: The Consent holder's attention is drawn to the Wellington Regional Council Publications "Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites". Applying the appropriate recommended treatments from these publications is a means of compliance with this condition.

15. The consent holder shall not remove soil support from adjacent lots.
16. All batters shall be self-supporting.
17. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
18. 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 of the lots in accordance with Part 2 of the Council's Subdivision and Development Requirements, and the requirements and intent of the report entitled '*Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical*' dated August 2006.

If specifically designed foundations are required in accordance with the Building Act 2004, then the Council will issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations are required.

19. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
 - (a) cease operations;
 - (b) inform local iwi (Te Ati Awa ki Whakarongotai);
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note: In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

Roads

20. All roads shall be sealed using asphaltic concrete paving, unless otherwise approved by the Roading Asset Manager.
21. The consent holder shall provide all signs and install all road markings for compliance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings, unless otherwise approved by the Council. The associated costs of legalising any no stopping lines, give way and compulsory stops that are required shall be met by the consent holder.
22. The consent holder shall submit a road safety audit report in accordance with the Land Transport Audit Policy and Procedures 1993 for the development when engineering drawings are submitted for approval. A post-construction road safety audit report shall be submitted for approval prior to the issue of the s224(c) certificate. Both reports shall be undertaken by a suitably qualified person and audit recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.
23. The consent holder shall provide three names per new road to Council when engineering drawings are submitted for approval. Sign posts and/or name plates are

to be provided for each new road. This requirement shall be met by lodging a cash contribution with the Council of \$250 (GST inclusive) per required sign.

24. Lot 101 (shown as Road 1 on Plan 1062.42-23 Issue D) shall be appropriately shown on the e-survey dataset as Road to Vest and shall therefore transfer to Council free of any encumbrances.
25. With respect to the existing transmission line and electricity services supported by poles which traverse the site in the vicinity of Road 1 (the extension to Parata Street), either:
 - ◆ The electrical transmission infrastructure shall be relaid underground within the land to vest as legal road; or
 - ◆ The location of the road shall be modified so that the electrical transmission infrastructure is located on private land and not within legal road, with the exception of the minimum amount necessary to effect a transition from the existing alignment of Parata Street; or
 - ◆ The location of the transmission infrastructure shall be modified so that, with the exception of the minimum amount necessary to effect a transition from the existing alignment within Parata Street, no part of the overhead transmission infrastructure shall be located within the allotment shown on the approved plan as Road 1 (Lot 101).

Stormwater

26. The stormwater disposal design for stage 1 shall be submitted for approval with the engineering drawings. Because no increase in post development design flows for an event below Q_{10} is acceptable to Council, the consent holder shall engage Sinclair Knight Merz to update the report entitled '*Review of Pond Attenuation for Waikanae North Development*', dated 20 June 2011, to test an acceptable scenario.

The design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, and the requirements and intent of the report entitled '*Stormwater Management Plan, Waikanae North*' dated 17 May 2011, except where modified by the Sinclair Knight Merz updated report. The stormwater disposal design may be subject to peer review at the consent holder's expense.

Where 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.

Note: The Stormwater Management Plan has been designed for a specific impervious surface covering and outlet configuration. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modelled by Sinclair Knight Merz or an approved alternative.

27. In the event that a stormwater disposal design is not approved by Council for lots 2 and 5 prior to the issue of the 224(c) certificate for stage 1, a consent notice will be issued at the time of issue of certification. The consent notice shall include reference to the following design criteria:
 - ◆ 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 2 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 Council's 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.

The Consent Notice shall also include reference to the following:

- the owners' responsibility to construct a system to meet the above performance standard; 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.

28. A 'building exclusion zone (flooding)' that reflects the extent of flooding in the Q_{100} event (as indicated by hatched area on the plan prepared by SKM, dated 20/07/2011 and entitled '*Waikanae North Building Exclusion Zone*') shall be defined on the title sheet of the survey plan or e-survey dataset in such a way as to be able to be physically defined by normal survey methods, unless otherwise modified by the storm water disposal design and engineering report (conditions 26, 27) with the approval of Council's Stormwater Engineer. The areas so defined as the 'building exclusion zone (flooding)' shall be appropriately identified on the survey plan or e-survey dataset by numbers and/or letters for future reference.

The following are prohibited in the above 'building exclusion zone (flooding)' areas unless otherwise approved by Council's 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 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 on the e-survey dataset.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all affected titles recording the requirement to comply with this condition on an ongoing basis.

29. The consent holder shall produce flood hazard maps for stage 1 of the development showing the extent of Q_{100} inundation and cross sections showing recommended minimum build levels for each lot shall be submitted with the engineering drawings. All residential lots shall be at least 300mm above the modelled top Q_{100} water levels in the road. The flood hazards maps shall be presented in ESRI i.e. ShapeFile and NZTM map projection.

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 defined above.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis.

30. Detailed 'as-built' plans shall be provided of all earthworks, overflow paths, pond, swales and channel volumes to confirm they are constructed as designed. Confirmation of adequate sizing and structural soundness shall be supplied to Council's Stormwater Engineer by the design engineer.

Network Utilities:

31. The subdivision shall be reticulated for wastewater disposal. All lots shall be provided with individual service connections. Stage 1 shall be constructed in accordance with Landlink drawings 1062.45-301 (issue F), 1062.45-302 (issue D) and 1062.45-303 (issue D), dated March 2011.
32. The subdivision shall be reticulated with a public water supply. Fire-fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.
33. The consent holder shall submit a concept plan showing the total development of Waikanae North and any immediate areas adjacent to the proposal with known development potential, and appropriate zoning, with the engineering drawings. Details that accompany the concept plan shall include population, consumption requirements for peak demand and fire flows within the various stages of the development and overall requirements.

Using the supplied information, the consent holder shall, at its cost, create a water model for the concept plan verifying the sizes of the mains and what, if any, mitigation measures would be required on the existing reticulation to meet the requirements of the proposed complete development. The cost of any upgrade to existing services shall be met by the consent holder.

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

Note: A consent notice under section 221 of the Resource Management Act 1991 shall be registered on any balance titles (e.g. Lots 107 and 108) recording the requirement to comply with this condition on an ongoing basis.

Note: The consent holder is advised that Kapiti Coast District Council has engaged MWH NZ Ltd to develop a model of the existing water reticulation for Waikanae. There are potential cost savings for the consent holder to engage MWH to develop the model for the purposes of the proposed modelling.

34. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the approval of the Council's Subdivision Engineer. The street lighting layout shall comply with AS/NZS 1158. Transformer sites shall be specifically provided for by recession the front boundary of lots and including the area within road reserve.
35. The consent holder shall provide and install pipes for gas supply to service the subdivision to the approval of the Council's Subdivision Engineer.

Miscellaneous:

36. The consent holder shall submit for approval with the engineering plans a comprehensive Landscape Plan for the development covering the open space areas

(i.e. those located in Precinct 3), roads, as well as any areas associated with stormwater management (i.e. the northern drain, open channels, overflow paths and detention pond). Landscape work shall be completed in accordance with the approved Landscape Plan for those parts of the works constructed during the execution of stage 1.

37. In order to preserve the integrity of the intent of the Kapiti Coast District Plan Waikanae North Development Zone provisions as much as possible, the further development of all lots shall be in accordance with the connectivity concepts of the overall development as shown on the Regulatory Plan.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis.

38. Easements are required over any rights of way and communal, private and public services where these pass through the lots of the subdivision. Easements associated with the waterways or open drains, attenuation or disposal areas shall provide enough room for a mechanical excavator and truck to gain unlimited and unrestricted vehicular access to undertake maintenance work. All such easements shall be subject to section 243 of the Resource Management Act 1991. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

For the avoidance of doubt, the stormwater easement shown on plan 1062.45-206, issue A, shall not be defined or identified on the e-survey dataset.

39. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.
40. 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.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- Please note that any future development of the allotments which will be created by this proposal must be in compliance with the provisions of the Kapiti Coast District Plan Waikanae North Development Zone unless specific consent is granted through a Resource Consent for any proposal which is not in accordance with the Rules and Standards applicable to the relevant Precinct within that zone.
- 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.
- As no additional allotments will be created by this proposal, no Reserves Contribution is payable. For the avoidance of doubt, the underlying landholding contained 8 allotments, for which a credit of 6 allotments will remain against future developments, if Lots 107 and 108 are subsumed into one balance allotment. If, however Lot 107 is created as a stand alone allotment, the remaining credit for future development will be 5 allotments.

- 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.
- 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.
- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy in any further development of the allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time resource or building consent (as applicable) is granted.

DECISION 2 (Stage 2).

Acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 consent is hereby **granted** for the **subdivision of the Waikanae North Development Zone (WNDZ) into up to 15 lots (development blocks) with ancillary earthworks at 19 Parata Street & 53 State Highway No.1, Waikanae (Lot 2 DP31774, Pt Lot 1 DP4829, Lot 12 DP17551, Lot 11 DP17551, Lot 10 DP17551, Lot 9 DP17551, Lot 2 DP76132, & Pt Nagara West A79)** subject to the following conditions which were imposed under Sections 108 & 220 of the Resource Management Act 1991.

Conditions:

Form of Subdivision

41. The e-survey dataset shall be in general conformity with Landlink Plan number 1062.42-24 Issue D except where modified by any of the following conditions of consent.
42. Lot 107 may be subsumed into any of Lots 6, 9 or 10 or any combination thereof and shown on the e-survey dataset as one allotment as the Kapiti Coast District Council does not require Lot 107 in its current form to be vested as Recreation Reserve. Council does, however wish to negotiate an alternative allotment, in the vicinity of the Lot 107 / Lot 9 frontage with Lot 103 (Road 3).

Note: In this regard, further negotiation with the Asset Manager, Leisure and Recreation is strongly recommended. Council will favourably consider a change to condition 42, which could provide for an amended configuration of Lots 6, 9, 10 and 107 if such negotiations are successful.

Fees, levies and contributions

43. The consent holder shall pay Council Engineering Monitoring Fees of \$539.00, plus \$324 per lot, (total \$3131.00 GST inclusive) for work that may be required for plan

approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.

Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2008.

Note: The current charge out rate is \$108.00 (GST inclusive) per hour.

Note: The above monitoring fee does not include payment for Lots 2 and 5 as these relate to Stage 1 of the development and it is assumed that payment will already have been received in this regard.

44. A Reserves Contribution of \$12,937.50 inclusive of 15% GST is exigible for each allotment created in excess of the number of credits accruing from Stage 1 (refer condition 42 above) and must be paid prior to the issue of certification pursuant to section 224(c) of the Resource Management Act 1991.

