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08 October 2026

Jocelyn Harvey

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 25 Mahia Lane 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:

25 Mahia Lane Waikanae

Application Details

Applicant	Jocelyn Harvey
LIM number	L260964
Application date	29/09/2026
Issue Date	08/10/2026

Property Details

Property address	25 Mahia Lane Waikanae
Legal description	LOT 24 DP 476550 CT 658768
Area (hectares)	0.0467

Valuation Information

Valuation number	1494195021
Capital value	\$790,000
Land Value	\$355,000
Improvements Value	\$435,000

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	\$5,688.54 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	\$0.00
Water Rates	\$414.21 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

09/08/2016 BUILDING CONSENT 160529 : New single level brick & tile dwelling. : Code Compliance Certificate issued 22/11/16.

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

The council does not hold any record of inspections for a swimming pool or spa pool for 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.

This property is located within the Village Precinct (Precinct 44). There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2015 under resource consent number RM130101. A copy of the Decision is 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.

Copies of the Deposited Plan (DP 476550) and Record of Title are provided with this LIM.

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 RM160138: Construct new dwelling - Precinct 4 Waikanae Non compliance with rear yard to lane requirement of 10m.

RESOURCE CONSENT RM140222A: Variation to Consent Notices

RESOURCE CONSENT RM130101: 32 lot subdivision with right of way at Waikanae North - 19 State Highway, Waikanae.

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

RESOURCE CONSENT RM100229: 15 lot subdivision into development blocks of Waikanae North Development Zone at 19 Parata Street, Waikanae
(Found on related property: 1494194000).

For information about the 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.

This property contains and is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is: Transportation Noise Effects Route - which includes designations for both State Highway No.1 (NZTA-001A) and Railway (KRH-001). This requires an acoustic design to new residential buildings or major additions.

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 road carriageways (Mahia Lane & Parata Street) 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 road carriageway (Parata Street) is shown to be subject to ponding in the Operative District Plan (2021) Natural 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 carriageways (Mahia Lane & Parata Street) are shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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.

6. Natural Hazards

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.

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. An as-built 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 is attenuated to the connection provided.

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

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **658768**
Land Registration District **Wellington**
Date Issued 21 April 2015

Prior References
657176

Estate Fee Simple
Area 467 square metres more or less
Legal Description Lot 24 Deposited Plan 476550
Original Registered Owners
V J Limited

Interests

9099897.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.10.2012 at 11:53 am
Land Covenant in Easement Instrument 9099897.7 - 1.10.2012 at 11:53 am
9099897.8 Encumbrance to Charles Fleming Retirement Village Limited - 1.10.2012 at 11:53 am
9851253.13 Mortgage to Westpac New Zealand Limited - 14.11.2014 at 4:04 pm
9897467.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.4.2015 at 11:17 am
10268001.1 Variation of Consent Notice 9897467.1 pursuant to Section 221(5) Resource Management Act 1991 - 19.1.2016 at 4:29 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
10525851.1 Discharge of Mortgage 9851253.13 - 1.9.2016 at 3:57 pm
10525851.2 Transfer to Adam Robert Thomson, Anthony Joseph Thomson and Daphne Kata Thomson - 1.9.2016 at 3:57 pm
Fencing Covenant in Transfer 10525851.2 - 1.9.2016 at 3:57 pm
10609671.1 Mortgage to ANZ Bank New Zealand Limited - 2.11.2016 at 11:03 am
11389814.1 Discharge of Mortgage 10609671.1 - 28.3.2019 at 1:23 pm
11389814.2 Transfer to Darlene Glodove Yu and Sigfred Ian Acuin Yu - 28.3.2019 at 1:23 pm
11389814.3 Mortgage to Westpac New Zealand Limited - 28.3.2019 at 1:23 pm
12530828.1 Discharge of Mortgage 11389814.3 - 28.9.2022 at 1:49 pm
12530828.2 Transfer to Jocelyn Helen Harvey - 28.9.2022 at 1:49 pm

CSD Plan - DP 476550

Survey Number DP 476550
Surveyor Reference 1642 VJ Limited Stage 1
Surveyor Paul William Turner
Survey Firm Landlink Ltd
Surveyor Declaration I Paul William Turner, 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 the Rules for Cadastral Survey 2010, and
 (b) the survey was undertaken by me or under my personal direction.
 Declared on 05 Dec 2014 01:06 PM

Survey Details

Dataset Description LOTS 1, 13 TO 32, 100, 200, 201 AND 202 BEING A SUBDIVISION OF LOT 1 DP 471200
Purpose LT Subdivision
Status Deposited **Type** Survey
Land District Wellington **Survey Class** Class A
Meridional Circuit Wanganui 2000

Survey Dates

Surveyed Date 13/10/2014 **Certified Date** 05/12/2014
Submitted Date 05/12/2014 13:06:52 **Survey Approval Date** 06/01/2015
Deposit Date 21/04/2015

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 17551	Wellington	-0°00'40"
DP 31774	Wellington	-0°00'40"
DP 51126	Wellington	0°00'00"
DP 76132	Wellington	0°00'00"
SO 36327	Wellington	0°00'00"
DP 17845	Wellington	-0°00'40"
DP 68445	Wellington	0°00'00"
DP 88880	Wellington	0°00'00"
DP 454080	Wellington	0°00'00"
DP 471200	Wellington	0°00'00"

Territorial Authorities

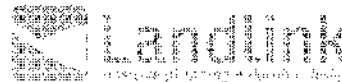
Kapiti Coast District

Comprised In

CT 657176

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area U Deposited Plan 476550	Easement		
Lot 1 Deposited Plan 476550	Fee Simple Title	0.1078 Ha	658755

**Easement Schedule/Memorandum**

Land Registration District

Wellington

Plan Number

DP 476550

Territorial Authority

Kāpiti Coast District Council**Memorandum of Easements in Gross**

Purpose	Shown	Servient Tenement	Grantee
Stormwater Drainage	U	Lot 13 hereon	Kāpiti Coast District Council

Schedule of Existing Easements to be surrendered

Purpose/Interest	Shown	Servient Tenement	Creating Document
Right to Drain Sewage	A	Lot 1 DP 471200	9099897.9

Land Covenants

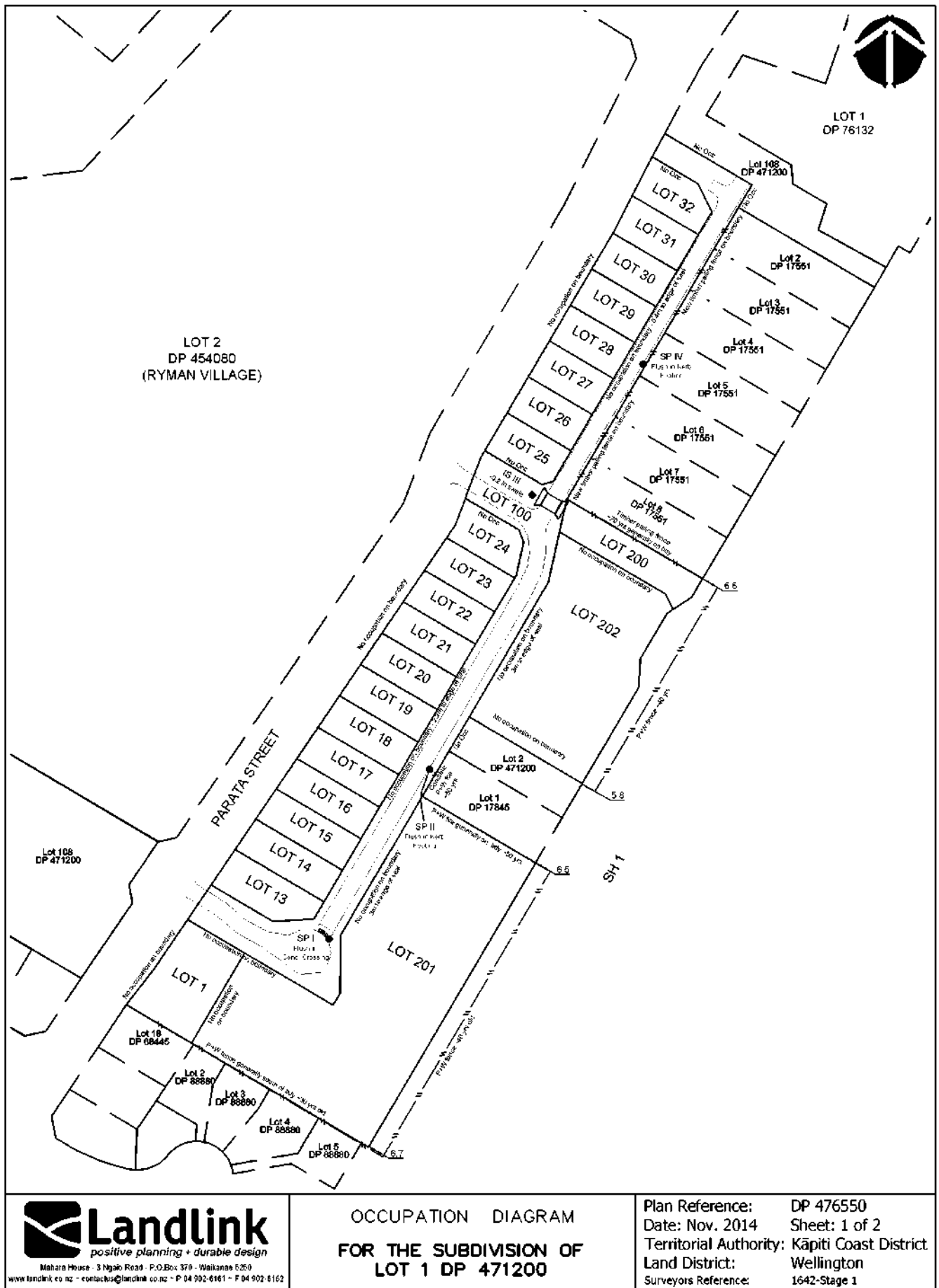
Lots 1, 13-32, 201 and 202 are subject to an existing land covenant, {Creating Document: 9099897.7}

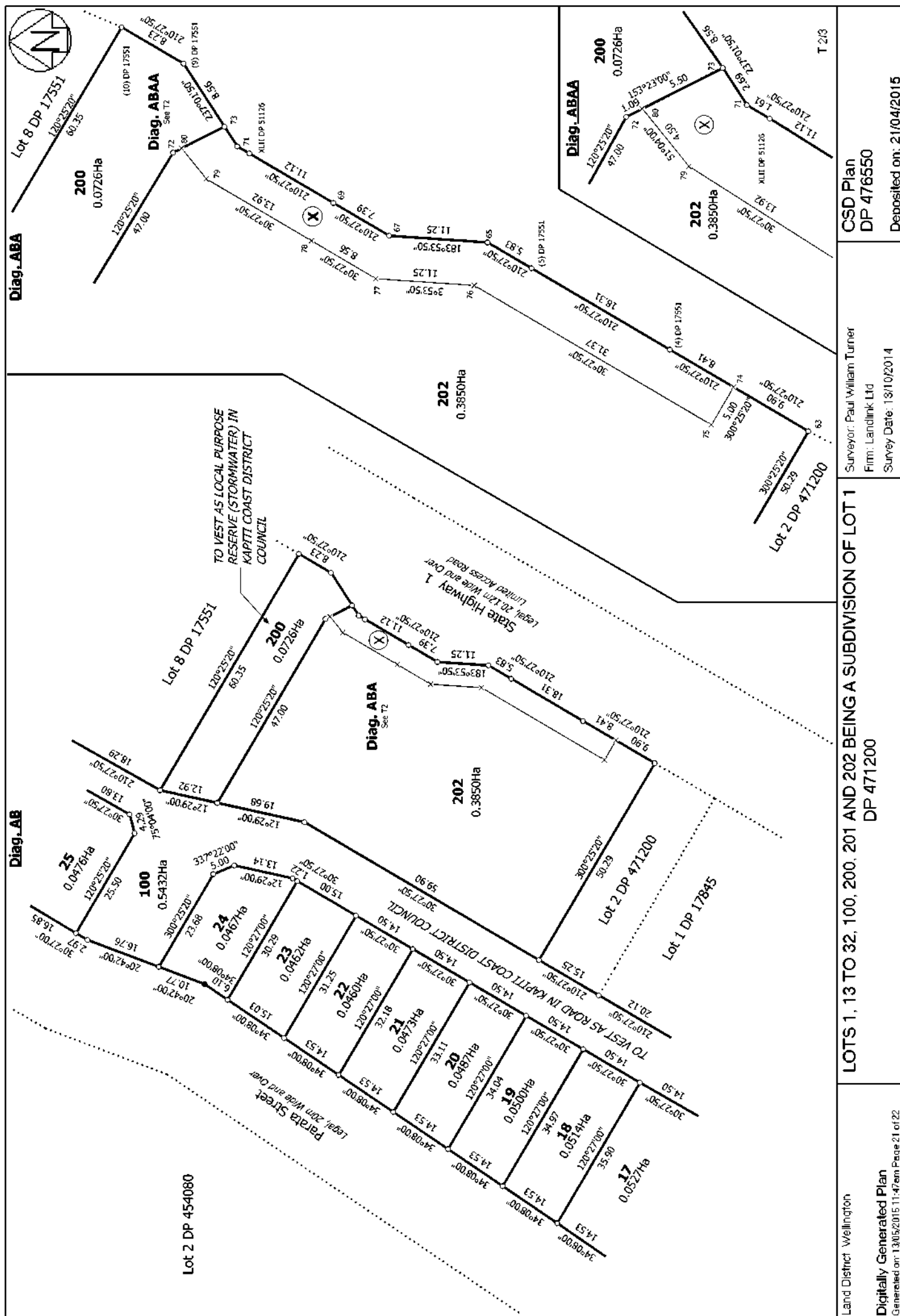
Area X is subject to a land covenant (Building Exclusion Zone)