General requirements and procedures

45. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005, unless alternatives are proposed by the consent holder and approved by the Council.
46. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. All open channels shall be designed to mimic a stream's natural geomorphology to improve the structure and functionality of the local ecosystem. No work shall commence until the plans and specifications have been approved by the Council in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

47. The Developer's Representative shall notify the Subdivision Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:
- ◆ Commencement of works or recommencement after a substantial lapse
 - ◆ Prepared earthworks and subsoil drainage prior to filling
 - ◆ Drainage and water reticulation prior to backfilling
 - ◆ Water and drainage reticulation during pressure testing
 - ◆ Completed earthworks and prepared subgrade (roading and footpaths)
 - ◆ Finished basecourse before the commencement of road sealing
 - ◆ Road sealing – waterproof and final seal coat
 - ◆ Roads during Benkelman Beam testing
 - ◆ Soiling and sowing of berms
 - ◆ Final inspection

All work required to be tested by or in the presence of the Subdivision Engineer (or their authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

48. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
49. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. 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. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
- ◆ Geotechnical Engineering
 - ◆ Foundation recommendations
 - ◆ Stormwater and flood issues
 - ◆ Traffic engineering
 - ◆ Civil engineering with respect to infrastructure provision
50. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
51. A bench mark, level reference point, with respect to Mean Sea Level, (Wellington) shall be provided within close vicinity of the subdivision to the approval of the Council.

Land stability, foundations and earthworks

52. The consent holder shall submit to Council for approval an Earthworks Management Plan (EMP) in accordance with Paragraph 3 of Schedule 2 contained in Part 4 of the Council's Subdivision and Development Requirements. The EMP shall address all potential adverse effects of the proposed earthworks including, but not limited to, the following
- ◆ windblown sand,
 - ◆ sediment control and storm water run-off,
 - ◆ maintenance of local drainage paths from adjoining properties
 - ◆ progressive top soiling and re-vegetation immediately following completion of each stage of the works
 - ◆ the monitoring program for effects of the earthworks on and off site (including transportation of material),
 - ◆ the control of noise and other construction related effects
 - ◆ the discovery of an unrecorded archaeological site.

The consent holder shall comply with the requirements of the approved earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council for approval. If approved, then the amended earthworks management plan becomes the approved plan.

For the avoidance of doubt the components of the earthworks management plan submitted in association with stage 1 that related to stage 2 and 3 have not been approved.

53. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
54. Adequate provision shall be made for the control of storm water run-off during the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Subdivision Engineer.
Note: The Consent holder's attention is drawn to the Wellington Regional Council Publications "Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites". Applying the appropriate recommended treatments from these publications is a means of compliance with this condition.
55. The consent holder shall not remove soil support from adjacent lots.
56. All batters shall be self-supporting.
57. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
58. 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 of the lots in accordance with Part 2 of the Council's Subdivision and Development Requirements, and the requirements and intent of the report entitled '*Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical*' dated August 2006.

If specifically designed foundations are required in accordance with the Building Act 2004, then the Council will issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations are required.

59. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
- (e) cease operations;
 - (f) inform local iwi (Te Ati Awa ki Whakarongotai);
 - (g) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (h) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note: In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

Roads

60. All roads shall be sealed using asphaltic concrete paving, unless otherwise approved by the Road Asset Manager.

61. The consent holder shall provide all signs and install all road markings for compliance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings, unless otherwise approved by the Council. The associated costs of legalising any no stopping lines, give way and compulsory stops that are required shall be met by the consent holder.
62. The consent holder shall submit a road safety audit report in accordance with the Land Transport Audit Policy and Procedures 1993 for the development when engineering drawings are submitted for approval. A post-construction road safety audit report shall be submitted for approval prior to the issue of the s224(c) certificate. Both reports shall be undertaken by a suitably qualified person and audit recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.
63. The consent holder shall provide three names per new road to Council when engineering drawings are submitted for approval. Sign posts and/or name plates are to be provided for each new road. This requirement shall be met by lodging a cash contribution with the Council of \$250 (GST inclusive) per required sign.
64. Lots 103, 104, 105 and 106 (shown as Roads 3, 4, 5 and 6 on Plan 1062.42-24 Issue D) shall be appropriately shown on the e-survey dataset as Road to Vest and shall therefore transfer to Council free of any encumbrances.

Stormwater

65. A storm water disposal design and engineering report shall be submitted with the engineering drawings for each part of the development after stage 1, either subdivision or other development, in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, and the requirements and intent of the report entitled '*Waikanae North Limited, Assessment of Stormwater Effects*' (issue D) dated 18 September 2006, for approval.

The design shall:

- ◆ 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 pre-development hydrological regime is replicated for the Q_2 , Q_5 , Q_{10} , and Q_{100} rainfall event, where the maximum rate of discharge and peak flood levels post development are no greater than pre-development;
- ◆ protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by Council's Stormwater Engineer;
- ◆ produce flood hazard maps for the development showing the extent of 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
- ◆ be verified by hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

The report shall include detail regarding the staging of the development to ensure that the storm water solutions proposed for each block remains viable as the development proceeds. Where the solution requires storm water to be conveyed through and either attenuated or disposed of on adjacent lots, easements will be required. Each stage, subdivision or development shall be verified by hydraulic modeling.

All aspects of the construction of the development shall be in accordance with the agreed storm water disposal and management design and any systems so installed shall be maintained in such a way as to ensure that they operate to the approved design criteria.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis.

66. A 'building exclusion zone (flooding)' that reflects the extent of flooding in the Q_{100} event (as indicated by hatched area on the plan prepared by SKM, dated 20/07/2011 and entitled 'Waikanae North Building Exclusion Zone') shall be defined on the title sheet of the survey plan or e-survey dataset in such a way as to be able to be physically defined by normal survey methods, unless otherwise modified during stage 1 or by the storm water disposal design and engineering report (condition 65) with the approval of Council's Stormwater Engineer. The areas so defined as the 'building exclusion zone (flooding)' shall be appropriately identified on the survey plan or e-survey dataset by numbers and/or letters for future reference.

The following are prohibited in the above 'building exclusion zone (flooding)' areas unless otherwise approved by Council's 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 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 on the e-survey dataset.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis, however if this restriction on the use of the land was registered as part of the completion of Stage 1 of the development, no further Consent Notice need be issued or registered.

67. Detailed 'as-built' plans shall be provided of all earthworks, overflow paths, pond, swales and channel volumes to confirm they are constructed as designed. Confirmation of adequate sizing and structural soundness shall be supplied to Council's Stormwater Engineer by the design engineer.

Network Utilities:

68. The subdivision shall be reticulated for wastewater disposal. All lots shall be provided with individual service connections to the satisfaction of the Subdivisions Engineer.
69. The subdivision shall be reticulated with a public water supply. Fire-fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.
70. The consent holder shall submit a concept plan showing the total development of Waikanae North and any immediate areas adjacent to the proposal with known development potential, and appropriate zoning, with the engineering drawings. Details that accompany the concept plan shall include population, consumption requirements

for peak demand and fire flows within the various stages of the development and overall requirements.

Using the supplied information, the consent holder shall, at its cost, create a water model for the concept plan verifying the sizes of the mains and what, if any, mitigation measures would be required on the existing reticulation to meet the requirements of the proposed complete development. The cost of any upgrade to existing services shall be met by the consent holder.

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

Note: A consent notice under section 221 of the Resource Management Act 1991 shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis, however if this restriction on the use of the land was registered as part of the completion of Stage 1 of the development, no further Consent Notice need be issued or registered.

Note: The consent holder is advised that Kapiti Coast District Council has engaged MWH NZ Ltd to develop a model of the existing water reticulation for Waikanae. There are potential cost savings for the consent holder to engage MWH to develop the model for the purposes of the proposed modelling.

71. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the approval of the Council's Subdivision Engineer. The street lighting layout shall comply with AS/NZS 1158. Transformer sites shall be specifically provided for by recession the front boundary of lots and including the area within road reserve.
72. The consent holder shall provide and install pipes for gas supply to service the subdivision to the approval of the Council's Subdivision Engineer.

Miscellaneous:

73. The consent holder shall submit for approval with the engineering plans a comprehensive Landscape Plan for the development covering the open space areas, road, as well as any areas associated with stormwater management (i.e. the northern drain, open channels, overflow paths and detention pond). Landscape work shall be completed in accordance with the approved Landscape Plan.
74. In order to preserve the integrity of the intent of the Kapiti Coast District Plan Waikanae North Development Zone provisions as much as possible, the further development of all lots shall be in accordance with the connectivity concepts of the overall development as shown on the Regulatory Plan.

Note: A consent notice under section 221 of the Resource Management Act shall be registered on all titles recording the requirement to comply with this condition on an ongoing basis, however if this restriction on the use of the land was registered as part of the completion of Stage 1 of the development, no further Consent Notice need be issued or registered.

75. Easements are required over any rights of way and communal, private and public services where these pass through the lots of the subdivision. Easements associated with the waterways or open drains, attenuation or disposal areas shall provide enough

room for a mechanical excavator and truck to gain unlimited and unrestricted vehicular access to undertake maintenance work. All such easements shall be subject to section 243 of the Resource Management Act 1991. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

For the avoidance of doubt, the stormwater easement shown on plan 1062.45-206, issue A, shall not be defined or identified on the e-survey dataset.

76. Fencing shall be erected around the perimeter of the three areas within the site identified in the Kapiti Coast District Plan as Ecological Site(s) K133 to prevent the accidental access of the sites by heavy machinery or the storage of or stockpiling of materials within the identified ecological sites.

Note: Temporary fencing is acceptable for this purpose, but it is strongly recommended that in the longer term that stock proof fencing be installed to assist with the protection of the Ecological sites.

77. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.
78. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- Please note that any future development of the allotments which will be created by this proposal must be in compliance with the provisions of the Kapiti Coast District Plan Waikanae North Development Zone unless specific consent is granted through a Resource Consent for any proposal which is not in accordance with the Rules and Standards applicable to the relevant Precinct within that zone.
- 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 Reserves Contribution which is payable for this stage of the development makes due recognition of the credit available from the title composition of the underlying landholding. For the avoidance of doubt, the underlying landholding contained 8 allotments, for which a credit of either 5 or 6 allotments was appropriate dependent on the configuration of stage 1 of the development.
- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment(s) created by this resource consent in accordance with the fees that apply at the time consent is granted. The per allotment fees are listed below and will apply to each allotment created in excess of the credit accruing from the 8 original allotments which together formed the development site:

Water supply	\$2,784.15
Sewage	\$1,237.40
Community Facilities	\$4,693.15
Roads – CWB	\$1,909.00
Flood Mitigation Works	\$794.65
Total per additional allotment	\$11,418.35

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).

- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy in any further development of the allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time resource or building consent (as applicable) is granted.
- Reserves Contributions will be required under the provisions of Part E of the Kapiti Coast District Plan in any further development of the allotments and will be calculated and levied in accordance with the fees applicable at the time resource or building consent (as applicable) is granted.
- 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.
- 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.

Reasons for Decisions:

In accordance with Sections 104 and 104B 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 minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.



Wayne Gair

Senior Resource Consents Planner

20 July, 2011.

Note: Condition 25 corrected 29 July, 2011.

22nd May 2015

Waikanae North Limited
C/- Landlink Limited
PO Box 370
Waikanae 5250

Attention: Ben Addington

Dear Waikanae North Limited

**RM100229A: VARIATION TO CONSENT NOTICE 9099897.6,
PARATA STREET AND 53 STATE HIGHWAY ONE, WAIKANA**

We are pleased to enclose the Notice of Decision with respect to the above application.

As you will see from the Decision there is one condition that needs to be complied with and it is noted that your application proffered this condition as a means of managing the effects related to the conditions with ongoing effect contained in Consent Notice 9099897.6.

If you do not agree with the provisions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357A of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

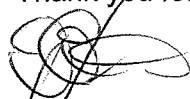
If you have any concerns regarding the conditions prior to lodging an objection please contact me to discuss on (04) 2964 782 as it may be possible to make minor amendments or corrections outside of the objection process.

There is no deposit for an objection. However, a fee of \$140 per hour (including GST) is required if Council's Development Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

In order to facilitate the registration of the variation to Consent Notice 9099897.6 I have attached the Variation to Consent Notice document in a form ready for lodgement with Land Information New Zealand.

The Resource Consents Team is continually working to improve the service we provide and as a result we would appreciate your comments via the following website link to Survey Monkey: <https://www.surveymonkey.com/s/kcdccconsents>

Thank you for dealing with the Kāpiti Coast District Council.



Wayne Gair
Principal Resource Consents Planner

VARIATION TO CONSENT NOTICE
UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM100229A

APPLICANT:	Waikanae North Limited
LOCATION OF ACTIVITY:	Parata Street and 53 State Highway 1, Waikanae
DESCRIPTION OF ACTIVITY:	Change of conditions of Consent Notice 9099897.6

DECISION (issued 22 May, 2015):

That officers, acting under delegated authority hereby conditionally agree pursuant to section 221(3) of the Resource Management Act 1991 to vary conditions 1, 3, 4 and 5 of Consent Notice 9099897.6, which was registered in relation to Lots 2, 3, 5, 107 and 108 DP 454080 so that the Consent Notice will be amended to read as set out at schedule 1 below, subject to the following condition, which was imposed pursuant to section 108 of the Resource Management Act 1991:

1. Consent Notice 9099897.6 shall not be varied, as approved, until after or in conjunction with the deposit of a survey plan implementing decision 2 of RM100229 (for example LT 478686) to ensure that a building exclusion zone (flooding) is continuously registered on the relevant computer freehold registers.

Schedule 1 (Note – condition 2 below remains unchanged):

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;

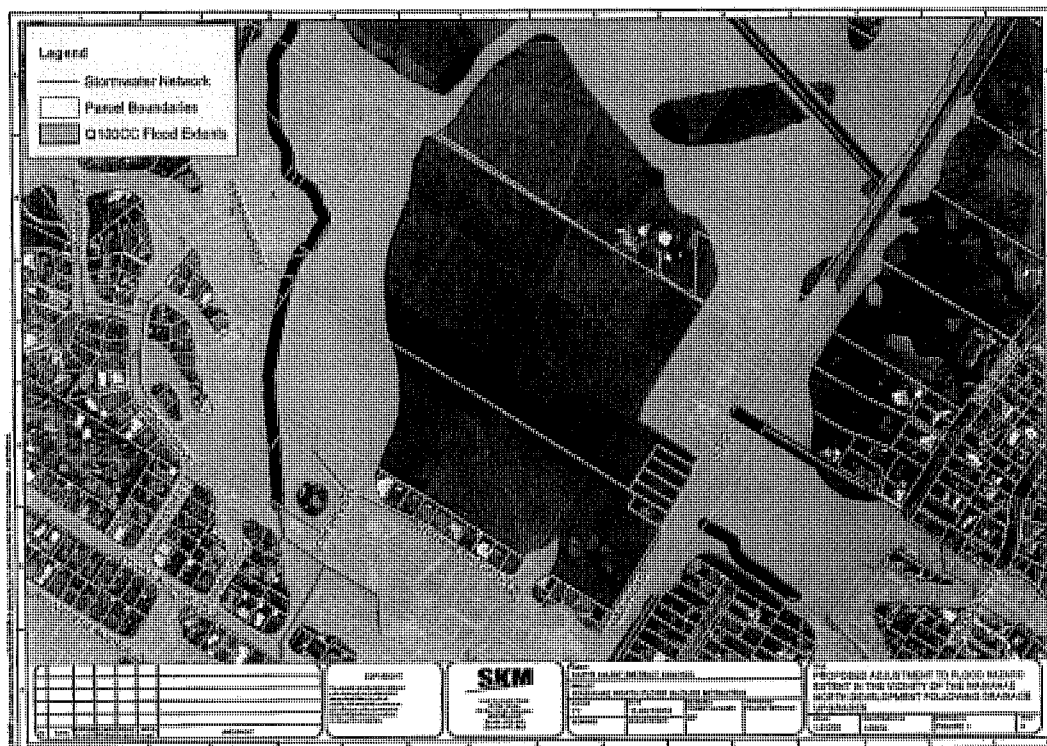
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
- be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may 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.

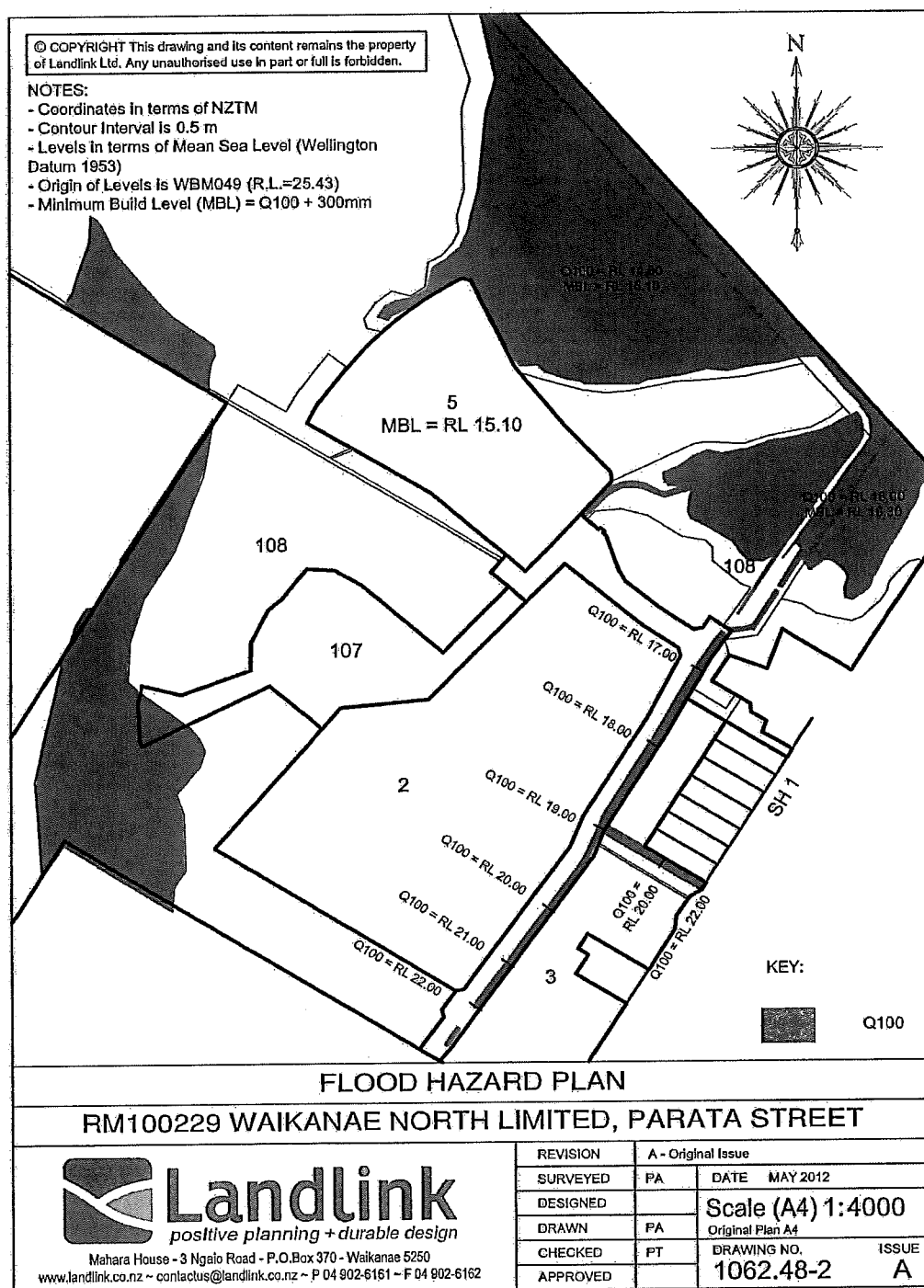
3. **With respect to Lot 107:** The area identified on DP 454080 as area I is hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:

- 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 (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.

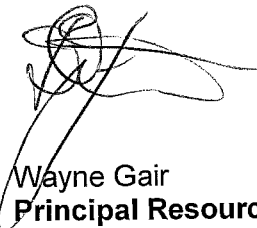
5. With respect to Lots 3 and 107: A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling – Final Report" dated 30 May, 2012. This report verifies that mitigation 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.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991 the actual and potential effects associated with the proposed activity have been assessed and are outlined in the report. It is considered 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 relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast Operative and Proposed District Plans.



Wayne Gair
Principal Resource Consents Planner

22 May, 2015

**VARIATION TO CONSENT NOTICE
PURSUANT TO SECTION 221(3)
OF THE RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER OF DP 454080

**For Lot 108 DP 471200;
CFR 657178
At Parata Street and 53 State Highway One, Waikanae
For Waikanae North Limited**

To: the Regional Regulatory Titles Officer at Wellington

Please be advised that pursuant to Section 221(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to **Lot 108 DP 471200 only**, it has consented to a variation of consent notice conditions 1, 3, 4 and 5 from the consent notice dated 9th August 2012 for DP454080 and registered as document number 9099897.6 so that any reference to Lot 108 of DP 454080 is deleted from the relevant conditions.

For the avoidance of doubt, the entire array of conditions from Consent Notice 9099897.6 incorporating the varied conditions is replicated below

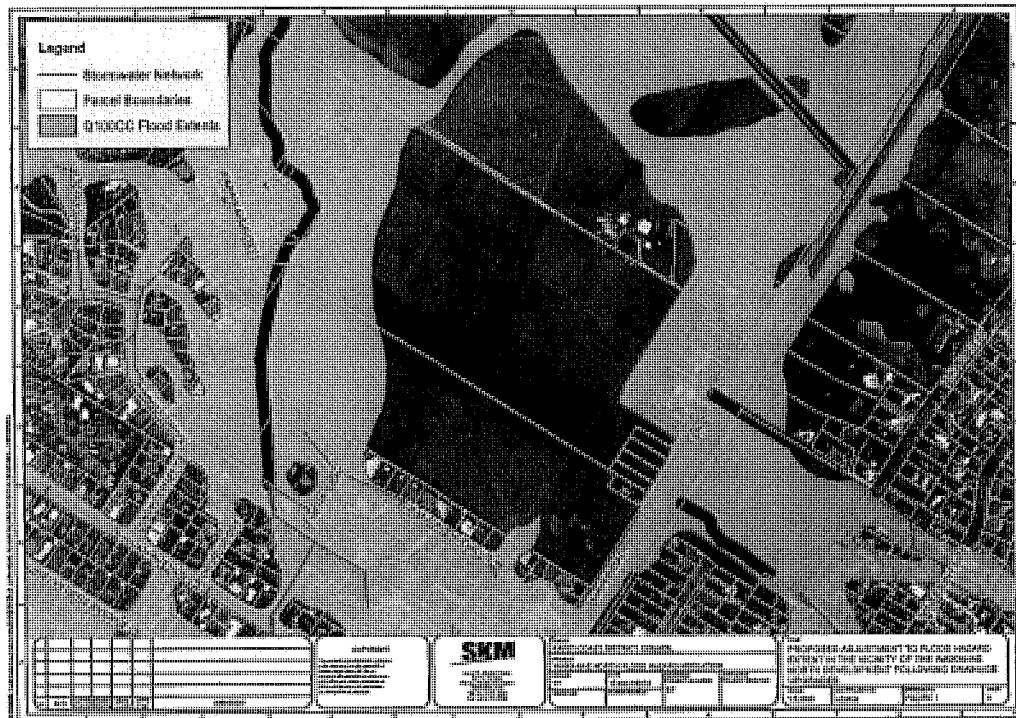
1. **With respect to Lots 2, 3, 5 and 107:** *Foundation design and construction for any new building or additions and alterations to a building shall take into account:*
 - *the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and*
 - *the requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.*

Copies of the above documents are available in the Kapiti Coast District Council Office at any time the office is open to the public.
2. **With respect to Lots 3 and 5:** *Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:*
 - *provide all roads and vehicle carriageways with a primary system designed to convey the Q₁₀ rainfall event and with a secondary overflow system designed to convey the Q₁₀₀ rainfall event;*
 - *include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;*
 - *protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and*
 - *be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.*

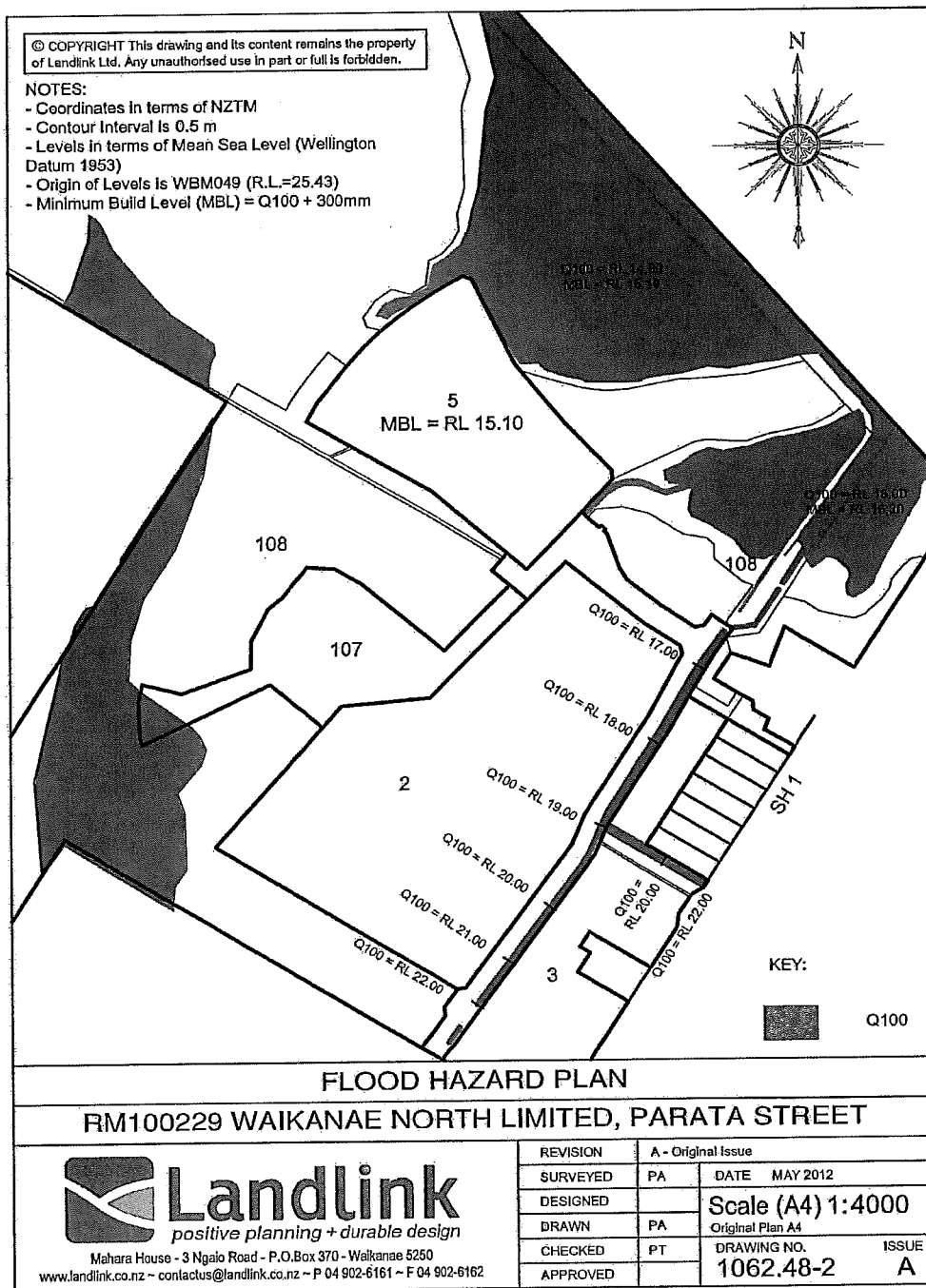
It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

3. **With respect to Lot 107:** The area identified on DP 454080 as area I is hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined above.

4. **With respect to Lots 3 and 107:** Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (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 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.

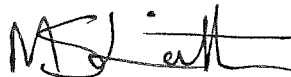
If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

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

On Behalf of Waikanae North Limited
Date:

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM140222**

APPLICANT:	V J Limited
LOCATION OF ACTIVITY:	State Highway 1, Waikanae
DESCRIPTION OF ACTIVITY:	14 lot subdivision at 19 State Highway One, Waikanae.

DECISION:

Subdivision of 14 Lots (to be accessed from Waipunahau Road and Mahia Lane) at 19 State Highway 1, Waikanae is granted subject to conditions on 2 March 2015 pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991,.

The following conditions were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

GENERAL

1. The e-survey dataset shall be in general conformity with the Landlink plan titled "VJ Limited, Proposed Subdivision of Lots 201 and 202 LT 476550, Parata Street Block Waikanae North Development Zone Drawing number 1642-12 Issue G" stamped as "final approved plans" dated 2/3/15 lodged with the application RM140222 except where modified by conditions of consent.

FEES, LEVIES AND CONTRIBUTIONS

2. The consent holder shall pay Council Engineering Fees of \$565.00, plus \$332 per lot, (total \$5213 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2013.

3. The consent holder shall pay a reserve contribution of \$26,000. (GST inclusive). Payment may be effected by the transfer of a credit of the GST exclusive amount (\$22,608.70) from the reserves credit currently held by M Brewer of Ngahere Developments Limited, thereby reducing their current credit to \$108,825.93. The consent holder shall pay the full amount of the GST owing on this transaction (\$53,391.30) prior to the issue of any certification pursuant to section 224(c).

GENERAL REQUIREMENTS AND PROCEDURES

4. The consent holder shall notify the Council's Compliance Officer in writing 48 hours before the works begin. The consent holder shall fill out and return (by Fax 04 296 4830 or Private Bag 60601, Paraparaumu 5254) the form attached to the decision letter.
5. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Development Engineer.
6. 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 Council's Subdivision and Development Requirements, 2012. No work shall commence until the plans and specifications have been accepted by the Development Engineer in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

7. The Developer's Representative shall notify the Development Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:
 - commencement of works or recommencement after a substantial lapse;
 - drainage and water reticulation prior to backfilling;
 - water and drainage reticulation during pressure testing; and
 - final inspection of civil works.

All work required to be tested by or in the presence of the Development Engineer (or its authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

8. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 prior to the commencement of work, but no later than one month from the date of issue of this consent.
9. The consent holder shall advise the names and their professional qualifications and experience of Independent 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. 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. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Stormwater
- Civil Works

EARTHWORKS AND FOUNDATION

10. 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 lots 2 to 12, and lots 33 to 35. The report shall take into account the findings and recommendations within the document entitled '*Proposed Subdivision of Parata Street Block, Waikanae North Development Zone*', dated 14 November 2014, and give an indication where springs and under-runners are present, or where seismic events are likely to affect liquefiable land.

Note: 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.