LL File: 1642 VJ Limited Stage 1

KCDC File: RM130101

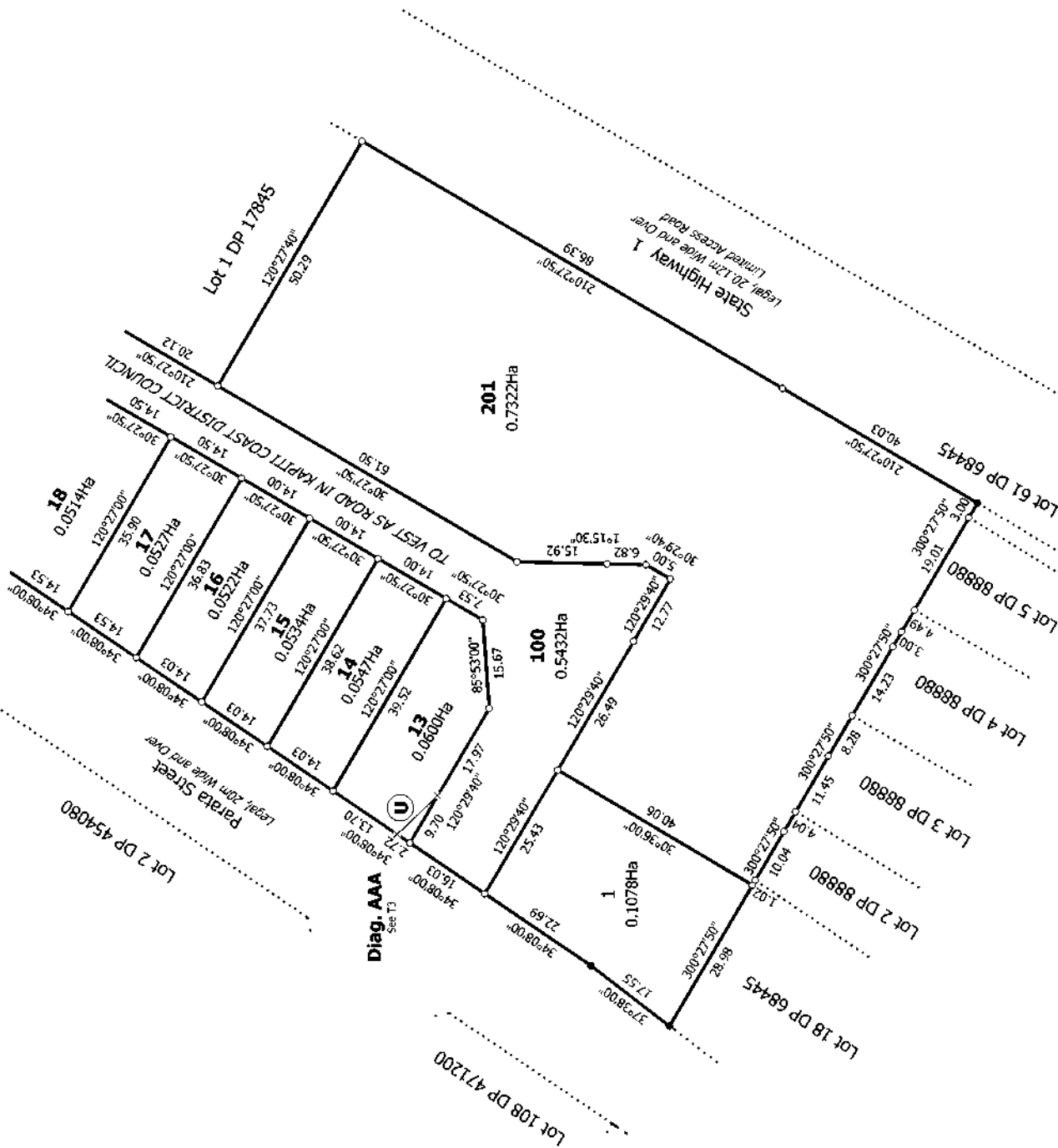
Occupation Diagram



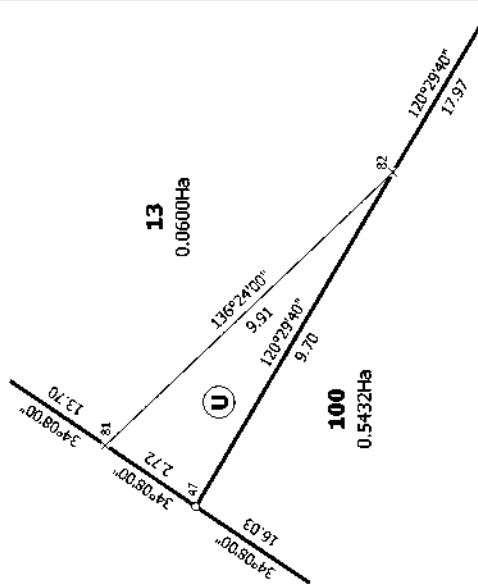




Diag. AA



Diag. AAA



T 3/3

Land District Wellington

Digitally Generated Plan

Generated on: 13/05/2015 11:47am Page 22 of 22

LOTS 1, 13 TO 32, 100, 200, 201 AND 202 BEING A SUBDIVISION OF LOT 1
DP 471200

Surveyor: Paul William Turner
Firm: Landlink Ltd
Survey Date: 13/10/2014

CSD Plan
DP 476550

Deposited on: 21/04/2015

Aerial Photography

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: September 29, 2026

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Operative District Plan 2021 - Zones and Precincts

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



Key to map symbols

-  Precinct
-  General Residential Zone
-  Waikanae North Development Area



0 20 40 Metres

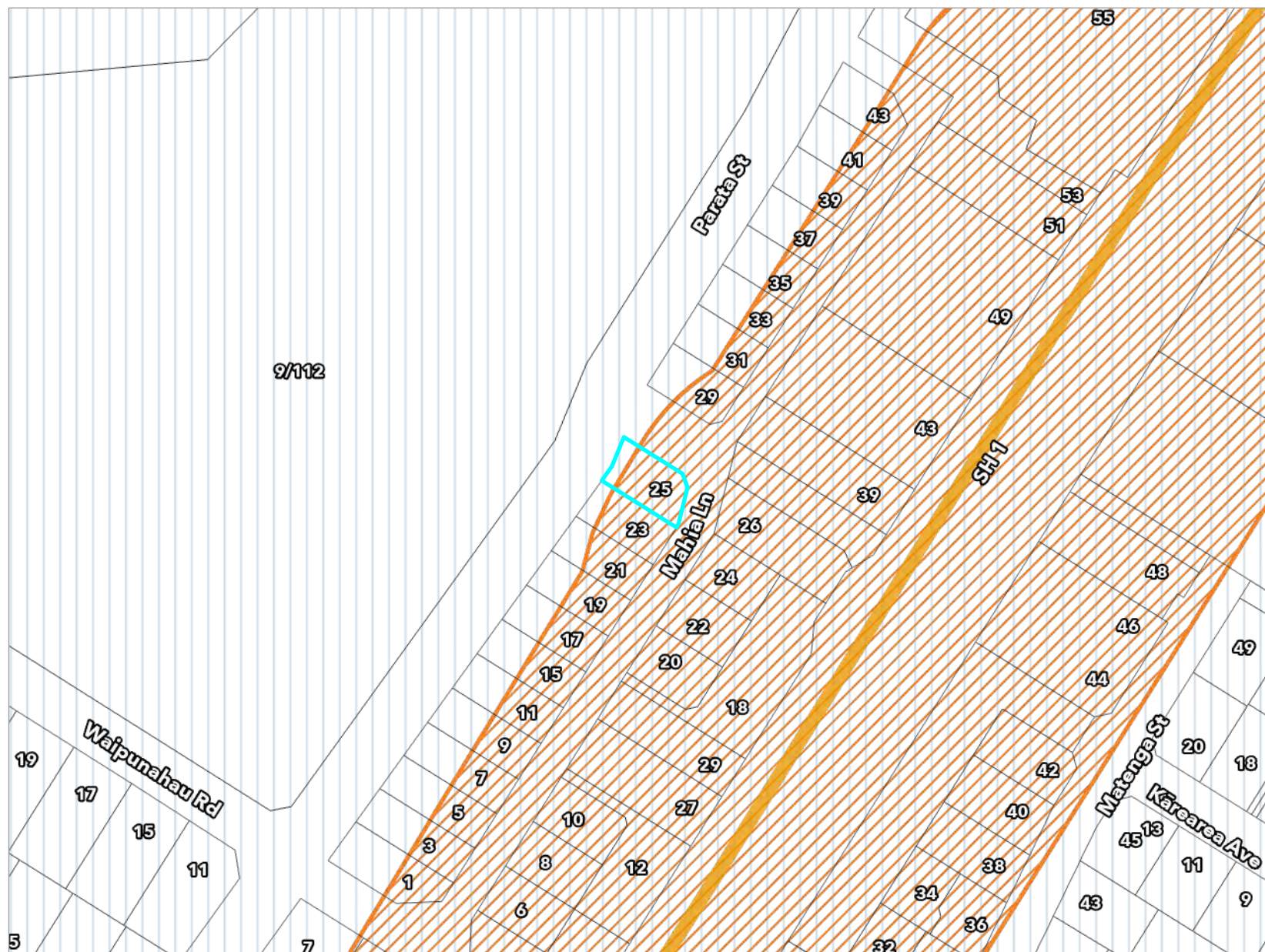
Scale @ A4 - 1:850

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

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



Key to map symbols

-  Strategic Arterial Routes (or SH1)
-  Noise Corridor
-  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.



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: September 29, 2026

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Operative District Plan 2021 - Designations & Miscellaneous Features

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



Key to map symbols

 Designation

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

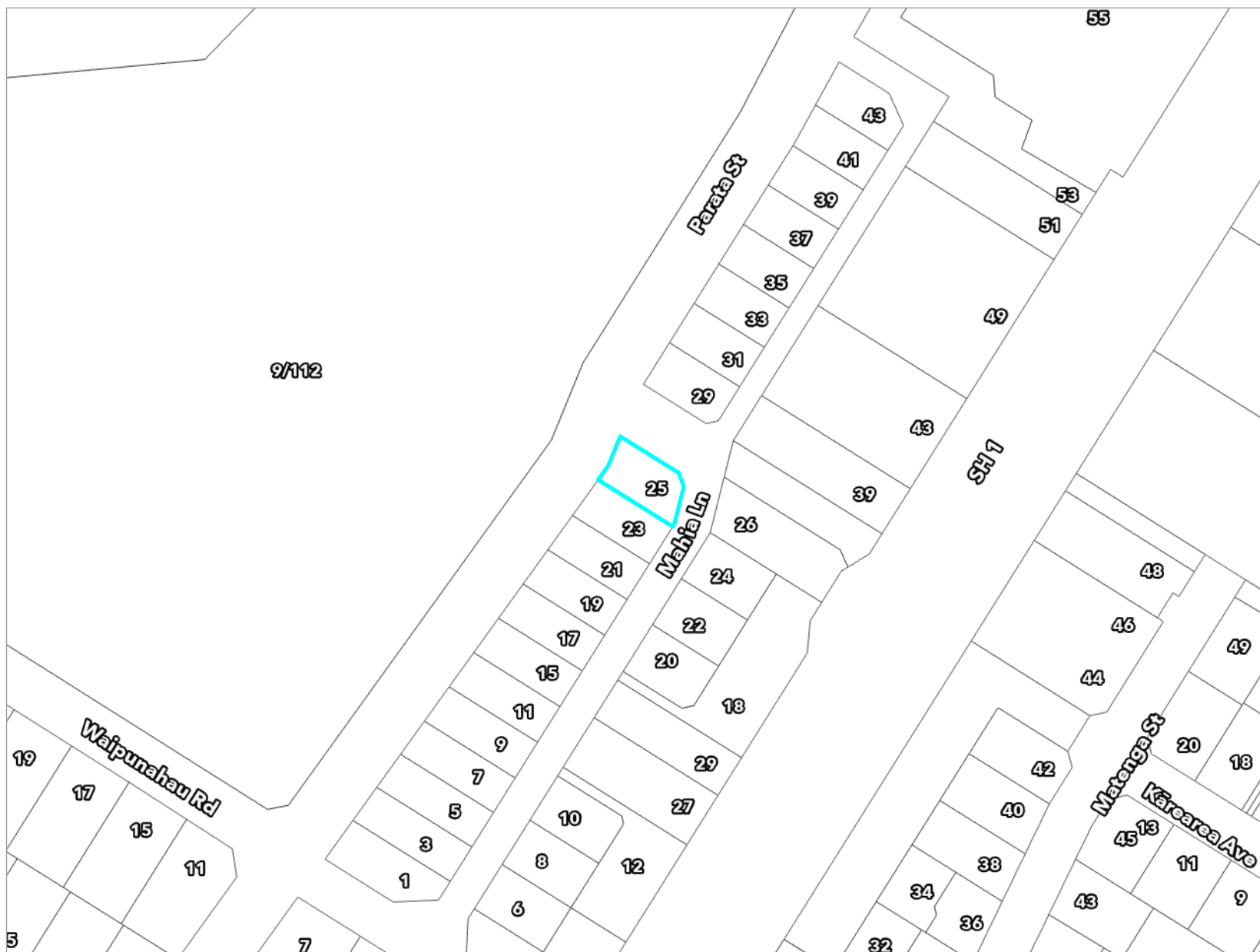
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Features

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



Key to map symbols

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0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: September 29, 2026

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Operative District Plan 2021 - Natural Hazards

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding Area
- Shallow Surface Flow