STORMWATER

11. 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 report entitled '*Stormwater Management Plan, Waikanae North*' dated 17 May 2011, except where modified by the Sinclair Knight Merz's report entitled '*Revision of Hydrology and Optimisation of Pond Attenuation for Waikanae North Development*', dated 23 March 2012; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- the flow from the parent site (plus the 9 existing properties adjacent to the development) shall be less than $0.459\text{m}^3/\text{sec}$ and $0.291\text{m}^3/\text{sec}$ in the Q_{100} and Q_{10} rainfall event respectively.

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);
- provision for effective operation and maintenance;
- an indicative design (with supporting calculations) as a means of compliance for both the perimeter precinct and village precinct style development;
- appropriate control structures, strategies and/or performance standards to ensure the stormwater discharging from individual lots meet the parameters specified in the design criteria (i.e. means of compliance for individual property owners);

- protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicle crossing detail), unless otherwise certified by Council's Development Engineer;
- 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.

Note 1: The Stormwater Management Plan dated 17 May 2011 has been designed for a specific impervious surface covering. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modeled by Sinclair Knight Merz or an approved alternative, and subsequent modifications made to the attenuation pond located in lot 108 DP 454080.

Note 2: In the event that 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.

12. Lots 33 and 10 to 12 shall have a suitable building site located above the Q_{100} residual flood level. Where a bund is proposed to mitigate the residual flood risk, the consent holder shall show the residual flood hazard extent (in the event of failure or breach) and cross sections showing recommended build levels on flood hazard maps, unless an alternative to the bund is proposed and accepted by the Development Engineer.

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 defined above.

Note: 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.

NETWORK UTILITIES

13. All residential connections shall have a metered water supply which complies with the requirements of OIML R49 (International Organization of Legal Metrology R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3).

Note: The Consent Holder's attention is drawn to the 'Approved Water Supply Products & Materials List, WS-10: Water Meters' (<http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings>). Installing an approved water meter is a means of compliance with this condition.

14. Any infrastructure which requires relocation or is found to be surplus to requirements shall be disestablished and/or relocated to the satisfaction of Council's Development Engineer.
15. Fire-fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.
16. The consent holder shall provide and install pipes for gas supply to service the subdivision unless otherwise accepted by the Development Engineer.
17. Underground power and telecommunication services shall be provided to the consideration and acceptance of the Development Engineer.

RESERVES

18. 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 the reserve boundary. The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

ACCESS

19. Vehicular access to lots 3 and 5 shall be via Right of Way B (as annotated on plan 1642-12 issue G) and these lots shall be prohibited from direct vehicle access to Waipunahau Road or Mahia Lane.

Note: 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.

COMPLETION OF WORKS

As-built information

20. Completion documentation shall be submitted in support of an application for s224c certification 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.
21. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to vest in Council.

Easements

22. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

Building exclusion zone

23. A 'building exclusion zone' (defined as those parts marked as C and D) on proposed lots 12 and 33 shall be defined on the title sheet of the survey plan or e-survey

dataset in such a way as to be able to be physically defined by normal survey methods, unless an alternative solution to mitigate the flood hazard is proposed and accepted by the Development Engineer.

The areas so defined as the 'building exclusion zone' shall be appropriately identified on the survey plan or e-survey dataset by numbers and/or letters for future reference.

The following are prohibited in the above areas unless otherwise approved by Council's Development Engineer:

- the construction of any buildings or other works other than decks supported on poles;
- the erection of any fences;
- earthworks of any nature; and
- any other activity that may disturb the satisfactory operation of the secondary overflow path and/or bund area which lies within the building exclusion zone.

Note: 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.

Plans and meeting of conditions

24. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

ADVICE NOTES:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- 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.
- 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.
- 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.

- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment(s) created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Water supply	3,021.05
Sewage	823.40
Community Facilities	1,677
Roads - CWB	1,723.85
Flood Mitigation Works	1767.55
Total	9,012.85

There are 13 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).

If the financial contributions required as conditions of consent are invoiced by the Council after 1 October 2010, all contributions stated as being inclusive of GST at 12.5% will be invoiced at the amended rate of GST at 15% (Refer Section 78(3) of the Goods and Services Tax Act 1985).

Reasons for Decision:

In accordance with Sections 104, 104B and 104D of the Resource Management Act 1991, the actual and potential effects associated with the proposed 14 lot subdivision at 19 State Highway 1, Waikanae have been assessed and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the Objectives and Policies of the Operative and Proposed Kapiti Coast District Plan.


Emily Thomson
Senior Policy Planner

14/3/15

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NOTES:

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Aerial photography from Kipiti Coast District Council and approved only on this plan are from Quikmap. If the position of boundaries must be known then a redline survey should be undertaken
- Not all public and private drainage is necessarily shown
- Areas C and D are to be subject to consent notices (building exclusion zone) imposed under RM130101

RM 140222
FINAL APPROVED PLANS
2/8/15

KEY:

- Buildable area defined by 6m front yard and 3m side and rear yards
- 1.5m setback permitted on one side yard
- Canterbury
- Top of bank
- Bottom of bank
- Footpath
- Culvert

Issue	Revision	Name	Date
G	BA	17-2-2015	



Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client

VJ Limited

Title

Proposed Subdivision of Lots
201 and 202 LT 476550

Project

Parata Street Block
Waikanae North Development Zone

Approved	PT	14 October 2014
Checked	BA	13 October 2014
Drawn	LE	29 September 2014
Designed		
Surveyed		
Scale	1:500 @ A1	1:1000 @ A3
Drawing Number		15346

1642-12

G



MEMORANDUM OF PROPOSED EASEMENTS			
Purpose / Interest	Shown	Servient Tenement	Dominant Tenement
Right of way	B	Lot 5	Lots 3, 4 & 35
Right to convey power, water, telecommunications and computer media, right to drain sewage and water	A	Lot 3	Lots 4, 5 & 35
	B	Lot 5	Lots 3, 4 & 35

15 January 2016

RM140222A

**KAPITI COAST DISTRICT COUNCIL
DECISION REPORT FOR VARIATION TO CONSENT NOTICE PURSUANT TO SECTION
221(3) OF THE RESOURCE MANAGEMENT ACT 1991**

APPLICANT:	VJ Limited
LOCATION:	18-26 Mahia Lane and Mahia Lane, Waikanae
LEGAL DESCRIPTION:	Lots 201 and 202 DP 476550 (Computer Freehold Registers 658777 and 658778)
ZONE:	Waikanae North
REQUEST:	Variation to Consent Notices
STATUTORY AUTHORITY:	s.221(3) Resource Management Act 1991

Background and Site Description

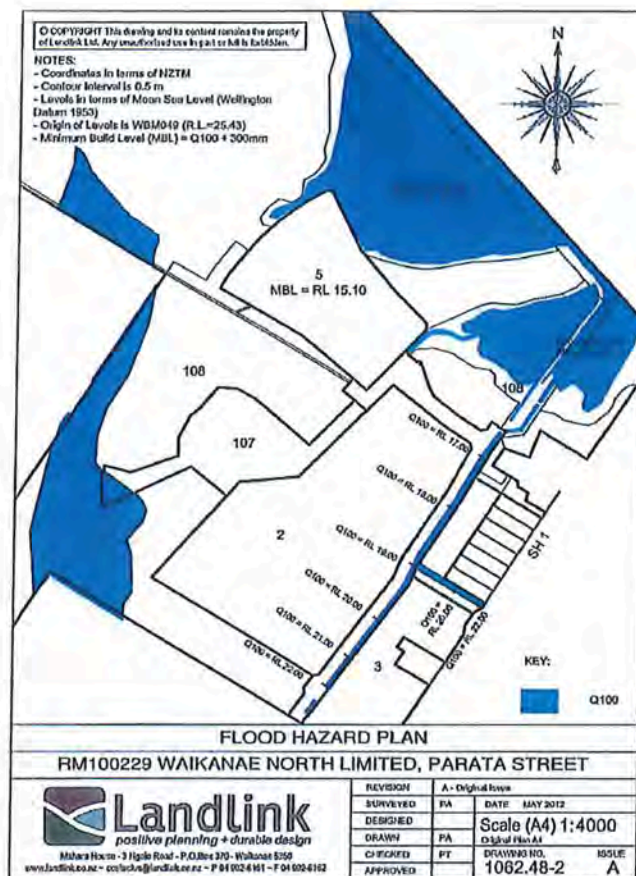
The site is located on the eastern side of State Highway 1, with existing residential development on the southern boundary of the site.

The subdivision development at Waikanae North was originally granted consent in 2010 (RM100229 which created Lot 3 DP 454080), a further subdivision consent was granted in 2013 (RM130101) and two of the resultant lots from Lot 3 DP 454080 were created (201 and 202 DP 476550) were granted consent to be subdivided into 14 allotments in March 2015 (RM140222).

The site is within an area currently being developed for residential and retirement village activities. The site is currently vacant land which has been earthworked to provide for future residential lots. The road to service these lots has been constructed.

The topography is relatively flat and recently grassed with lawn grasses.

The subdivision site surrounds two residential allotments (27 and 29 Main Road North, Waikanae) which have vehicle access to State Highway 1. One of these has an existing dwelling on it. The subdivision site has recently been separated from these existing sites and the State Highway by a close boarded timber fence with a height of approximately 1.8m.



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:

1. **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.