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

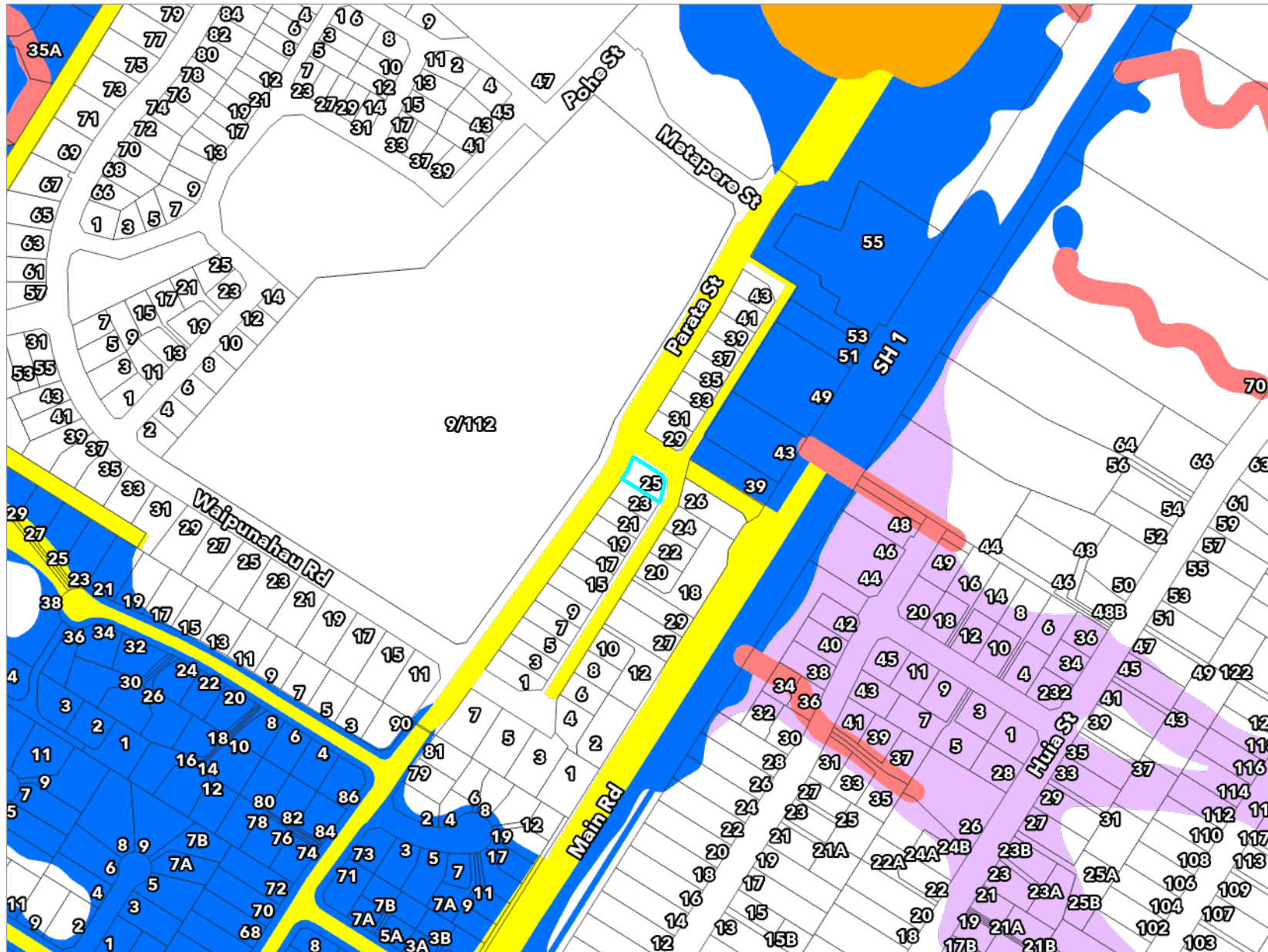
Scale @ A4 - 1:2,000

Date Printed: September 29, 2026

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Latest Flood Hazards

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



Key to map symbols

- Stream Corridor
- Overflow Path
- Storage
- Ponding
- Shallow Surface Flow

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

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



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

Date Printed: September 29, 2026

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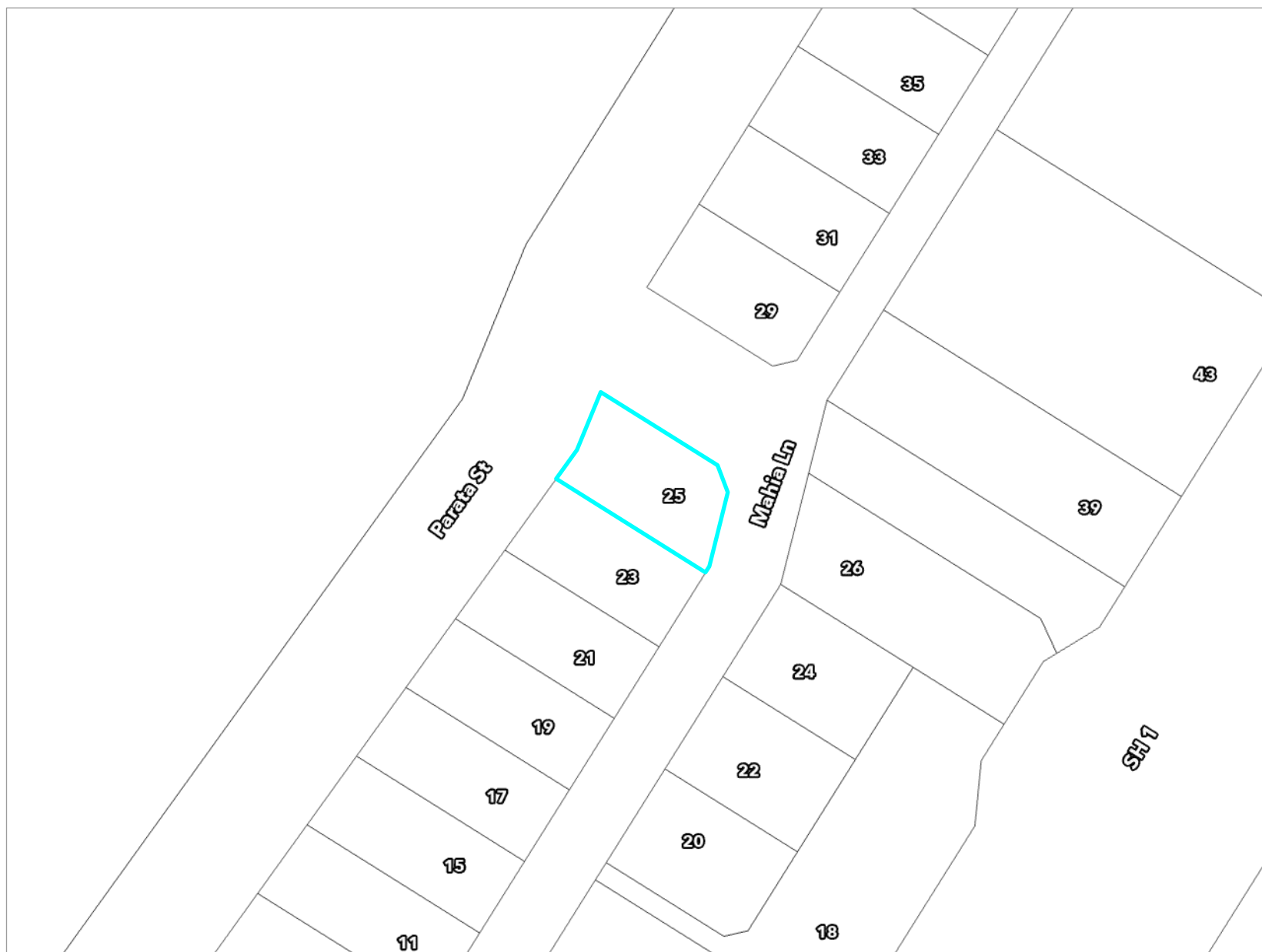
Resource Consents Report

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
060006	39 State Highway 1, Waikanae	1494198000	LOT 8 DP 17551 BLKS V VI KAITAWA SD	LC	Relocating a small 1 story house from Eastbourne	N	N	Decision Issued	20/3/2006	12/1/2006
070244	39 State Highway 1, Waikanae	1494198000	LOT 8 DP 17551 BLKS V VI KAITAWA SD	LD	Building a storage shed less than 5m from rural side	N	N	Decision Issued	14/5/2007	6/8/2007
150094	29 Mahia Lane, Waikanae	1494195022	LOT 25 DP 476550 CT 658769	LD	Construction of two dwellings in Precinct 4	N	N	Application Returned incomplete		19/5/2015
150168	21 Mahia Lane, Waikanae	1494195019	LOT 22 DP 476550 CT 658765	LDR	New dwelling in Precinct 4 of Waikanae North Development	N	N	Decision Issued	5/10/2015	7/9/2015
150169	23 Mahia Lane, Waikanae	1494195020	LOT 23 DP 476550 CT 658766	LDR	New dwelling in Precinct 4 of Waikanae North Development	N	N	Decision Issued	5/10/2015	7/9/2015
160138	25 Mahia Lane, Waikanae	1494195021	LOT 24 DP 476550 CT 658768	LD	Construct new dwelling - Precinct 4 Waikanae	N	N	Decision Issued	27/7/2016	5/7/2016
150122	31 Mahia Lane, Waikanae	1494195023	LOT 26 DP 476550 CT 658770	LD	To construct a new dwelling in Precinct 4	N	N	Decision Issued	9/7/2015	18/6/2015
150121	29 Mahia Lane, Waikanae	1494195022	LOT 25 DP 476550 CT 658769	LD	To construct new dwelling in Precinct 4	N	N	Decision Issued	8/7/2015	18/6/2015

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
170098	17 Mahia Lane, Waikanae	1494195017	LOT 20 DP 476550 CT 658763	LD	To construct a dwelling within Precinct 4 of the Waikanae	N	N	Decision Issued	22/6/2017	15/5/2017
170106	19 Mahia Lane, Waikanae	1494195018	LOT 21 DP 476550 CT 658764	LD	To construct a dwelling within precinct 4 of the Waikanae	N	N	Decision Issued	14/7/2017	19/5/2017
180080	20 Mahia Lane, Waikanae	1494195038	LOT 9 DP 492347 CT 715295	LD	To construct a dwelling in Precinct 2 of Waikanae North	N	N	Decision Issued	16/5/2018	9/4/2018
170144	33 Mahia Lane, Waikanae	1494195024	LOT 27 DP 476550 CT 658771	LD	To construct a dwelling within Precinct 4 of the Waikanae	N	N	Decision Issued	19/7/2017	21/6/2017
170196	24 Mahia Lane, Waikanae	1494195040	LOT 11 DP 492347 CT 715297	LD	To construct a dwelling within Precinct 2 that does not	N	N	Decision Issued	31/8/2017	7/8/2017
170180	22 Mahia Lane, Waikanae	1494195039	LOT 10 DP 492347 CT 715296	LD	Construct new dwelling within Waikanae North Development	N	N	Decision Issued	22/8/2017	17/7/2017
170115	15 Mahia Lane, Waikanae	1494195016	LOT 19 DP 476550 CT 658762	LD	To construct a standalone dwelling within the Waikanae North	N	N	Decision Issued	23/6/2017	24/5/2017

Health and Alcohol Licenses

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



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

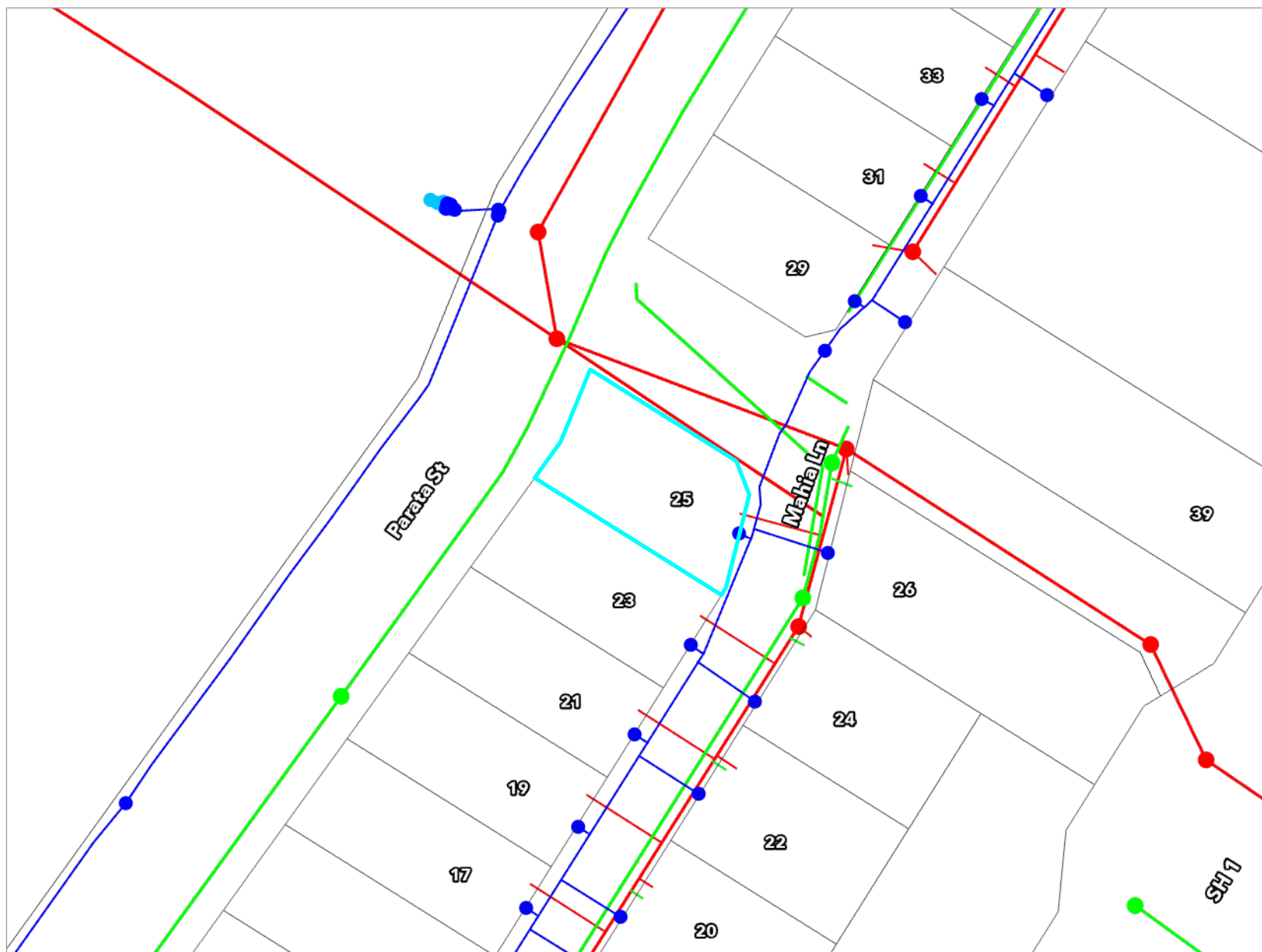
Scale @ A4 - 1:1,000

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Services Network

25 Mahia Lane Waikanae - LOT 24 DP 476550 CT 658768



Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- 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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--- = Stormwater
 --- = Sewer
 --- = Power + telecom trench
 = Water

BC 160522

DRAINAGE PLAN NOTES:

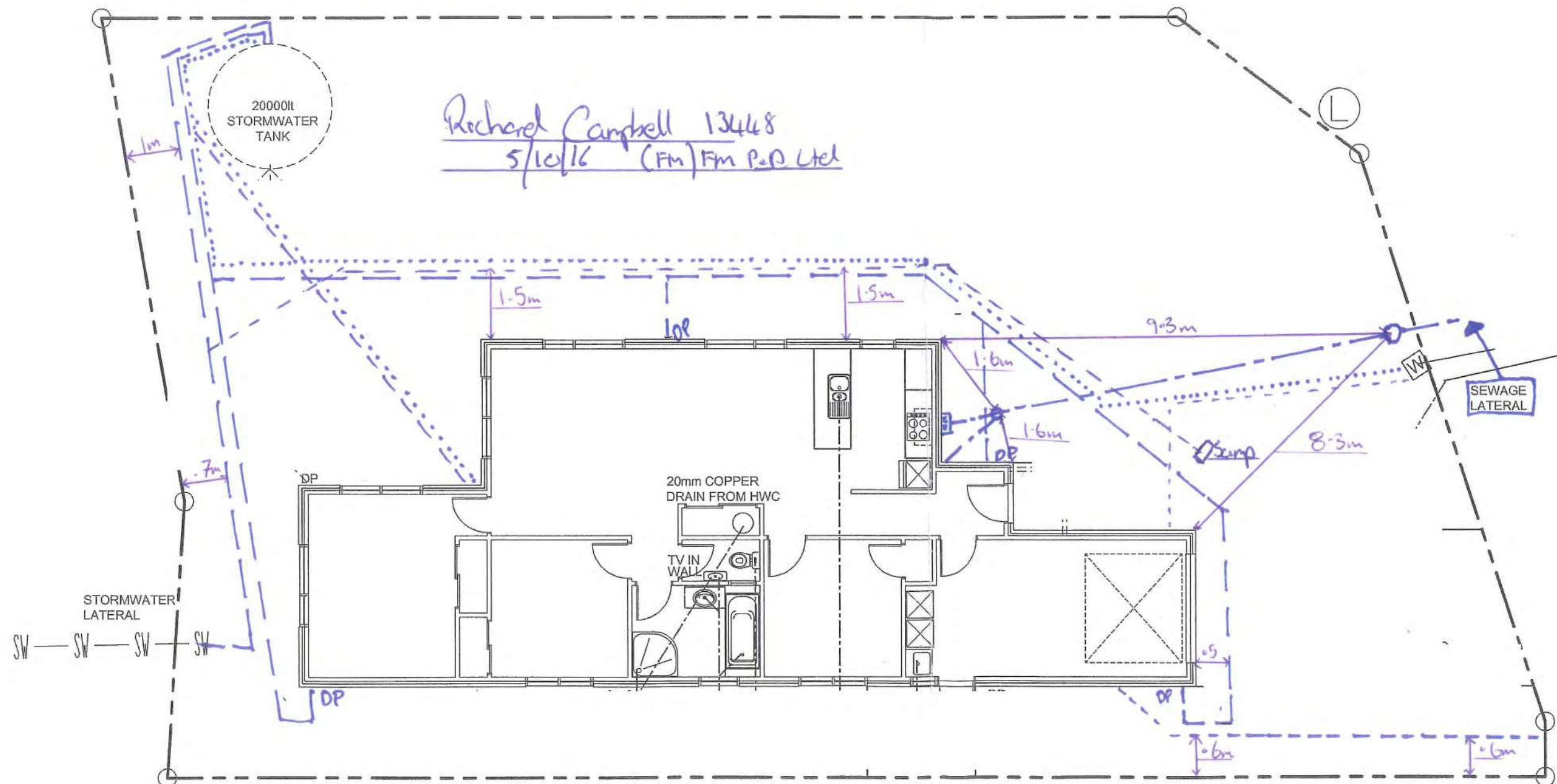
- All Plumbing and Drainage to be in accordance with AS/NZS 3500.2 for ground floor systems and for single stack systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- No pipes at any point exceed 10m in length from dn 100 vented drain

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
65Ø & less = 1 in 40
80Ø & 100Ø = 1 in 60

HOT & COLD WATER

- All hot & cold water pipes in house to be run in Iplex K2 pex plumbing system
- 20mm for Main, to bath and to HWC
- 15mm to all other branches
- 15mm to exterior taps



Revisions:
JUNE 2016 rev A

RECEIVED
07 JUL 2016
BY: Ange

00 03

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAHE

Client:
AR THOMSOM
FAMILY TRUST

Drawing Title:
DRAINAGE PLAN

Designer:
COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

Job: 1
Page of: 2
Rev: A



All work shall be in accordance with the NZBC. If in doubt ASK. The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.