2. **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;

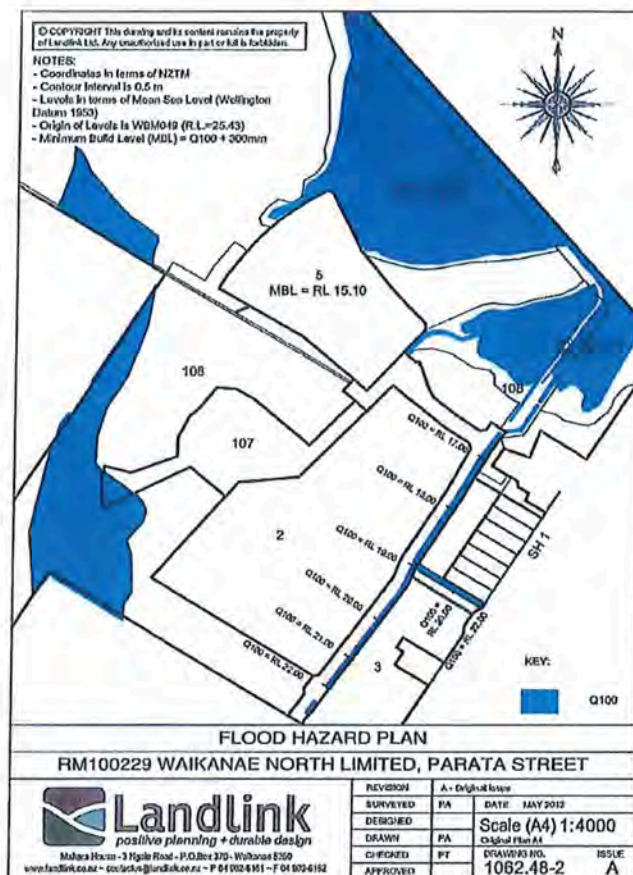
- include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as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

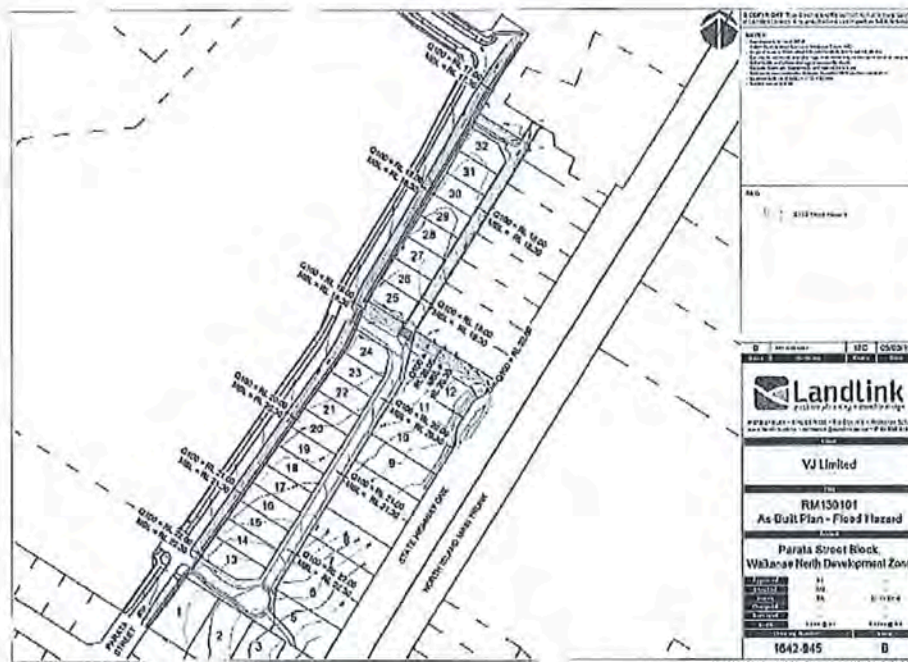
1. With respect to Lots 1, 13 to 32 and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Waikanae north 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.

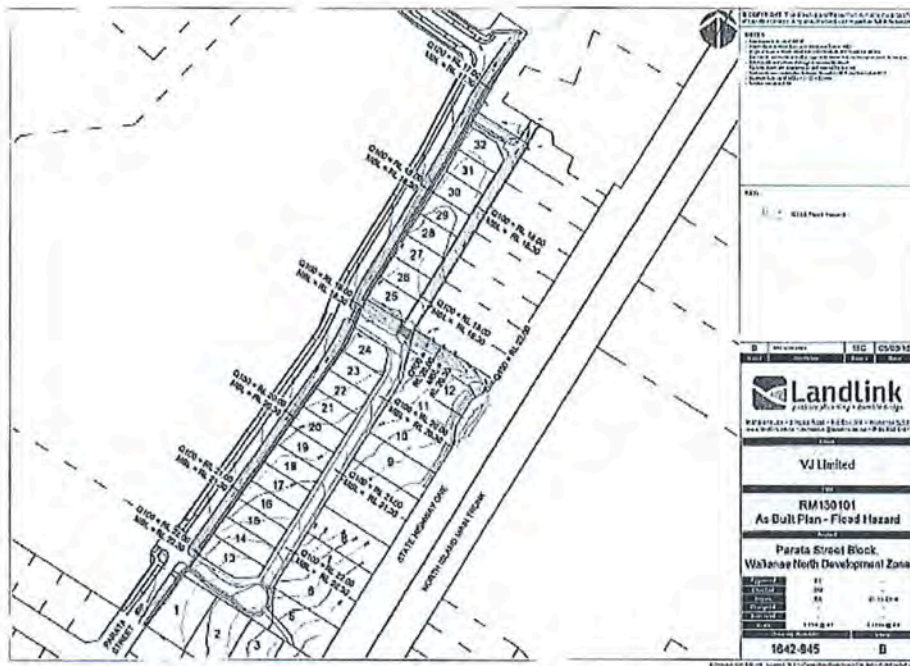
The owners of Lots 201 and 202 DP 476550; VJ Limited and the Kapiti Coast District Council hereby agree to change the above so that it reads as follows:

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, Roding 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:



Figure 1: View looking north to Lot 202 DP 476550



Figure 2: Lot 201 DP 476550



Figure 3: Aerial of sites showing contours

Request

The applicant is proposing to vary and cancel conditions of the consent notices imposed as part of two previous subdivision developments under resource consents RM100229 and RM130101 as they relate to Lots 201 and 202 DP 476550 (previously Lot 3 DP 454080) due to a consent notice being issued under subdivision development consent RM140222 that contains the same provisions.

The application will "tidy-up" the titles issued for the allotments created under subdivision development consent RM140222 rather than having double-ups of consent notice conditions.

Consent Notice **9099897.6** was registered on the title for Lot 3 DP 454080 under subdivision development resource consent RM100229.

Condition 1 of the Consent Notice 9099897.6 currently reads as follows:

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,*

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

The applicant proposes to remove the reference to Lot 3 in the above condition as it has been superseded by Condition 10 of RM140222 which is outlined below:

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 lots 2 to 12, and lots 33 to 35. The report shall take into account the findings and recommendations within the document entitled 'Proposed Subdivision of Parata Street Block, Waikanae North Development Zone', dated 14 November 2014, and give an indication where springs and under-runners are present, or where seismic events are likely to affect liquefiable land.

Note: *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.*

This condition was satisfied at the time the applicant applied for the Sections 223 and 224 certifications for RM140222 and Council's Development Control Team Leader, Rita O'Brien confirmed that no consent notice was required for the above condition. It is therefore acceptable to remove the reference to Lot 3 for the above Consent Notice condition.

Condition 2 of Consent Notice 9099897.6 currently reads as follows:

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 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 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.

The applicant proposes to remove the reference to Lot 3 in the above condition as it has been superseded by Condition 11 of RM140222 which is outlined below:

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 report entitled 'Stormwater Management Plan, Waikanae North dated 17 May 2011, except where modified by the Sinclair Knight Merz's report entitled 'Revision of Hydrology and Optimisation of Pond Attenuation for Waikanae North Development', dated 23 March 2012; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- the flow from the parent site (plus the 9 existing properties adjacent to the development) shall be less than $0.459\text{m}^3/\text{sec}$ and $0.291\text{m}^3/\text{sec}$ in the Q_{100} and Q_{10} rainfall event respectively.

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);
- provision for effective operation and maintenance;
- an indicative design (with supporting calculations) as a means of compliance for both the perimeter precinct and village precinct style development;
- appropriate control structures, strategies and/or performance standards to ensure the stormwater discharging from individual lots meet the parameters specified in the design criteria (i.e. means of compliance for individual property owners);
- protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicle crossing detail), unless otherwise certified by Council's Development Engineer;
- 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.

Note 1: The Stormwater Management Plan dated 17 May 2011 has been designed for a specific impervious surface covering. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modeled by Sinclair Knight Merz or an approved alternative, and subsequent modifications made to the attenuation pond located in lot 108 DP 454080.

Note 2: In the event that 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.

The condition is reflected in condition 1 of the Consent Notice issued on 12 January 2016 in regards to RM140222 reading:

With respect to Lots 2 to 12 and 33 to 35: The owner of the land has ongoing responsibility for the construction and subsequent management and maintenance of any onsite stormwater disposal system, and shall take into account the requirements and intent of the report entitled 'RM140222 – Engineering Completion Report' dated 19 November 2015. This document is stored by Kapiti Coast District Council on file RM140222 and also electronically under e-docs no. 635339. The document is available in the Council's office at any time the office is open to the public.

The report includes:

- indicative on-site design for a variety of scenarios; and
- an approved vehicle crossing design where access is over a swale.

Note: The Stormwater Disposal Design outlined in appendix 2 of 'RM140222 – Engineering Completion Report' has been designed for a specific impervious surface covering. If this or any of the design parameters change, the stormwater disposal system will need to be re-modelled by a suitably qualified person.

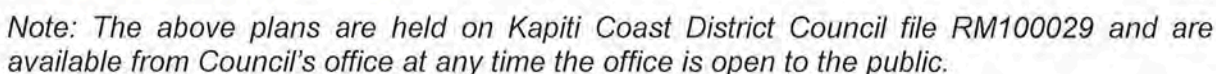
It is therefore considered appropriate to remove the reference to Lot 3 in Condition 2 of Consent Notice 9099897.6

Condition 4 of Consent Notice 9099897.6 currently reads as follows:

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 (Q_{100}) 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 Q_{100} 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:



Lots 33 and 10 to 12 shall have a suitable building site located above the Q100 residual flood level. Where a bund is proposed to mitigate the residual flood risk, the consent holder shall show the residual flood hazard extent (in the event of failure or breach) and cross sections showing recommended build levels on flood hazard maps, unless an alternative to the bund is proposed and accepted by the Development Engineer.

Note: 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.

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 defined above.

Consent Notice **9897467.1** was registered on the title for Lots 201 and 202 DP 476550 under

subdivision development resource consent RM130101.

Condition 1 of Consent Notice 9897467.1 currently reads as follows:

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.

The applicant proposes to remove the reference to Lots 201 and 202 in the above condition as it has been superseded by Condition 10 of RM140222 which is outlined below:

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 lots 2 to 12, and lots 33 to 35. The report shall take into account the findings and recommendations within the document entitled 'Proposed Subdivision of Parata Street Block, Waikanae North Development Zone', dated 14 November 2014, and give an indication where springs and under-runners are present, or where seismic events are likely to affect liquefiable land.

Note: *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.*

This condition was satisfied at the time the applicant applied for the Sections 223 and 224 certifications for RM140222 and Council's Development Control Team Leader, Rita O'Brien confirmed that no consent notice was required for the above condition. It is therefore acceptable to remove the reference to Lots 201 and 202 for the above Consent Notice condition.

Condition 2 of Consent Notice 9897467.1 currently reads as follows:

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.

The applicant proposes to remove the reference to Lots 201 and 202 in the above condition as it has been superseded by Condition 11 of RM140222 which is outlined below:

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 report entitled 'Stormwater Management Plan, Waikanae North dated 17 May 2011, except where modified by the Sinclair Knight Merz's report entitled 'Revision of Hydrology and Optimisation of Pond Attenuation for Waikanae North Development', dated 23 March 2012; and unless otherwise

approved by the Development Engineer.