For an attenuated storm water disposal system to work 7,000lt of volume of the tank will need to be above ground to allow gravity to drain the tank 24/7 through the small bore pipe that will be installed

DRAINAGE PLAN

SCALE 1:100

——— = Stormwater
 ——— = Sewer
 - - - = Power + telecom trench
 = Water

BC 160522

DRAINAGE PLAN NOTES:

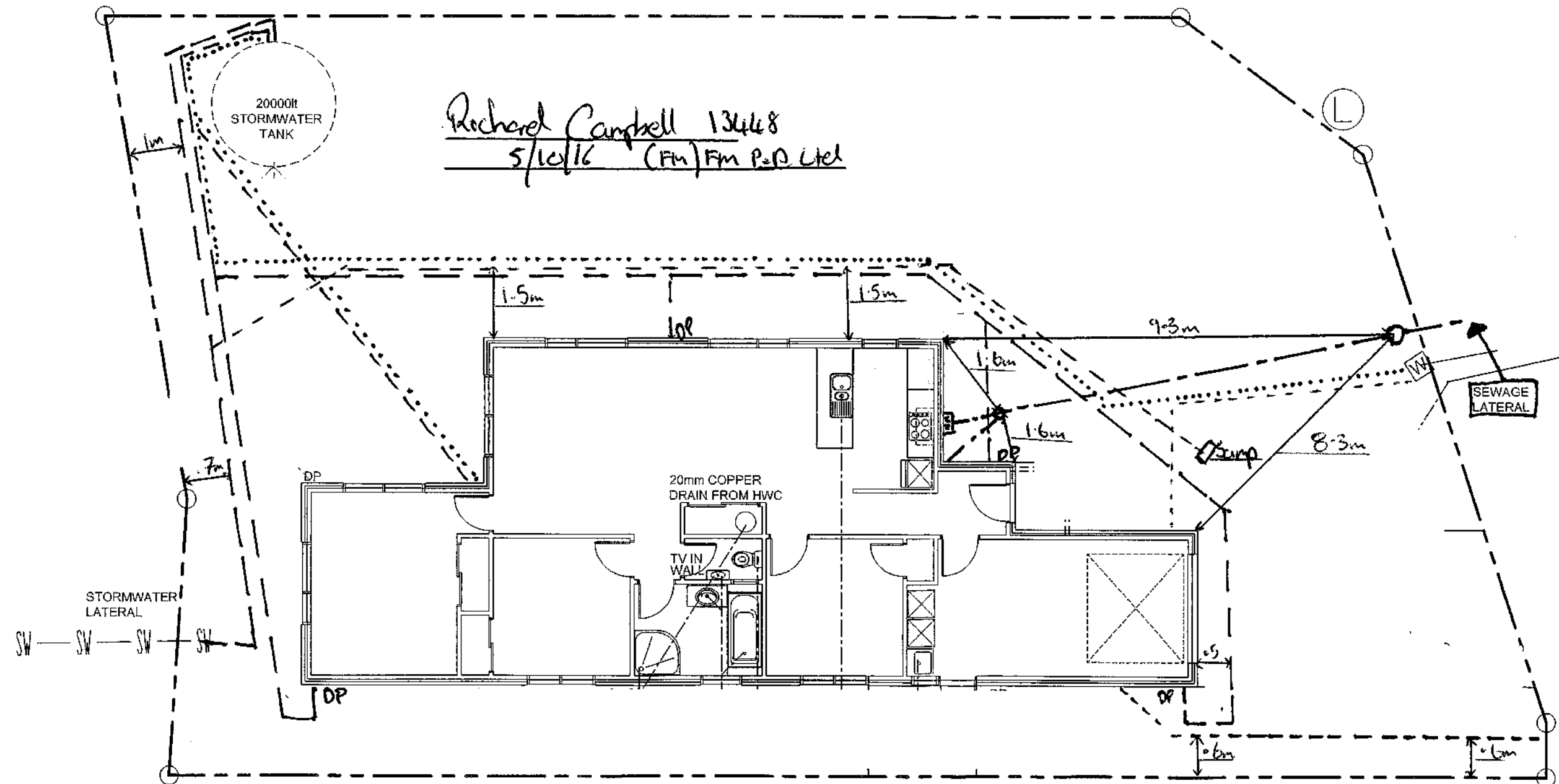
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- 15mm to exterior taps



For an attenuated storm water disposal system to work 7,000lt of volume of the tank will need to be above ground to allow gavity to drain the tank 24/7 through the small bore pipe that will be installed

DRAINAGE PLAN

SCALE 1:100

Revisions:
JUNE 2016

rev A

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAE

Client:
AR THOMSON
FAMILY TRUST

Drawing Title:
DRAINAGE PLAN

Designer:
COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

Job: 1
Page of: 2
Rev: A



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Revisions:
JUNE 2016
AUGUST 2016

rev A
rev B

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAHE

Client:
AR THOMSOM
FAMILY TRUST

Drawing Title:
DRAINAGE PLAN

Designer:
COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail : billfrancis@paradise.net.nz

Design:
Bill Francis

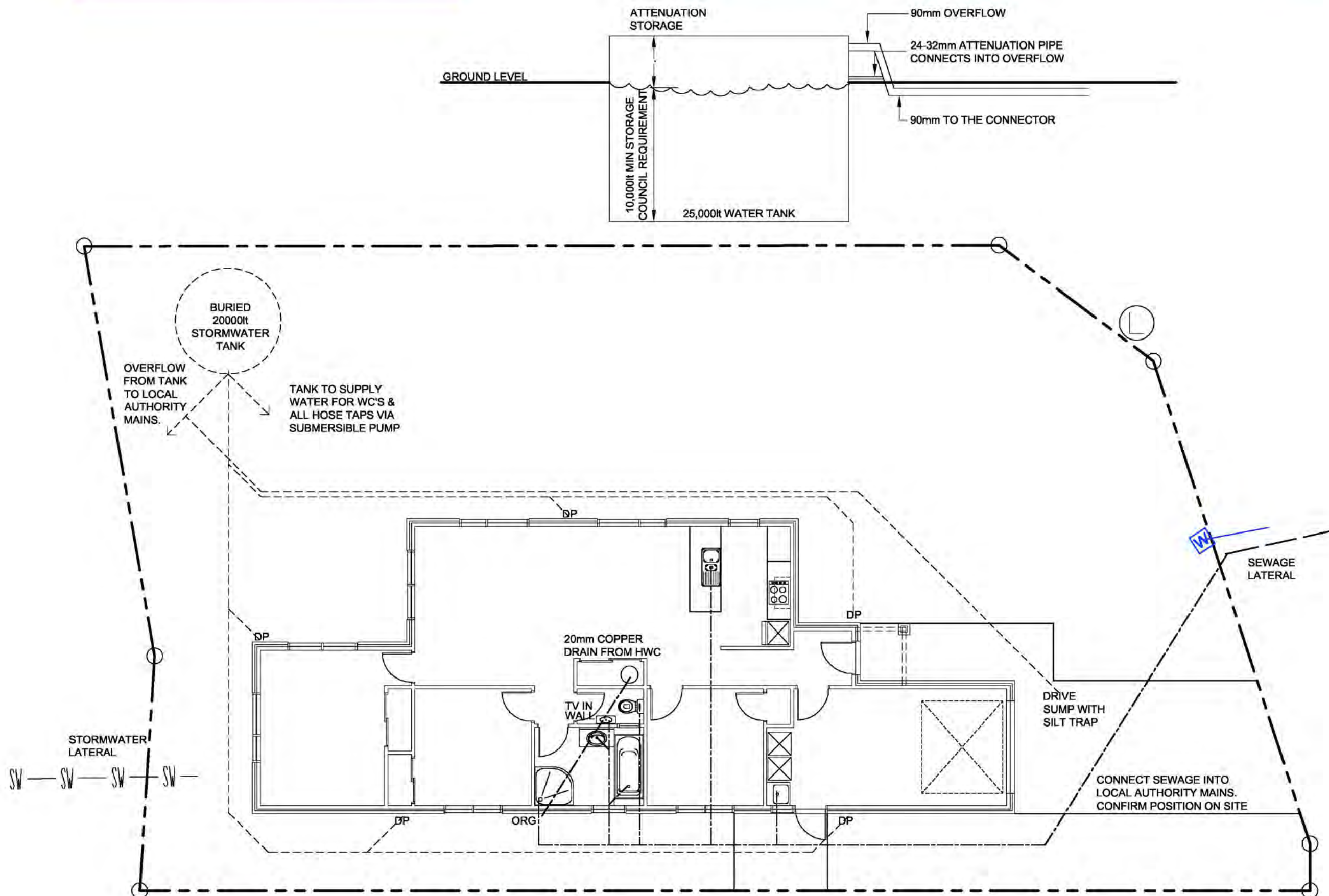
Drawn:
bf

Scale:
as shown

Job: 1 Page of: 2 Rev: B



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A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL. ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER STORMWATER AND WATER.

DRAINAGE PLAN NOTES:

- All Plumbing and Drainage to be in accordance with AS/NZS 3500.2 for ground floor systems and for single stack systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- Pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- No pipes at any point exceed 10m in length from dn 100 vented drain

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
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HOT & COLD WATER

- All hot & cold water pipes in house to be run in Iplex K2 pex plumbing system
- 20mm for Main, to bath and to HWC
15mm to all other branches
15mm to exterior taps

BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCILS SEWER.

DRAINAGE PLAN SCALE 1:100

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

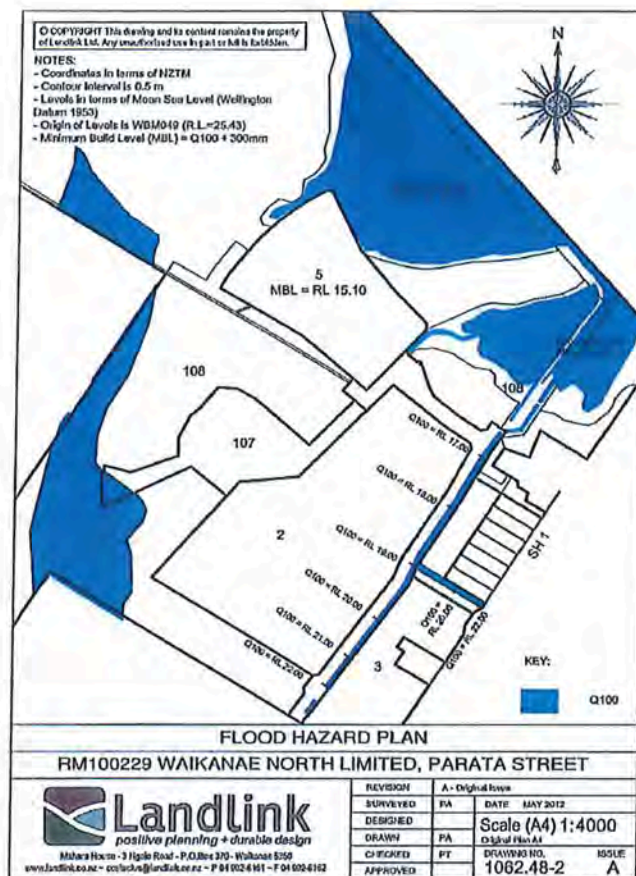
The site is located on the eastern side of State Highway 1, with existing residential development on the southern boundary of the site.

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;

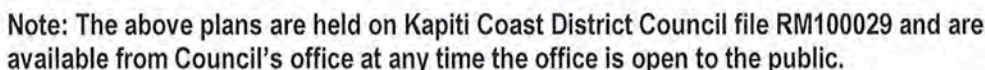
- include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as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



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:

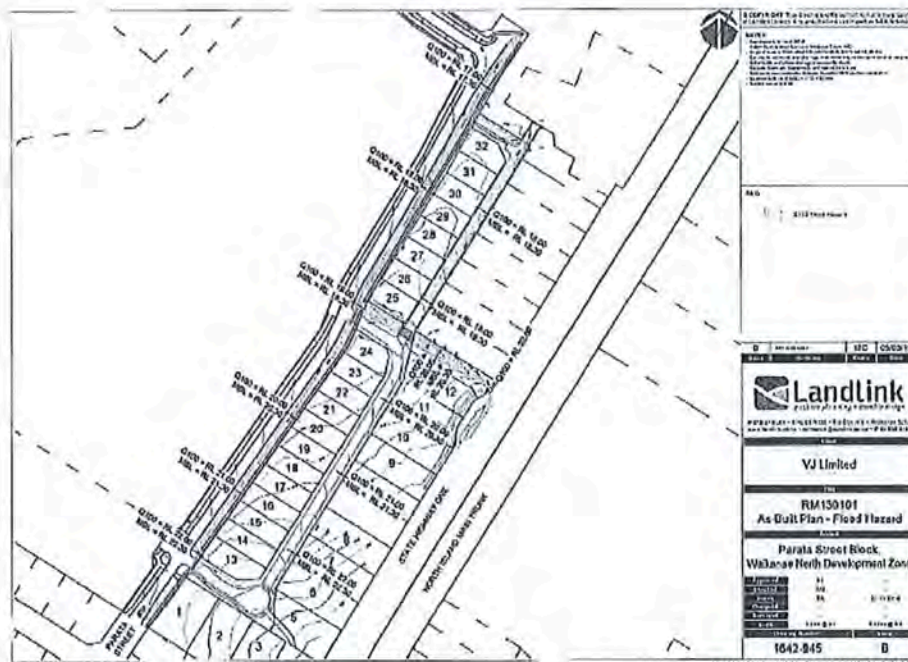
1. With respect to Lots 1, 13 to 32 and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
- The Design Report for Parata St Block Waikanae north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

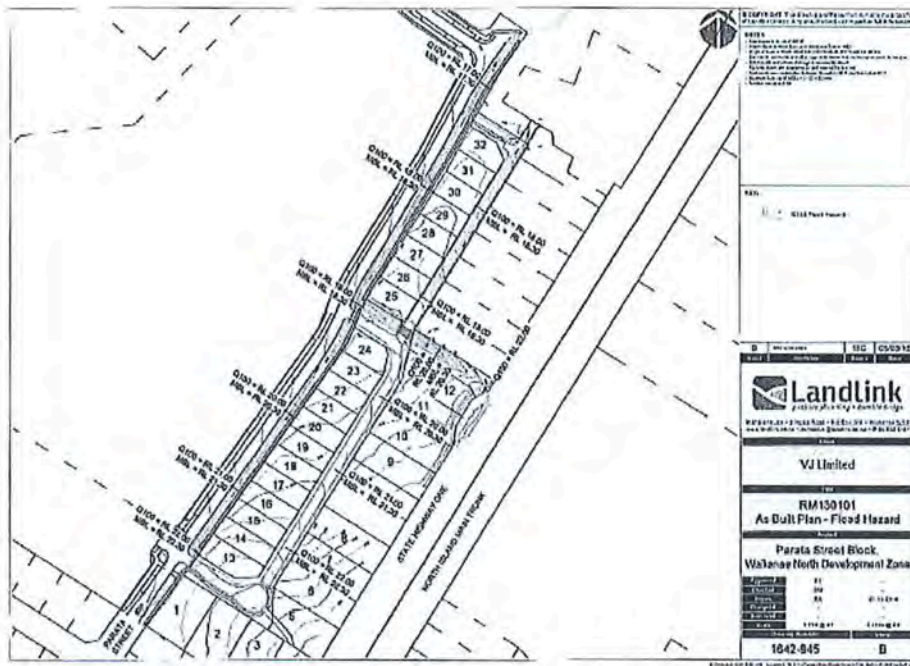
The owners of Lots 201 and 202 DP 476550; VJ Limited and the Kapiti Coast District Council hereby agree to change the above so that it reads as follows:

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.

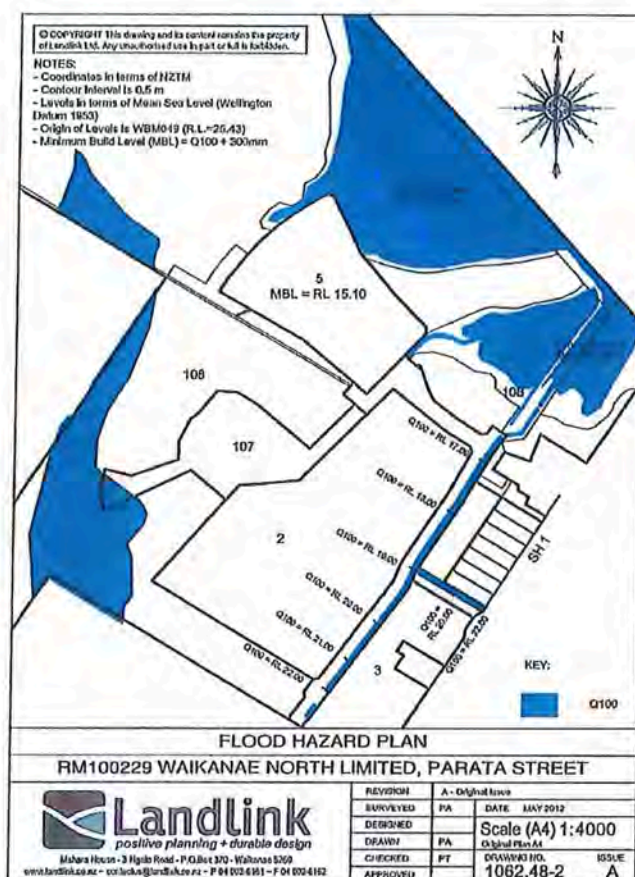
It is therefore considered appropriate to remove the reference to Lot 3 in Condition 2 of Consent Notice 9099897.6

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:



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 applicant proposes to remove the reference to Lot 3 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 Lot 3 in Condition 4 of Consent Notice 9099897.6

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.

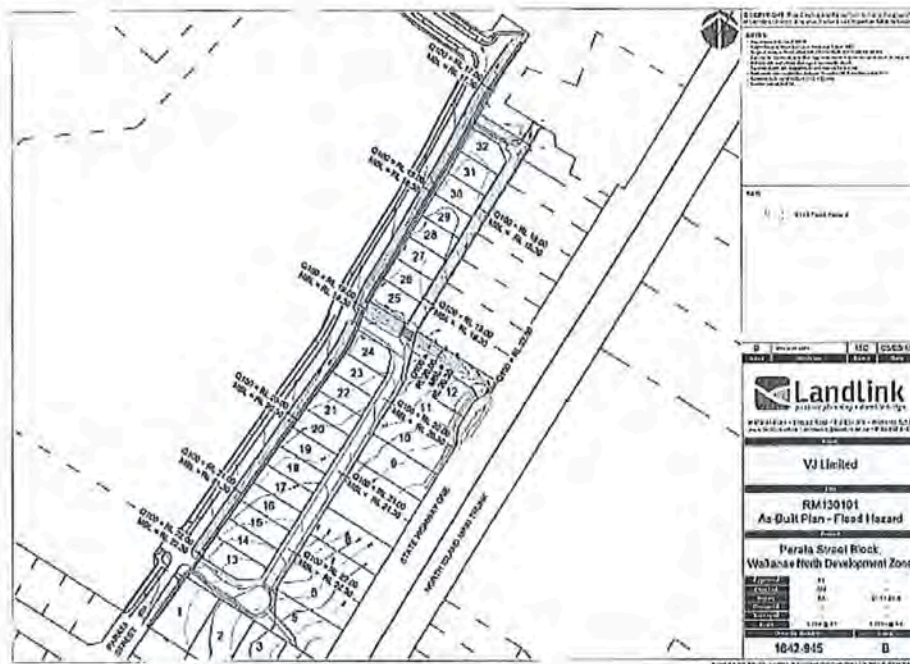
Condition 3 of Consent Notice 9897467.1 currently reads as follows:

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.

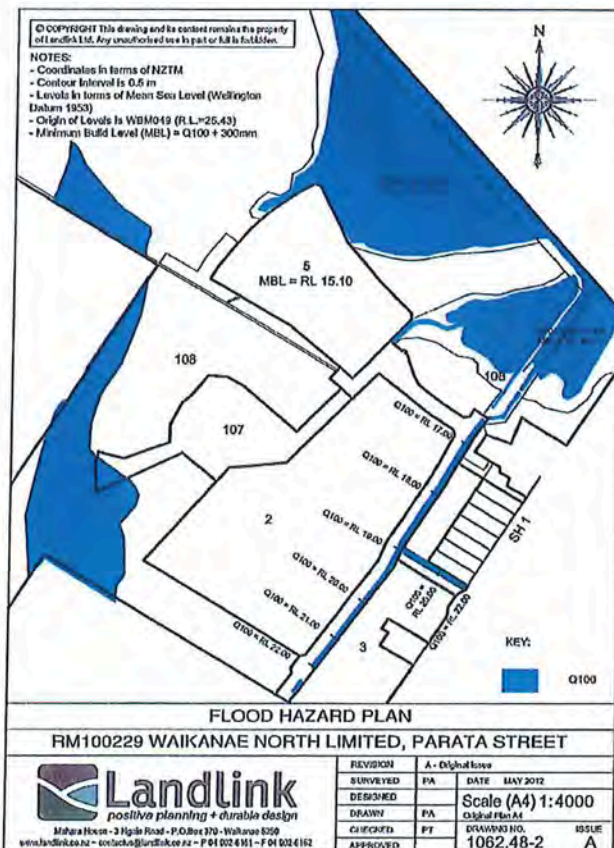
Condition 4:

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 purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100029 and are available from Council's office at any time the office is open to the public.

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.

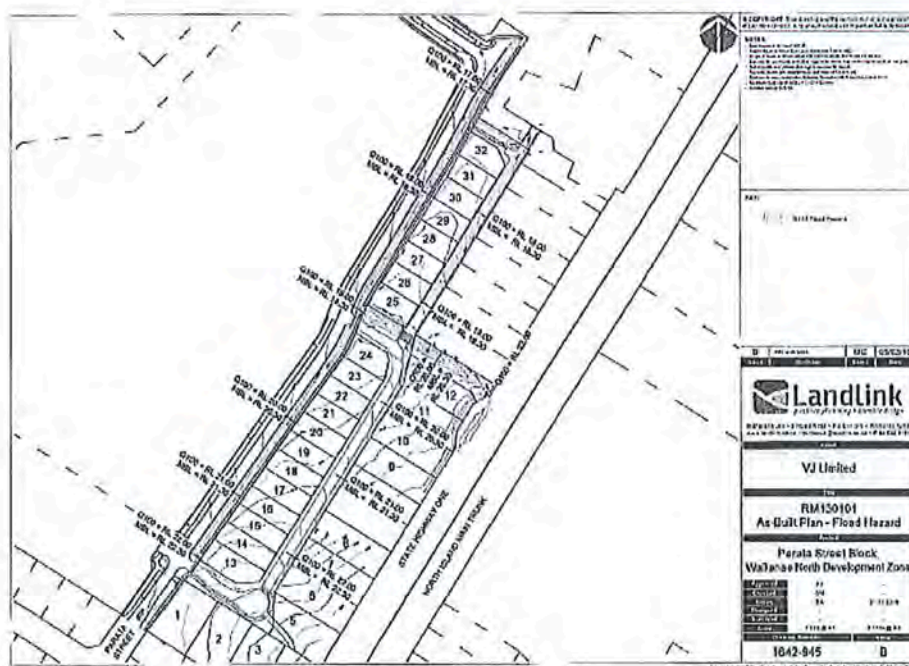
Condition 2:

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

**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

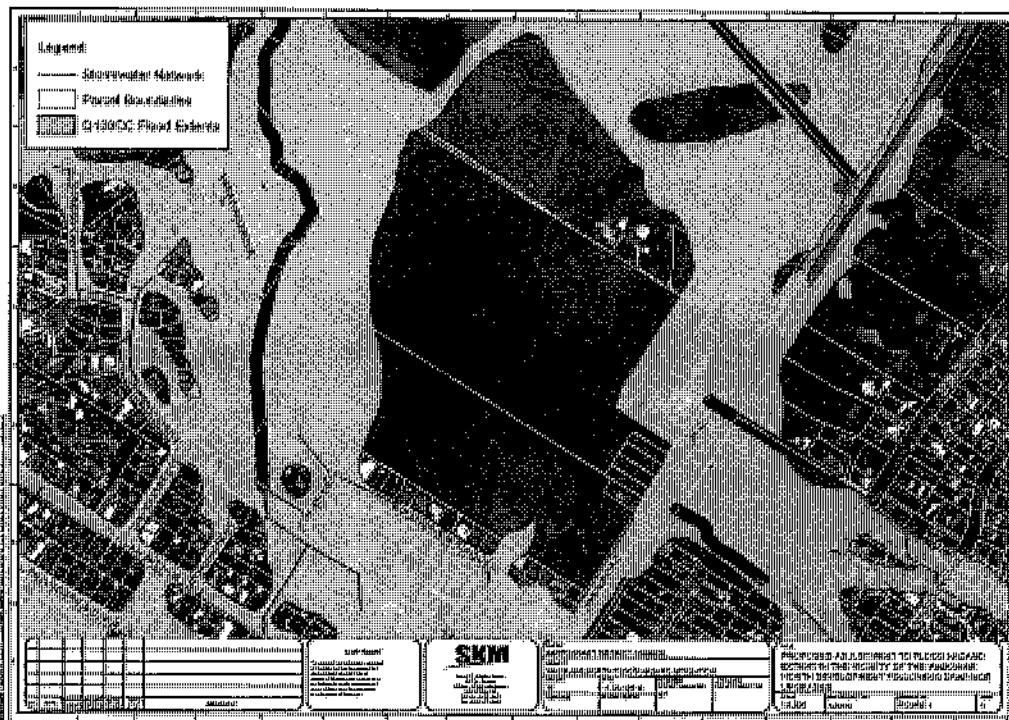
1. **With respect to Lots 2, 3, 5 and 107:** *Foundation design and construction for any new building or additions and alterations to a building shall take into account:*
 - *the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement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

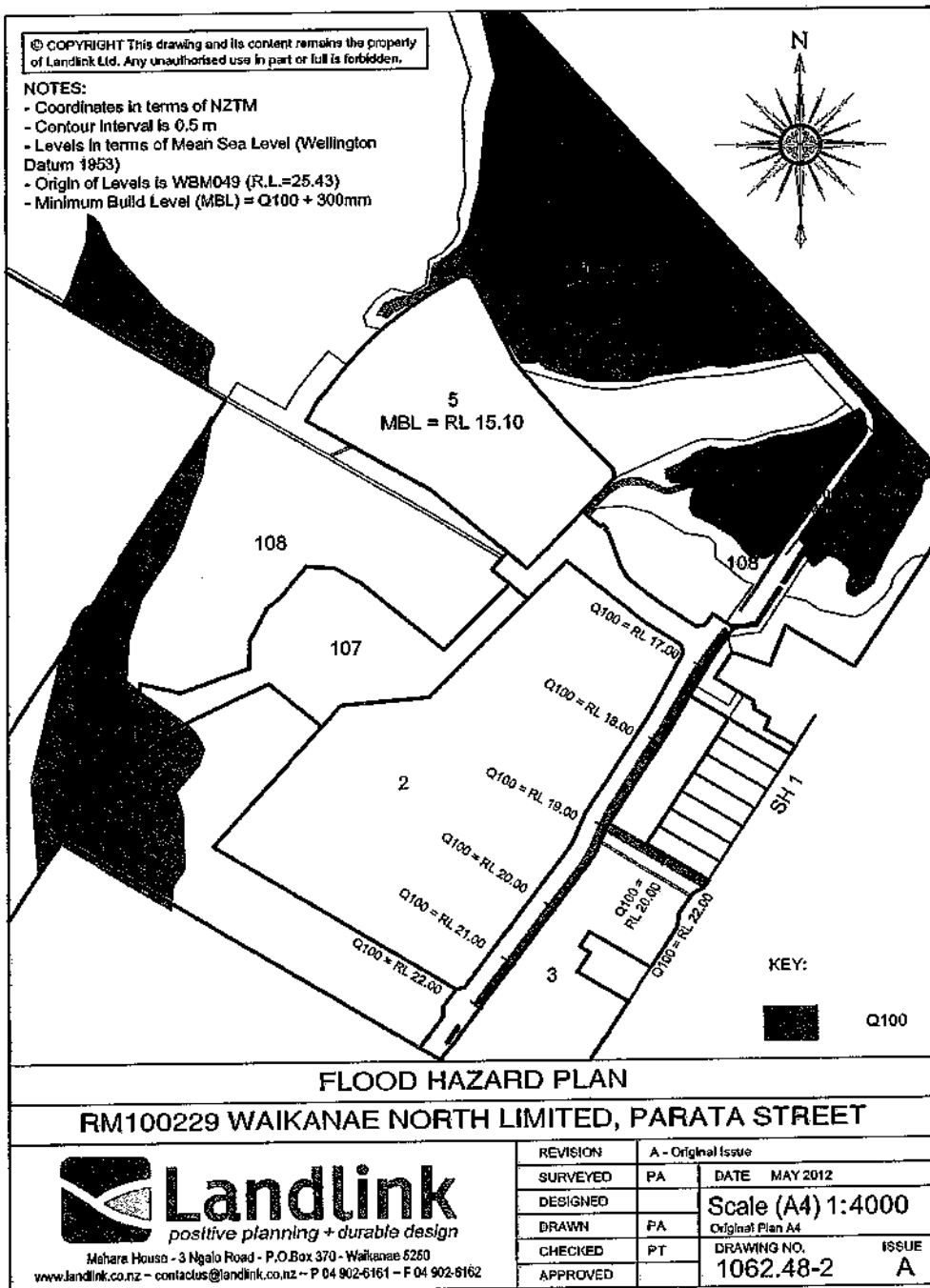
It shall be the ongoing responsibility of the owner of the land to maintain any on site system so that it continues to meet the above performance standard as it applied at the time of approval.

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.

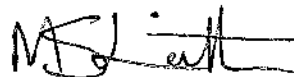
If any of the design parameters change as the staged development proceeds, the Water Model may need to be recalibrated to reflect these changes.

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:

25 November, 2013

V J Limited
C/- Landlink Limited
P O Box 370
Waikanae 5250

Attention: Ben Addington

Dear V J Limited

**RM130101: PROPOSED BOUNDARY ADJUSTMENT SUBDIVISION;
PROPOSED 32 LOT SUBDIVISION;
PROPOSED RIGHT OF WAY;
PROPOSED REMOVAL OF NATIVE TREE; AND
THE ERECTION OF TWO DWELLINGS IN THE WAIKANAЕ NORTH
DEVELOPMENT ZONE - 19, 27 AND 53 STATE HIGHWAY ONE,
WAIKANAЕ.**

We are pleased to enclose your Resource Consent decisions for the above proposals.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may 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.

There is no deposit for an objection. However, a fee of \$228.00 (including GST) is required if Council's Subdivisional 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.

Please note also that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 782.

Thank you for dealing with the Kapiti Coast District Council.



Wayne Gair
Principal Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM130101**

APPLICANT:	V J Limited
LOCATION OF ACTIVITY:	19, 27 and 53 State Highway One, Waikanae Lot 3 DP 454080 (CFR 582326), Part Lot 108 DP 454080 (CFR 582239) and Lot 13 DP 17551 (CFR WN640/4)
DESCRIPTION OF ACTIVITY:	Boundary Adjustment Subdivision 32 Lot Fee Simple Subdivision Right of Way Native Tree Removal Establishment of Two Dwellings

DECISION 1 (issued 25 November, 2013):

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent for a subdivision of 19 and 27 State Highway One Waikanae, being Lots 3 and 108 DP 454080 and Lot 13 DP 17551 as shown on Landlink plan number 1642-8 Issue B, subject to the following conditions which were imposed under sections 108 and 220 of the Resource Management Act 1991.

Conditions:

General

1. The e-survey dataset shall be in general conformity with Landlink plan number 1642-8 Issue B.

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.

DECISION 2 (issued 25 November, 2013):

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B and 104D of the Resource Management Act 1991, hereby **grant** consent for:

- a 32 Lot subdivision of 19 State Highway 1, Waikanae being Lot 1 of the subdivision consented to in Decision 1 above; and
- the removal of the Ngaio tree located within 19 State Highway 1, Waikanae which is required to facilitate the construction of the 32 Lot subdivision (above)

subject to the following conditions which were imposed under sections 108 and 220 of the Resource Management Act 1991.

Conditions:

General

2. The proposed development shall be undertaken in general accordance with the Landlink plans numbered 1642-6 Issue C, 1642-8 Issue B, 1642-9 Issue A, 1642-10 Issue F and other information lodged with Council in relation to application RM130101 except where modified by any of the conditions of this consent.
3. The e-survey dataset shall be in general conformity with the Landlink plan number 1642-10 Issue F except where modified by any of the conditions of this consent.

Fees, Levies and Contributions

4. A Reserves Contribution is exigible and has been assessed at \$71,300, inclusive of GST (15%). This assessment is in accordance with clause 3.7 of the Reserves Agreement between Waikanae North Limited and the Kapiti Coast District Council dated 2 May, 2013.
The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.
5. The consent holder shall pay Council Engineering Fees of \$565.00, plus \$332 per lot, (total \$11,189.00 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 2013.

General requirements and procedures

6. The consent holder shall arrange and conduct a pre-construction on site meeting prior to any work authorised by this consent commencing and must invite, with a minimum of 10 working days' notice, the Development Engineer (or its representative) and a representative from each key contractor undertaking the works.

7. 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.
8. 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.
9. 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.