The following design criteria apply:

- the flow from the parent site (plus the 9 existing properties adjacent to the development) shall be less than $0.459\text{m}^3/\text{sec}$ and $0.291\text{m}^3/\text{sec}$ in the Q_{100} and Q_{10} rainfall event respectively.

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);
- provision for effective operation and maintenance;
- an indicative design (with supporting calculations) as a means of compliance for both the perimeter precinct and village precinct style development;
- appropriate control structures, strategies and/or performance standards to ensure the stormwater discharging from individual lots meet the parameters specified in the design criteria (i.e. means of compliance for individual property owners);
- protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicle crossing detail), unless otherwise certified by Council's Development Engineer;
- 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.

Note 1: The Stormwater Management Plan dated 17 May 2011 has been designed for a specific impervious surface covering. If this or any of the design parameters change, the Stormwater Management Plan will need to be re-modeled by Sinclair Knight Merz or an approved alternative, and subsequent modifications made to the attenuation pond located in lot 108 DP 454080.

Note 2: In the event that 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.

The condition is reflected in condition 1 of the Consent Notice issued on 12 January 2016 in regards to RM140222 reading:

With respect to Lots 2 to 12 and 33 to 35: The owner of the land has ongoing responsibility for the construction and subsequent management and maintenance of any onsite stormwater disposal system, and shall take into account the requirements and intent of the report entitled 'RM140222 – Engineering Completion Report' dated 19 November 2015. This document is stored by Kapiti Coast District Council on file RM140222 and also electronically under e-docs no. 635339. The document is available in the Council's office at any time the office is open to the public.

The report includes:

- indicative on-site design for a variety of scenarios; and
- an approved vehicle crossing design where access is over a swale.

Note: The Stormwater Disposal Design outlined in appendix 2 of 'RM140222 – Engineering Completion Report' has been designed for a specific impervious surface covering. If this or any of the design parameters change, the stormwater disposal system will need to be remodelled by a suitably qualified person.

It is therefore considered appropriate to remove the reference to Lots 201 and 202 in condition 2 of Consent Notice 9897467.1.

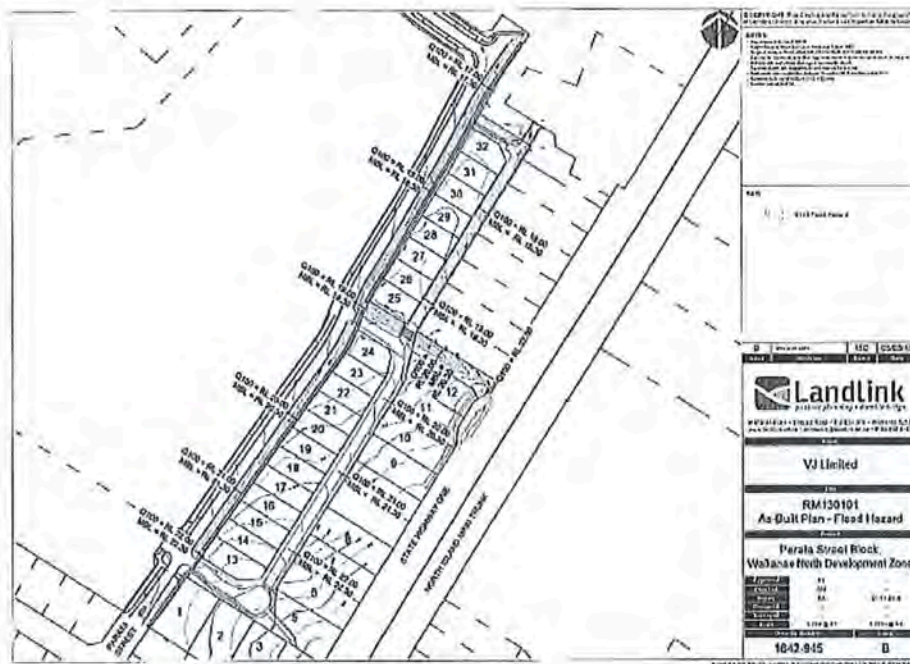
Condition 3 of Consent Notice 9897467.1 currently reads as follows:

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.

The applicant proposes to remove the above condition in its entirety as it is reflected in condition 1 of the Consent Notice issued on 12 January 2016 in regards to RM140222 as outlined above.

Condition 4 of Consent Notice 9897467.1 currently reads as follows:

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:



The applicant proposes to remove the reference to Lots 201 and 202 in the above condition as it has been superseded by Condition 12 of RM140222 which is outlined below:
Lots 33 and 10 to 12 shall have a suitable building site located above the Q100 residual flood

level. Where a bund is proposed to mitigate the residual flood risk, the consent holder shall show the residual flood hazard extent (in the event of failure or breach) and cross sections showing recommended build levels on flood hazard maps, unless an alternative to the bund is proposed and accepted by the Development Engineer.

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 defined above.

Note: 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 condition is reflected in condition 2 of the Consent Notice issued on 12 January 2016 in regards to RM140222 reading:

With respect to Lots 33 and 10 to 12: A suitable building site located above the Q100 residual flood level shall be provided.

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 defined above.

It is therefore considered appropriate to remove the reference to Lots 201 and 202 in Condition 4 of Consent Notice 9897467.1.

Condition 5 of Consent Notice 9897467.1 currently reads as follows:

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

The applicant proposes to remove condition 5 in its entirety, as substantial work has been undertaken in accordance with condition 23 of RM140222 to the satisfaction of Council's Development Control Team Leader, Rita O'Brien and as outlined in Landlink Limited's RM140222 – Engineering Completion Report, dated 19 November 2015. It is therefore considered appropriate to remove condition 5 from Consent Notice 9897467.1.

District Plan and Status of Application

The site is located within the Waikanae North Zone. The original consents issued under RM100229 and RM130101 were for Discretionary Activity Subdivisions. RM130101 was processed on non-notified basis as affected party approvals were received; RM100229 was processed on a notified basis.

Notification Analysis

In considering whether or not notification is required, Sections 95A to 95F of the Resource Management Act 1991 must be considered. Sections 95A to 95F are set out below:

95A Public Notification of consent application at consent authority's discretion

- (1) *A consent authority may, in its discretion, decide whether to publicly notify an application for a resource consent for an activity.*
- (2) *Despite subsection (1), a consent authority must publicly notify the application if -*
 - (a) *it decides (under section 95D) that the activity will have or is likely to have adverse effects on the environment that are more than minor; or*

- (b) the applicant requests public notification of the application; or
 - (c) a rule or national environmental standard requires public notification of the application.
- (3) Despite subsections (1) and (2)(a), a consent authority must not publicly notify the application if –
- (a) a rule or national environmental standard precludes public notification of the application; and
 - (b) subsection (2)(b) does not apply.
- (4) Despite subsection (3), a consent authority may publicly notify an application if it decides that special circumstances exist in relation to the application.

95B Limited notification of consent application

- (1) If a consent authority does not publicly notify an application for a resource consent for an activity, it must decide (under sections 95E and 95F) if there are any affected persons or affected order holders in relation to the activity.
- (2) The consent authority must give limited notification of the application to any affected person unless a rule or national environmental standard precludes limited notification of the application.
- (3) The consent authority must give limited notification of the application to any affected order holder even if a rule or national environmental standard precludes public or limited notification of the application.

95C Public notification of consent application after request for further information or report

- (1) Despite Section 95A(1), a consent authority must publicly notify an application for a resource consent if –
 - (a) it has not already been decided whether to give public or limited notification of the application; and
 - (b) subsection (2) or (3) applies.
- (2) This subsection applies if the consent authority requests further information on the application under Section 92(1), but the applicant –
 - (a) does not provide the information before the deadline concerned; or
 - (b) refuse to provide the information.
- (3) This subsection applies if the consent authority notifies the applicant under section 92(2)(b) that it wants to commission a report, but the applicant –
 - (a) does not respond before the deadline concerned; or
 - (b) refuses to agree to the commissioning of the report.
- (4) This section applies despite any rule or national environmental standard that precludes public or limited notification of the application.

95D Consent authority decides if adverse effects likely to be more than minor

A consent authority that is deciding, for the purpose of section 95A(2)(a), whether an activity will have or is likely to have adverse effects on the environment that are more than minor –

- (a) must disregard any effects on persons who own or occupy –
 - (i) the land in, on, or over which the activity will occur; or
 - (ii) any land adjacent to that land; and
- (b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and
- (c) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and
- (d) must disregard trade competition and the effects of trade competition; and

- (e) must disregard any effect on a person who has given written approval to the relevant application.

95E Consent authority decides if person is affected person

- (1) A consent authority must decide that a person is an affected person, in relation to an activity, if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).
- (2) The consent authority, in making its decision, -
- (a) may disregard an adverse effect of the activity on the person if a rule or national environmental standard permits an activity with that effect; and
 - (b) in the case of a controlled activity or restricted discretionary activity, must disregard an adverse effect of the activity on the person that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and
 - (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.
- (3) Despite anything else in this section, the consent authority must decide that a person is not an affected person if -
- (a) the person has given their written approval to the activity and has not withdrawn the approval in a written notice received by the authority before the authority has decided whether there are any affected persons; or
 - (b) it is unreasonable in the circumstances to seek the person's written approval.

95F Consent authority decides if person is affected order holder

A consent authority must decide that a person is an affected order holder, in relation to an activity if -

- (a) the person is the holder of a customary rights order; and
- (b) the activity may have any adverse effects on a recognised customary activity carried out under the order in accordance with section 17A(2); and
- (c) the person has not given written approval to the activity or has withdrawn approval to the activity in a written notice received by the authority before the authority has decided whether there are any affected order holders.

Following a detailed assessment of the proposal, it is considered that the adverse effects on the environment will be no more than minor. Varying the consent notices will not impede the development of the residential allotments resulting from RM140222.

After undertaking a thorough assessment of the application and a site visit, I am satisfied that the effects of the proposal are no more than minor and that the proposal is consistent with the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.

The applicant has not supplied any written approvals and after undertaking a site visit, it is considered that there are no adversely affected parties and that therefore Council is not required to consider the application on a limited notification basis.

There are no special circumstances pursuant to Section 95A(4) of the Resource Management Act 1991 to warrant notification. Therefore it is considered that notification in any form is not warranted for this application.

ASSESSMENT

For the reasons outlined above, it is considered appropriate to vary the Consent Notices as proposed to provide clarity for future owners of the lots resulting from subdivision development consent RM140222.