10. 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;
 - 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 nuclear density and benkelman beam 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.

11. 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.
12. 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
- Landscaping

13. 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.

Earthworks and foundation

14. The consent holder shall submit to Council's Development Engineer an Earthworks Management Plan (EMP) for consideration and acceptance. The EMP shall address potential adverse effects of the proposed earthworks including, but not limited to, the following:
 - windblown sand;
 - sediment and erosion control and storm water run-off;
 - maintenance of local drainage paths from adjoining properties;
 - any local conditions, such as areas that have previously slipped or been earth-worked, where springs or under-runners may be present, or where seismic events are likely to affect earth-fills, slopes and liquefiable ground;
 - implementation and operational procedures for the management of groundwater;
 - 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; and
 - review procedures.

The EMP shall be accompanied by an engineering drawing showing the extent of cut and fill, and the existing and final contours.

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 for consideration. If accepted, then the amended earthworks management plan becomes the accepted plan.

15. 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.

16. The consent holder shall not remove soil support from adjacent lots.
17. All batters shall be self-supporting.
18. 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 Whakarongota*);
 - (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.

19. Foundation design and construction for any new building or additions and alterations to a building on lots 1 to 32 shall take into account the findings and recommendations within the document entitled '*Design Report, Parata St Block Waikanae North*', dated 8 October 2013.

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

20. 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:

- all roads and vehicle carriageways will have a primary system designed to convey the Q_{10} rainfall event with a secondary overflow system designed to convey the Q_{100} rainfall event; and
- the flow from the 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.
21. The consent holder shall submit flood hazard maps for the development, in consultation with a suitably qualified and experienced in hydraulic modeling, showing the extent of Q_{100} inundation and cross sections showing recommended minimum build levels for each lot for consideration and acceptance 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.
 22. Each lot shall have a suitable building site located above the Q_{100} flood event. In the event bunds are proposed to mitigate the 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 the flood hazard maps required under condition 21.

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

23. 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.

24. The development shall be reticulated with a public water supply and for wastewater disposal.
25. Fire-fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.
26. The consent holder shall provide and install pipes for gas supply to service the subdivision unless otherwise accepted by the Subdivision Engineer.
27. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the consideration and acceptance of the Subdivision Engineer. The lighting layout shall comply with AS/NZS 1158. Where required, transformer and cell phone sites shall be specifically provided for.

A street lighting design shall be submitted with the engineering drawings for certification. The design shall be in accordance with Part 4, schedule 3, clause 3.3.14 of the Council's Subdivision and Development Principles and Requirements 2012, and employ LED and smart dimming control technology. Construction shall be in accordance with the accepted plan(s).

Note: The Consent holder's attention is drawn to Council's draft 'Standard Details and Specifications for Lighting Infrastructure'. The street lighting design may be peer reviewed at the consent holders cost.

Transport

28. Lot 100 (shown as legal road on Plan 1642.10 Issue F) shall be appropriately shown on the e-survey dataset as Road to Vest and shall therefore transfer to Council free of any encumbrances.
29. A road safety audit shall be undertaken by an suitably qualified person or persons during the following stages of the construction:
- (a) Detailed Design Stage. The detailed design of the road and intersections shall take into account the findings of the road safety audit report; and
 - (b) Post Construction Stage on completion of the last stage of the development. If there are any adverse safety issues raised by the safety audit, recommendations shall be included in the report for necessary corrections and remedial works. The required remedial works must be completed to the satisfaction of the Subdivision Engineer prior to the issue of certification of last

stage of the unit title subdivision pursuant to Section 224(c) of the Resource Management Act 1991. The suitably qualified person shall advise Council in writing, upon completion of any improvements or remedial work when it has been carried out in accordance with the recommendations of the report.

Note: The consent holder attention is drawn to the Transfund New Zealand "Road Safety Audit Procedures for Projects Guidelines". Adopting the appropriate procedures from this publication is a means of compliance with this condition.

30. 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, compulsory stop and speed zone signs that are required shall be met by the consent holder.
31. In the event the roads are named, the naming of these roads must proceed in accordance with Council's '*Road Naming and Street Numbering Policy*', dated 6 December 2011. The cost of erecting signs for roads shall be met by the consent holder. This requirement shall be met by lodging a cash contribution with the Council of \$250 (GST inclusive) per required sign.
32. A pedestrian footbridge or path over a culvert providing a link from the northern end of the lane at a location to be determined in consultation with the Development Engineer shall be constructed to give access to Parata Street to Council's satisfaction.
33. All bridges and culverts shall be designed in accordance with the NZTA Bridge manual. Where a culvert or bridge obstructs the Q₁₀₀ flow, the design shall also comply with the Austroads' Guide to Road Design – Part 5: Drainage design for a floodway.
34. The hydraulic capacity of the all bridges and culverts proposed for the development shall be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modeling specialist. Hydraulic modeling undertaken by persons other than a suitably qualified hydrologist or hydraulic modeling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modeling 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.
35. Producer statements shall be provided from a Chartered Professional Engineer (CEng) with experience in the design and construction of bridges and culverts, certifying the design and construction as being in accordance with condition 33 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.

Reserves

36. Lot 200 (as shown on Plan 1642.10 Issue F) shall vest as a local purpose reserve (stormwater) and shall be fenced adjoining lot 12 in accordance with Part 7 of NZS4404 and Schedule 7 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012, and as accepted by the Development Engineer.
37. 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.

Landscape design and practice

38. The consent holder shall submit to the Council for consideration and acceptance a comprehensive Landscape Plan for the development covering the overflow swale, pedestrian access and streetscape. Landscape work shall be completed in accordance with the accepted Landscape Plan.
39. The consent holder shall monitor landscaped areas at three monthly intervals for a period of 12 months after s224(c) certificate is issued and undertaken any remedial work identified to ensure that plants are maintained to a high standard.

Completion of works: As-built information

40. Completion documentation shall be submitted in support of an application for s224(c) 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.
41. 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.

Completion of works: Easements

42. 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. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991. Easement documents shall be prepared by solicitors at the consent holder's expense.
43. The easements in gross located within lots 12, 200 and 100 shall be extinguished.

Completion of works: Building Exclusion Zone

44. A 'building exclusion zone' (defined as those parts marked as X, X, W and V on proposed lots 9, 10, 11, and 12) 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. 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 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; 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.

Completion of works: General

45. 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.
- Council will, upon request, issue appropriate certification pursuant to section 243 of the Resource Management Act 1991 authorising the revocation of the conditions requiring the creation of the existing easements in gross over lots 12, 100 and 200.
- 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 applicant's engineering consultants (Harrison Grierson) have undertaken to re-submit the scheme plan for water and wastewater for the whole development with a copy of all correspondence relating to the vesting of these assets. If a formal agreement can be reached with Asset Managers, every new application will be accompanied by a scheme plan updated to show the infrastructure associated with the subject stage. The subsequent infrastructure report will address any inconsistencies with the scheme plan, the timetable for vesting / creation of easements and, where services are of a temporary nature, the trigger point for the provision of permanent facilities.
- The development of the allotments in this subdivision will be subject to the application of a private design process (see rule D.10.1.7(b) of the Operative District Plan).
- 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 2013/2014 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:

• Roads / CWB	\$1,723.85
• Water Supply	\$3,021.05
• Flood Mitigation Works	\$1,767.55
• Community Facilities	\$4,550.55
• Wastewater	\$823.40
• Total per allotment	\$11,886.40

There are 31 additional allotment(s) 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).

DECISION 3 (issued 25 November, 2013):

That officers, acting under authority delegated from the Council and pursuant to Sections 348 of the Local Government Act, 1974, hereby **grant** consent for the laying out of a Right of Way over that part of Lot 108 of the subdivision referred to in Recommendation/Decision 1 above appurtenant to Lot 1 DP 76132 subject to the following conditions, which were imposed pursuant to section 348 of the Local Government Act, 1974:

Conditions:

General

46. The e-survey dataset for the Right of Way shall be in general conformity with the Landlink plan numbered 1642-9 Issue A lodged with application RM130101 except where modified by conditions of consent.

Note: If the proposed Right of Way is shown on the same e-survey dataset as the 32 Lot subdivision referred to in Decision 2 above, the certification process for the Right of Way will be subsumed into that related to the subdivision if the developer requests.

47. 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.
48. 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.

49. 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;
 - 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 nuclear density and benkelman beam 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.

50. 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.
51. 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:
 - Civil Works

52. 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.

Advice notes:

- Under Section 348 of the Local Government Act, 1974, this consent will lapse in three years, unless it is given effect to within that time or an extension has been granted.
- 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 consent.
- All costs arising from any of the above conditions shall be borne by the consent holder.

DECISION 4 (issued 25 November, 2013):

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B and 104D of the Resource Management Act 1991, hereby **grant** consent for the establishment of dwellings on:

- Lot 15 of the subdivision referred to in decision 2 above; and
 - Lot 25 of the subdivision referred to in decision 2 above,
- subject to the following conditions which were imposed under section 108 of the Resource Management Act 1991.

Conditions:

General

52. The proposed dwelling construction on Lot 15 shall be undertaken in accordance with the Landlink plans dated 21-11-2013 and numbered 1642-3A to 1642-3D inclusive.
53. The proposed dwelling construction on Lot 25 shall be undertaken in accordance with the Landlink plans dated 21-11-2013 and numbered 1642-3A to 1642-3E inclusive.

Monitoring and Review

54. The consent holder shall notify the Council's 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 fax (04) 2964-830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
55. 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.

***Note:** 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.

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.

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 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
Principal Resource Consents Planner

Locality Diagram

1:10,000 @ A3

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NOTES:

- Areas and dimensions subject to survey
- Surface features from aerial photography are indicative only
- Areas V, W, X and Y are to be subject to consent notices



2
DP 454080
(Charles Fleming Retirement Village)

Sewer re-aligned

200
727m²
To vest as local purpose reserve (stormwater)

RM 130101
FINAL APPROVED PLANS
25.11.13

EXISTING EASEMENTS IN GROSS TO BE SURRENDERED

Purpose	Shown	Servient Tenement	Grantee
Stormwater drainage	A, B & Z	Lot 3 DP 454080	Kāpiti Coast District Council
Right to drain sewage	C, D & Z		Electra Limited
Right to convey electricity	Z		

MEMORANDUM OF PROPOSED EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement(s)
Right of way Right to convey power, water, telecommunications and computer media Right to drain sewage and water	E	Lot 5	Lots 3 and 4

CLIENT

TITLE

REVISION

Proposed Subdivision of
Lot 3 DP 454080

F - Lot 32 amended 5-11-2013

SURVEYED DRAWN

DATE

PROJECT NUMBER

DESIGNED CHECKED

SCALE

PLAN NO. ISSUE

APPROVED

1:1,000 @ A3

10 F

VJ Limited

PROJECT

Parata Street Block,
Waikanae North

Locality Diagram
1:10,000 @ A3



0m front yards

10m rear yard
excluding
accessory buildings

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NOTES:
- Areas and dimensions subject to survey
- Surface features shown from aerial photography are indicative only

KEY:

Precinct 2 (Perimeter)

Precinct 4 (Village)

2m side yards unless
party walls are proposed

RM 130101
FINAL APPROVED PLANS
25/11/13

1m from
easement
boundary

6m yard to road
boundaries

1.5m or 3m
side yards

15m rear yard to
residential properties

PARATA STREET

STATE HIGHWAY ONE
NORTH ISLAND MAIN TRUNK

Right of Way

Locality Diagram
1:10,000 @ A3



103
DP 454080

Planting along swale
edge with bridge over

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TES:
eas and dimensions subject to survey
urface features shown from aerial photography are indicative only

Road 5.5m sealed width
with footpath on south side
and planting on north side
to landscaped cul-de-sac

Rear lane 6m sealed
width with grass berms

STATE HIGHWAY ONE
NORTH ISLAND MAIN TRUNK

130101
FINAL APPROVED PLANS
25/11/13

Nikau tree in
corner to remain

Locality Diagram 1:10,000 @ A3



108
DP 454080

2
DP 454080
(Charles Fleming
Retirement Village)

2
DP 17551

3
DP 17551

4
DP 17551

5
DP 17551

6
DP 17551

7
DP 17551

8
DP 17551

200
484m²
To vest as local
purpose reserve
(stormwater)

COPYRIGHT This drawing and its content remains the property
Landlink Ltd. Any unauthorised use in part or full is forbidden.

NOTES:
Areas and dimensions subject to survey
Surface features shown from aerial photography are indicative only
Areas X, Y and Z are to be subject to consent notices

KEY:

Precinct 2 (Perimeter)

Precinct 4 (Village)

PARATA STREET

STATE HIGHWAY ONE
NORTH ISLAND MAIN TRUNK

RM 130101
FINAL APPROVED PLANS
25/11/13

EXISTING EASEMENTS IN GROSS TO BE SURRENDERED

Purpose	Shown	Servient Tenement	Grantee
Stormwater drainage	A, B & Z		Kāpiti Coast District Council
Right to drain sewage	C & Z	Lot 3 DP 454080	Electra Limited
Right to convey electricity	Z		

SCHEDULE OF EXISTING EASEMENTS IN GROSS

Purpose	Shown	Servient Tenement	Grantee
Right to drain sewage	D	Lot 11	Kāpiti Coast District Council
	E	Lot 12	

MEMORANDUM OF PROPOSED EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement(s)
Right of way Right to convey power, water, telecommunications and computer media Right to drain sewage and water	F	Lot 5	Lots 3 and 4

CLIENT

TITLE

REVISION

B - Consent notices added 29-7-2013

Landlink
positive planning + durable design

VJ Limited

Proposed Subdivision of
Lot 3 DP 454080

SURVEYED DRAWN DATE PROJECT NUMBER

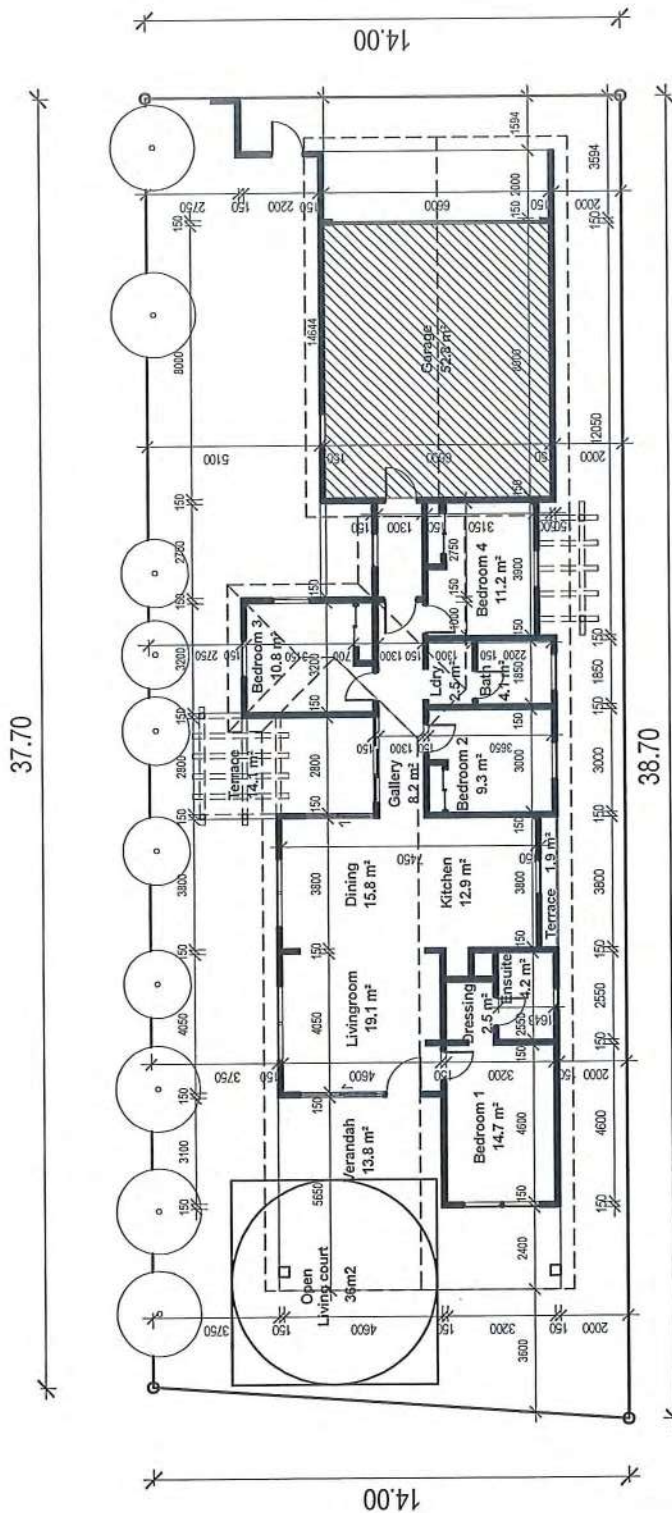
DESIGNED CHECKED 18 July 2013 1642

BA & PT PT SCALE PLAN NO. ISSUE

APPROVED PT 1:1,000 @ A3 10 B

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

Parata Street Block,
Waikanae North



Site Coverage:
= 199.9m²
535.0m²
= 35.5%

Legend:

Accessory buildings

Schedule of Areas	m ²
Ground Floor	137.1
Garage	52.8
TOTAL	189.9
SITE AREA	535.0

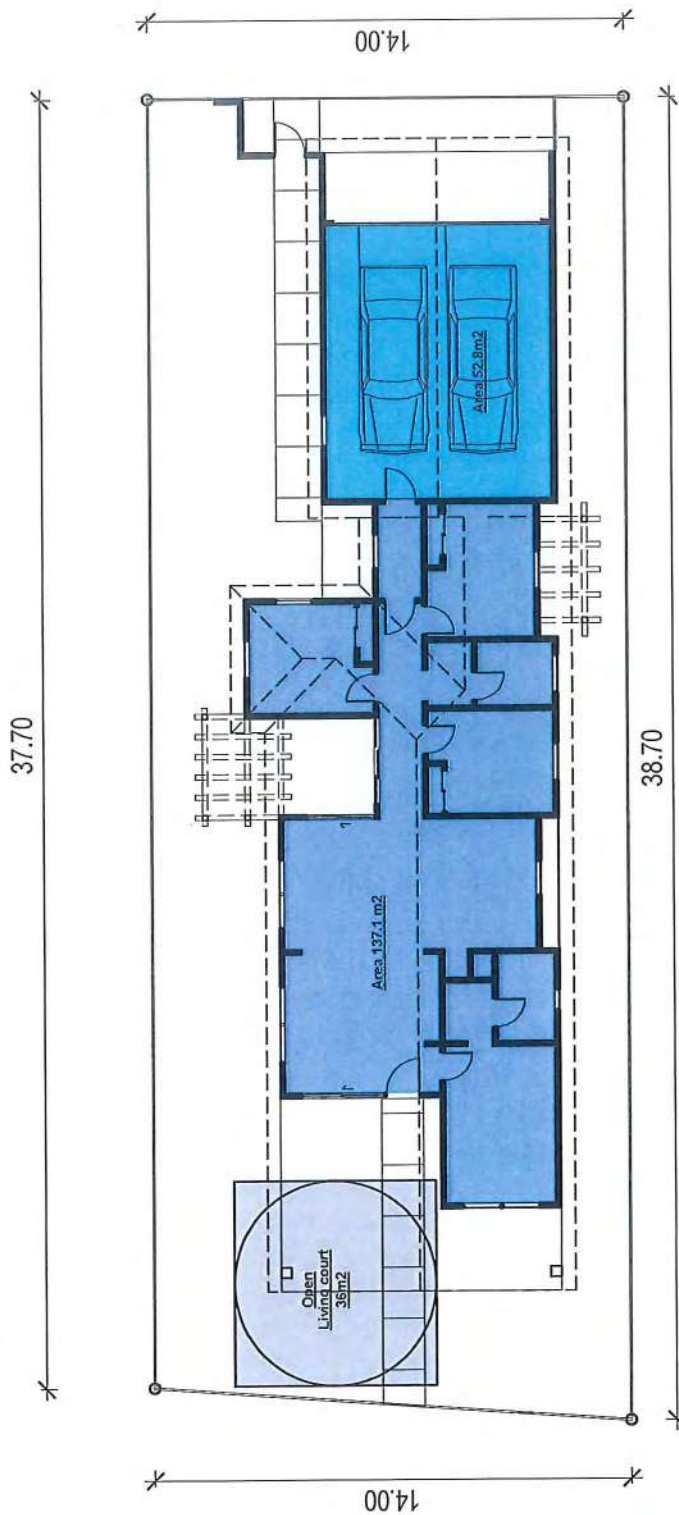
RM 130101
FINAL APPROVED PLANS
25/11/13

Project: VJ Limited, Parata Street
Drawing No: 1642-3A
Scale: 1 : 150(A3)
Date: 21/11/2013



Proposed Dwelling
on Lot 15, RM 130101

Landlink
positive planning + durable design
Mahara House, 3 Ngaho Road - P.O. Box 370 - Whakanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902-6161 - F 04 902-6162



Site Coverage:
= 189.9m²
= 535.0m²
= 35.5%

Legend:

Accessory buildings

Schedule of Areas	m ²
Ground Floor	137.1
Garage	52.8
TOTAL	189.9
SITE AREA	535.0

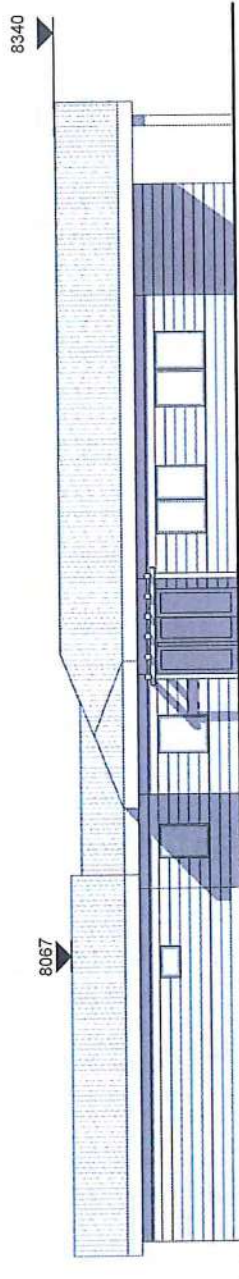
RM 130101
FINAL APPROVED PLANS
25/11/13

Project: VJ Limited, Parata Street
Drawing No: 1642-3B
Scale: 1 : 150(A3)
Date: 21/11/2013



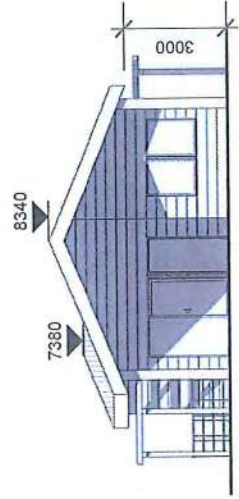
Landscape and Site Coverage
on Lot 15, RM 130101

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positive planning + durable design
Mahara House - 3 Ngaho Road - P.O. Box 370 - Whakanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902-6161 - F 04 902-6162



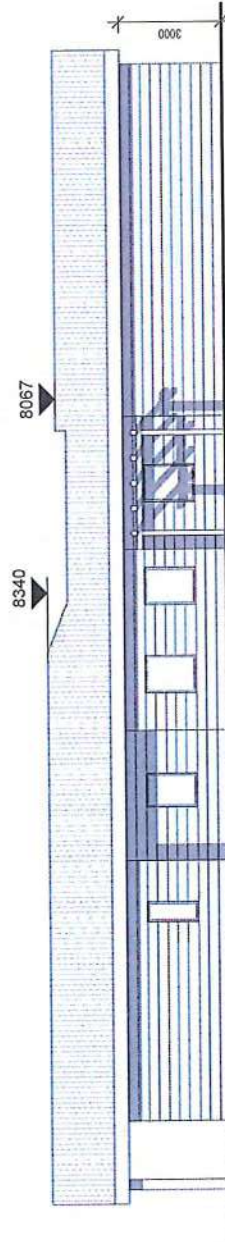
1 SIDE ELEVATION 1

1 : 150



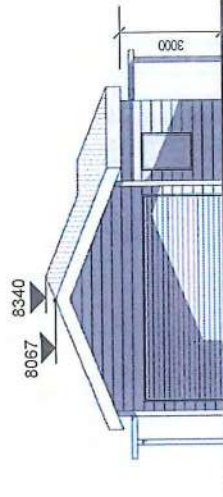
3 FRONT ELEVATION

1 : 150



2 SITE ELEVATION 2

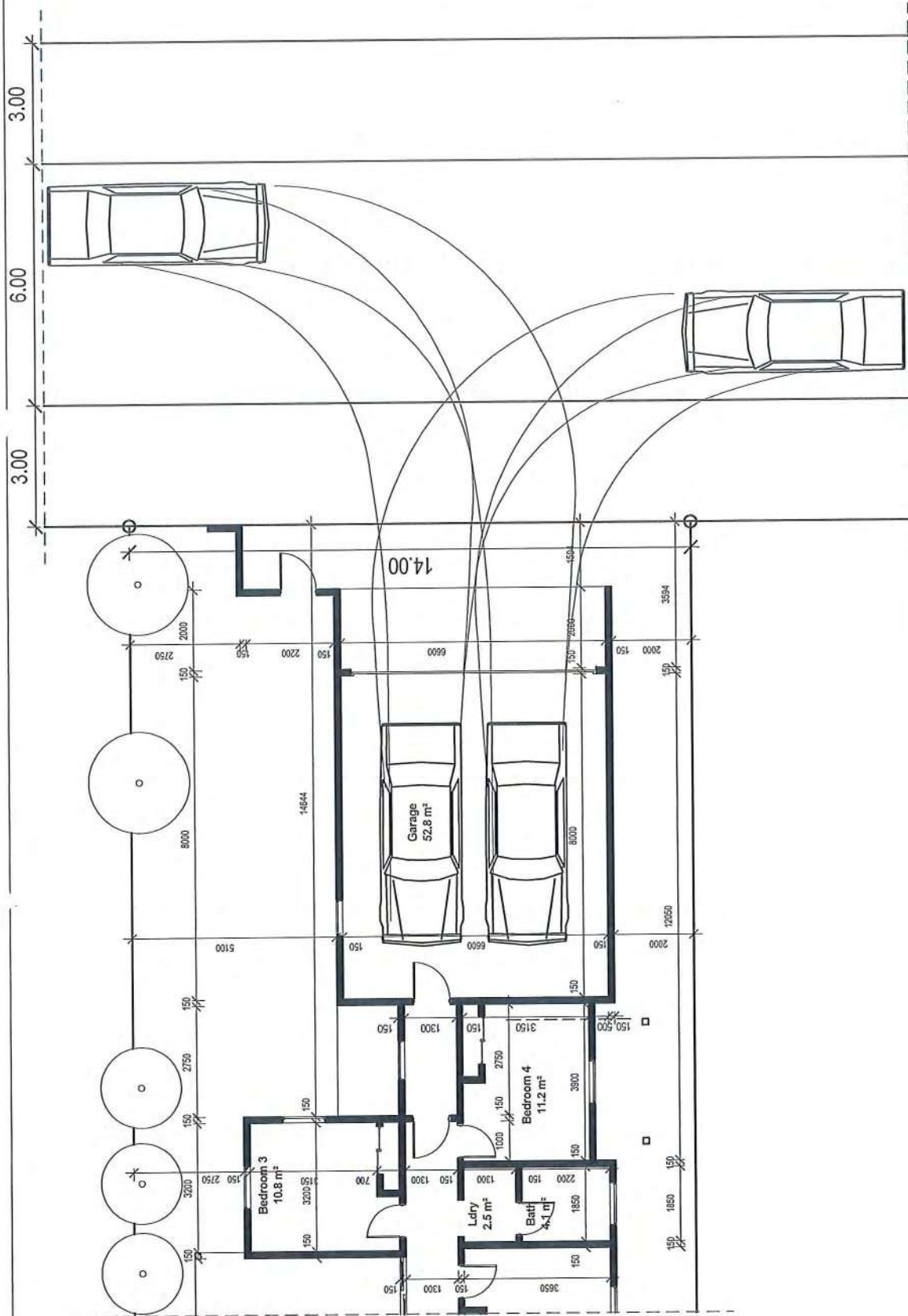
1 : 150



4 REAR ELEVATION

1 : 150





RM 130101
FINAL APPROVED PLANS
25/11/13

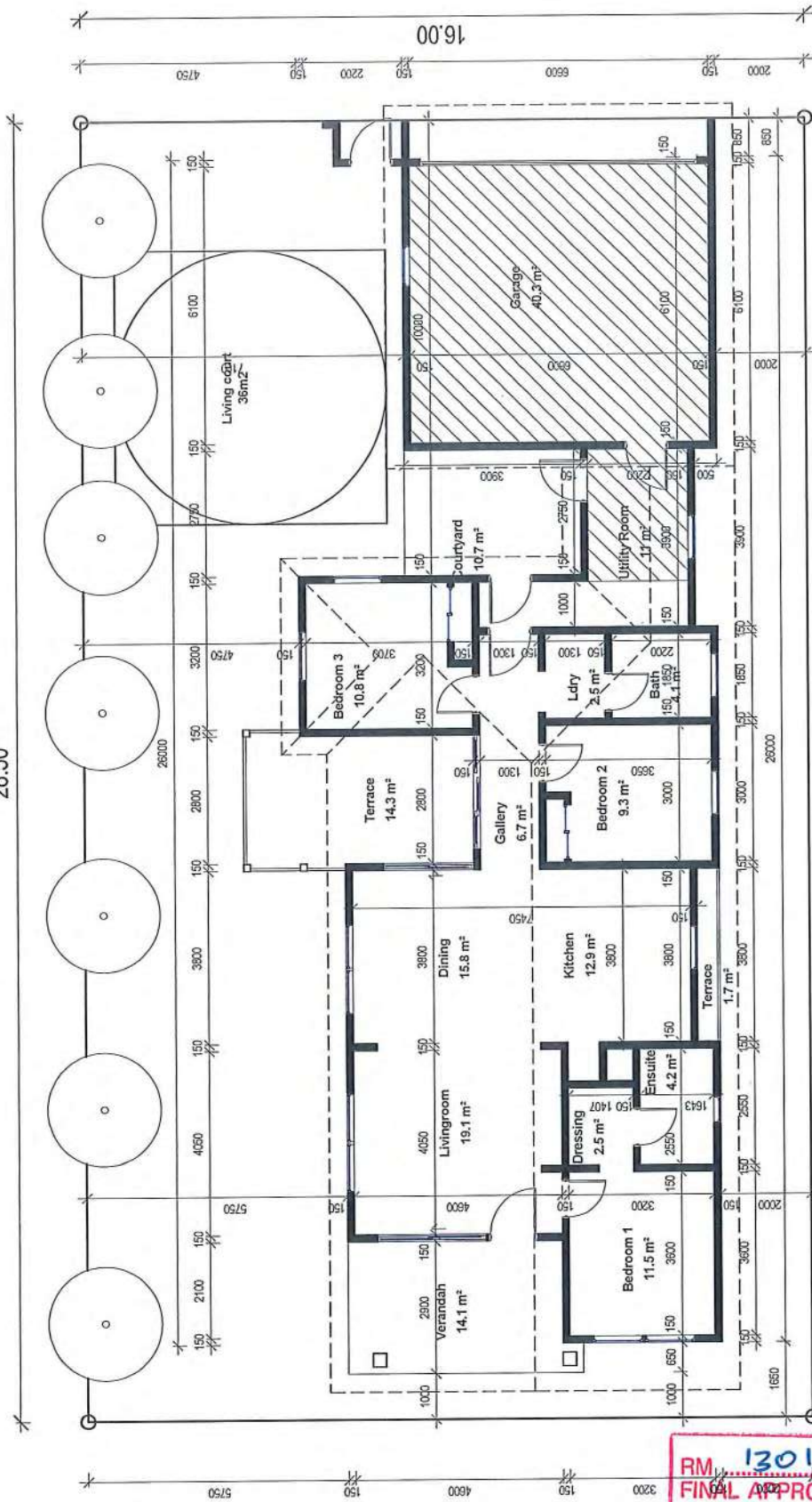


Project: VJ Limited, Parata Street
Drawing No: 1642-3D
Scale: 1 : 100(A3)
Date: 21/11/2013