CONCLUSION

The existing consent notice can be varied as assessed above and will facilitate the development of the land as already approved under RM140222.

DECISION:

The Kapiti Coast District Council hereby agrees pursuant to section 221(3) of the Resource Management Act 1991 to vary conditions 1, 2 and 4 of Consent Notice 9099897.6 and conditions 1-5 of the Consent Notice 9897467.1 registered against the titles for Lots 201 and 202 DP 476550.

Accordingly, the conditions of Consent Notice 9099897.6 will be amended to read as follows:

Condition 1:

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.

Condition 2:

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 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 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.

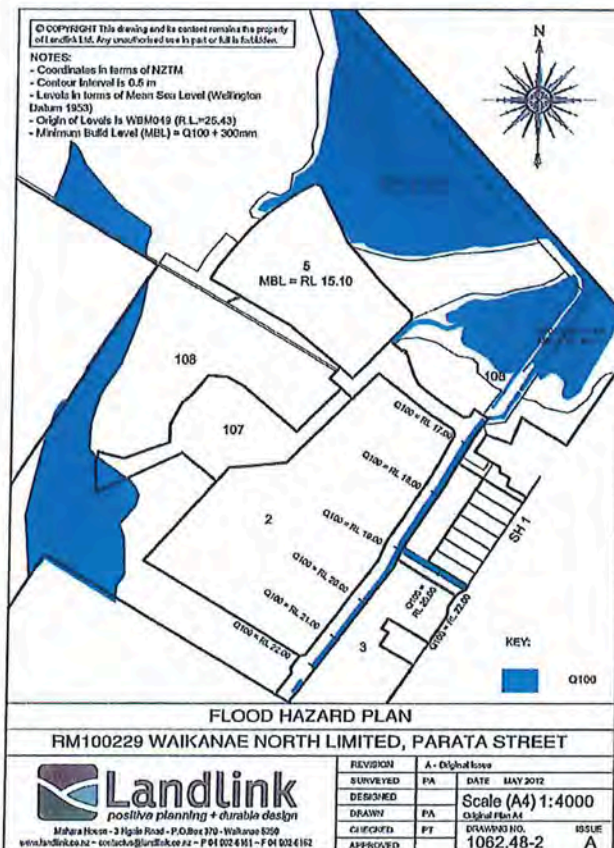
Condition 4:

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 (Q_{100}) 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.

Accordingly, the conditions of Consent Notice 9897467.1 will be amended to read as follows:

Condition 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, Roding 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.

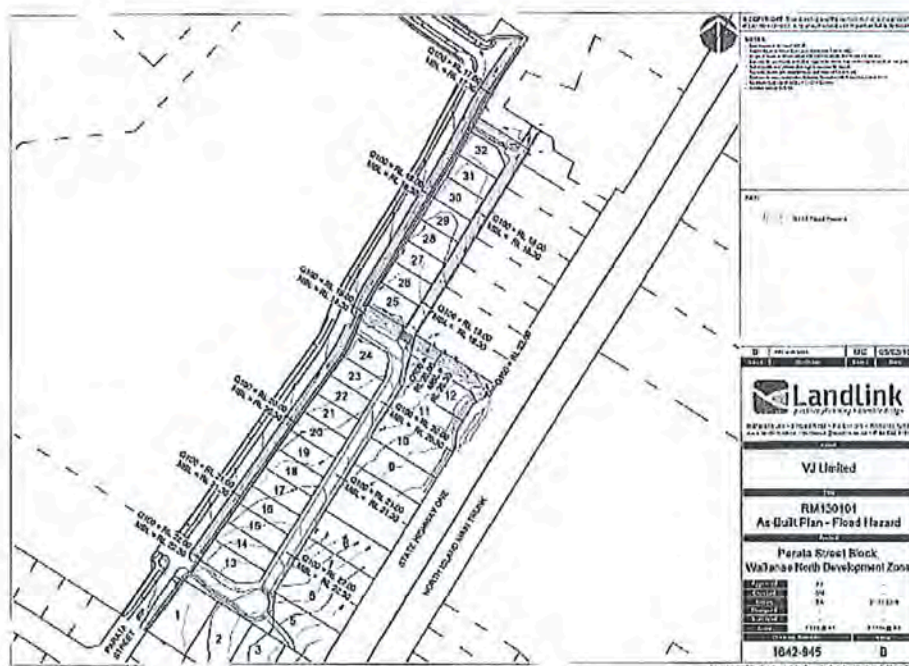
Condition 2:

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.

Condition 3 will be removed in its entirety.

Condition 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:



Condition 5 will be removed in its entirety.



Marnie Rydon
Resource Consents Planner
Delegated Officer

15 January 2016



Rita O'Brien
Development Control Team Leader
Delegated Officer

30 July 2019

W North Ltd
C/- Land Matters
20 Addington Road, RD1
Otaki
Attn: Tom Bland

Dear W North Ltd

RM160213C: Variation to conditions 1 and 3 of RM160213B in respect to earthworks

We are pleased to enclose the decision on your Resource Consent application.

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.

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: RM160213C**

APPLICANT:	W North Ltd
LOCATION OF ACTIVITY:	Waipunahau Road, Waikanae
DESCRIPTION OF ACTIVITY:	Variation to conditions 1 and 3 of RM160213B in respect to earthworks

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 conditions 1 and 3 of RM160213 in respect to earthworks at Waipunahau Road, Waikanae (being LOT 8 DP 478686) on 30 July 2019 as follows:

1. The e-survey dataset shall be in general conformity with the following Land Matters drawings:
 - Scheme Plan dated **18 June 2019 Project No. J321 Drawing No. LP901-R4**
 - Earthworks Plan dated **18 June 2019 Project No. J321 Drawing No. EW106-R8**
 - **Earthworks Plan dated 31 May 2019 Project No. J565 Drawing No. J565-RM entitled 'Land Use Consent (Earthworks Improvements Lots 1 & 2)'**stamped as 'Final Approved Plans' on **30 July 2019** lodged with the application RM160213C and the further information supplied by Land Matters dated July 2017, 29 March 2017, 22 March 2017 and 30 January 2017 **in respect to RM160213** except where modified by conditions of consent.
3. The building and earthworks exclusion areas identified on Lots 1, 2, 26, 38 and 39 on Land Matters drawing title **18 June 2019 Project No. J321 Drawing No. SP901-R4** stamped as 'Final Approved Plans' on **30 July 2019** 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.

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

Note: The approved Earthworks Management Plan was updated to reflect changes approved under RM160213C, see Council electronic reference 5615216.

For the avoidance of doubt, the consolidated conditions for RM160213, RM160213A, RM160213B and RM160213C are as follows:

General

1. The e-survey dataset shall be in general conformity with the following Land Matters drawings:
 - o Scheme Plan dated 18 June 2019 Project No. J321 Drawing No. LP901-R4
 - o Earthworks Plan dated 18 June 2019 Project No. J321 Drawing No. EW106-R8
 - o Earthworks Plan dated 31 May 2019 Project No. J565 Drawing No. J565-RM entitled 'Land Use Consent (Earthworks Improvements Lots 1 & 2)'

stamped as 'Final Approved Plans' on 30 July 2019 lodged with the application RM160213C and the further information supplied by Land Matters dated July 2017, 29 March 2017, 22 March 2017 and 30 January 2017 in respect to RM160213 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 title 18 June 2019 Project No. J321 Drawing No. SP901-R4 stamped as 'Final Approved Plans' on 30 July 2019 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 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.

Note: The approved Earthworks Management Plan was updated to reflect changes approved under RM160213C, see Council electronic reference 5615216.

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.

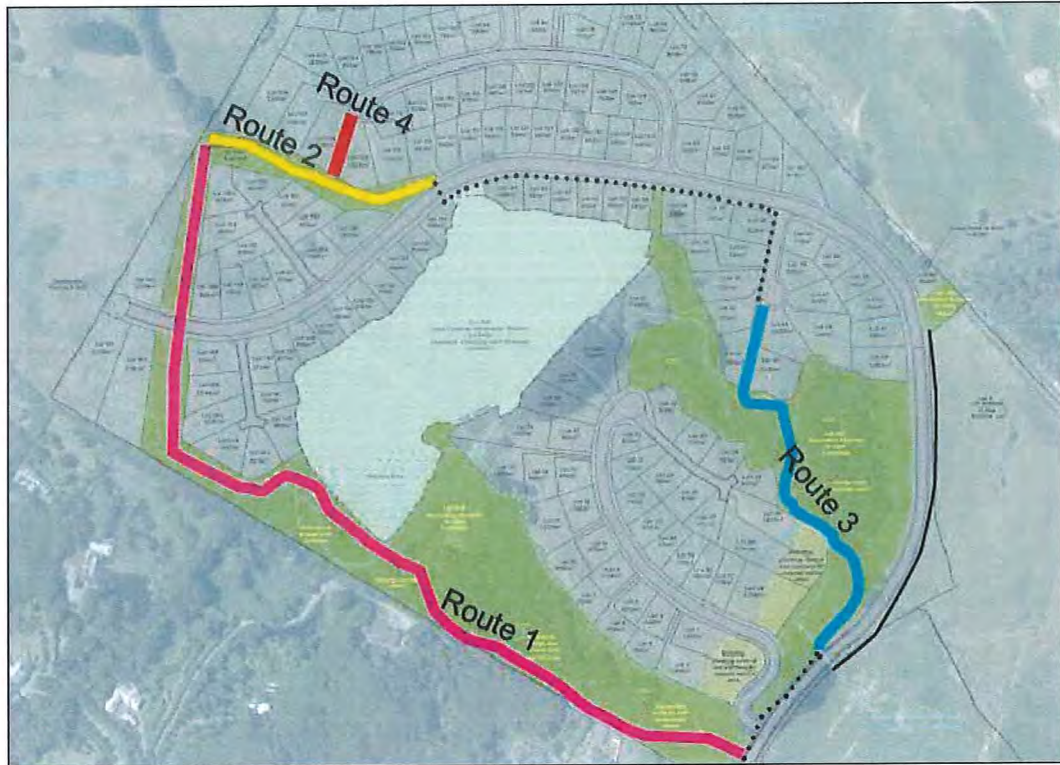
45. A buffer area of 10m around the ecological site K133 as identified on Land Matters drawing titled *Scheme Plan* dated 20 July 2017 Project No. J321 Drawing No. SP 801 – R07 and stamped 'Final Approved Plans' on 18 September 2017 shall be defined on the e-survey dataset in such a way as to be able 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 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

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 CTR.