Turning Curves
on Lot 15, RM 130101

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Mahara House - 3 Ngalo Road - P.O. Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - F 04 902-5161 - F 04 902-5162

28.50



Site Coverage:
= 167.8 m²
= 456.0 m²
= 36.8%

Legend:

Accessory buildings

Schedule of Areas	m ²
Ground Floor	120.8
Garage	47.0
TOTAL	167.8
SITE AREA	456

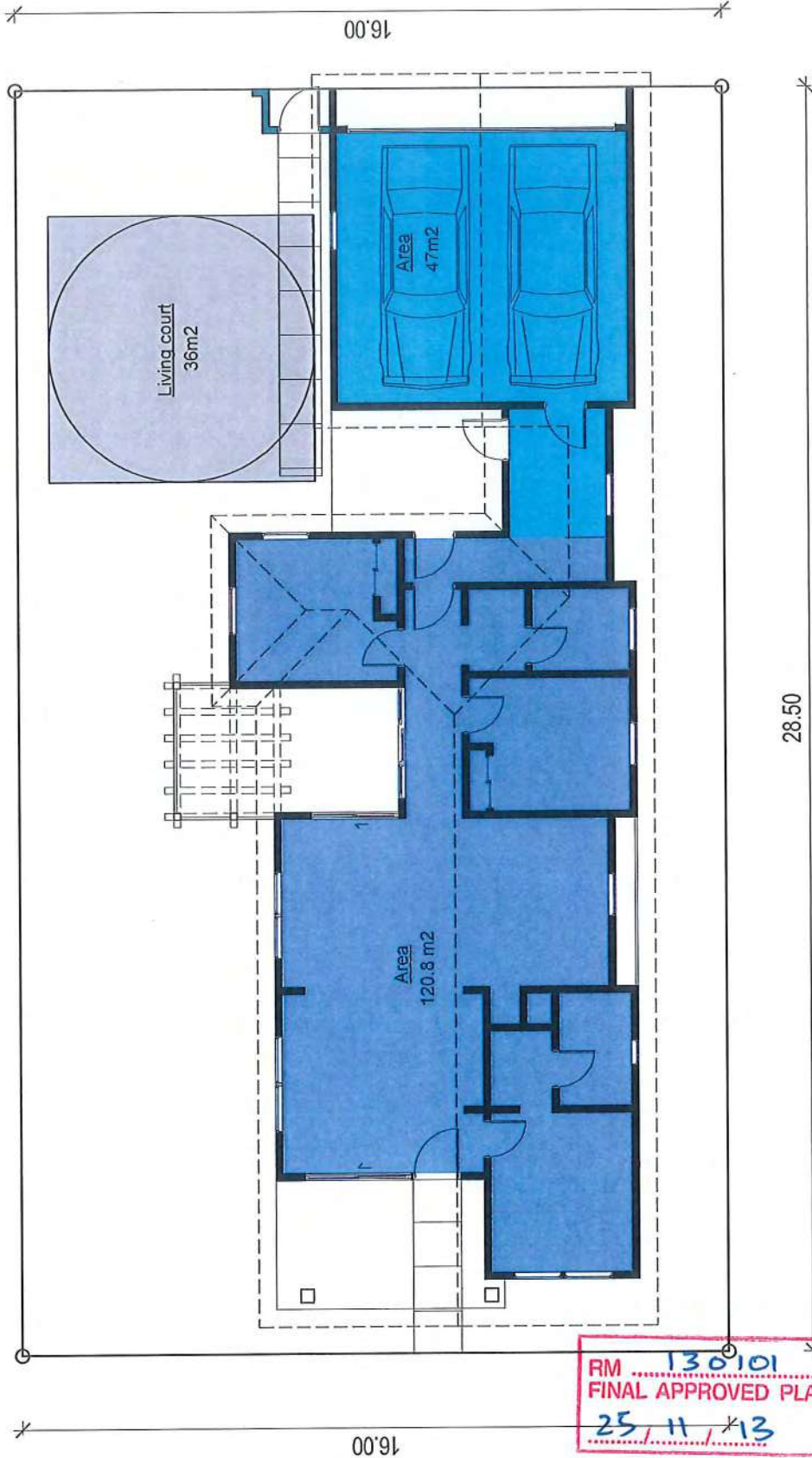


Project: VJ Limited, Parata Street
Drawing No: 1642-3A
Scale: 1 : 100(A3)
Date: 21/11/2013

Proposed Dwelling
on Lot 25, RM 130101

Landlink
positive planning + durable design
Mahara House, 3 Ngalo Road, P.O. Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902-5161 - F 04 902-5162

28.50



16.00

16.00

Site Coverage:
= 167.8 m2
456.0 m2
= 36.8%

Legend:



Accessory buildings

Schedule of Areas	m2
Ground Floor	120.8
Garage	47.0
TOTAL	167.8
SITE AREA	456

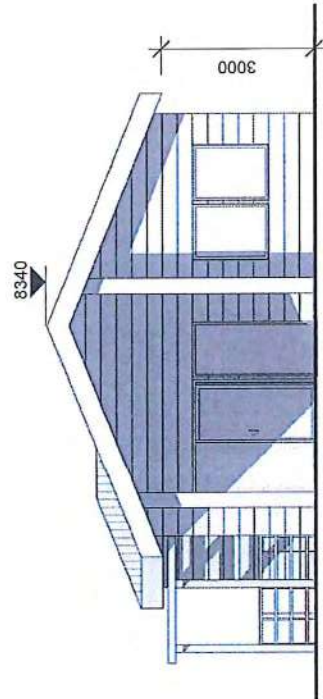
RM 130101
FINAL APPROVED PLANS
25/11/13



Landscape and Site Coverage
on Lot 25, RM 130101

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Mahara House - 3 Ngalo Road - P.O. Box 370 - Waiakanae 5550
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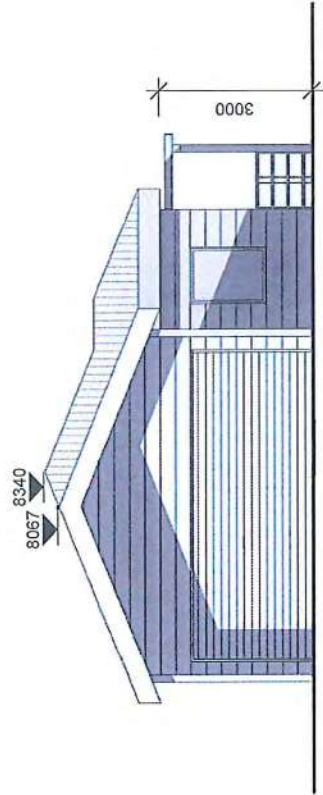
Project: VJ Limited, Parata Street
Drawing No: 1642-3B
Scale: 1 : 100(A3)
Date: 21/11/2013



FRONT ELEVATION

1

1 : 100



REAR ELEVATION

2

1 : 100

RM 130101
FINAL APPROVED PLANS
25/11/13



Landlink
positive planning + durable design

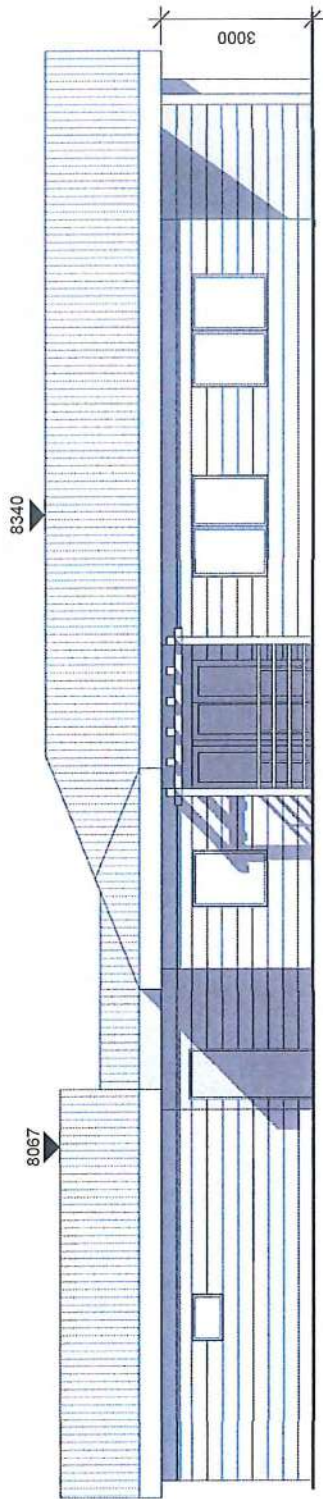
Mahara House - 3 Ngaho Road - P.O. Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902-6161 - F 04 902-6162

Elevations

on Lot 25, RM 130101

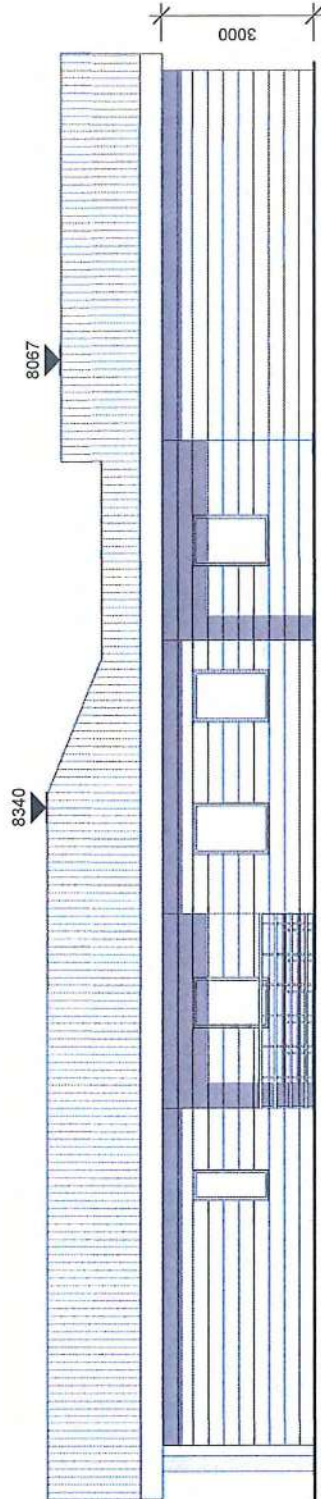


Project: VJ Limited, Parata Street
Drawing No: 1642-3C
Scale: 1 : 100(A3)
Date: 21/11/2013



1 SIDE ELEVATION 1

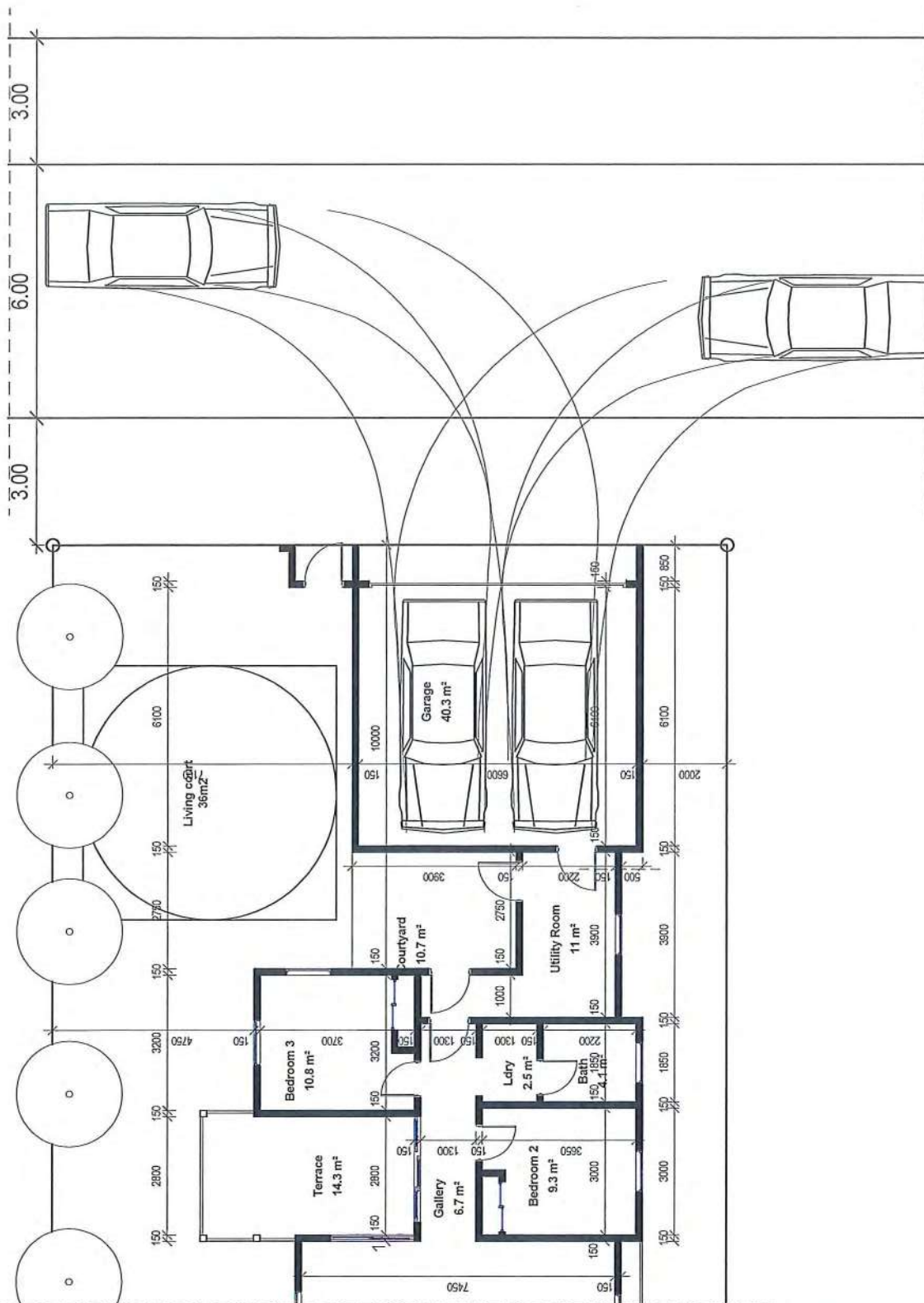
1 : 100



2 SIDE ELEVATION 2

1 : 100





RM 130101
FINAL APPROVED PLANS
25.11.13

Project: VJ Limited, Parata Street
Drawing No: 1642-3E
Scale: 1 : 100(A3)
Date: 21/11/2013



Turning Curves
on Lot 25, RM 130101

Landlink
positive planning + durable design
Mahara House - 3 Ngāio Road - P.O. Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902-6161 - F 04 902-6162

27 July 2016

Adam Thomson (A R Thomson Family Trust)
C/- Bill Francis
PO Box 65
Paraparaumu 5254

Dear Adam

RM160138: TO CONSTRUCT A NEW DWELLING TO BE LESS THAN 10M FROM MAHIA LANE - PRECINCT 4 WAIKANAE NORTH

We are pleased to enclose your Resource Consent for the above planning application.

If you do not agree with the conditions 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 357 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 621 as it may be possible to make minor amendments or corrections outside of the objection process.

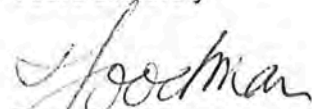
There is no deposit for an objection. However, a fee of \$146 per hour (including GST) is required if Council's Development Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

Please note also that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We will email you in the next few weeks to invite you to make your comments and would be grateful if you could please take the time to complete an online survey.

Thank you for dealing with the Kāpiti Coast District Council.

Yours sincerely



Ross Goodman
Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM160138**

APPLICANT:	Adam Thomson (A R Thomson Family Trust)
LOCATION OF ACTIVITY:	25 Mahia Lane, Waikanae
DESCRIPTION OF ACTIVITY:	Construct a new dwelling to be sited less than 10m from Mahia Lane - Precinct 4 Waikanae North.

DECISION:

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent for a new dwelling at 25 Mahia Lane, Waikanae (Lot 24 DP 476550) as shown in the Coastal architecture Limited titled "Proposed Dwelling, Lot 24, 25 Mahia Lane, Waikanae for AR Thomsom" Job 1 Pages 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 Rev A stamped 'Final Approved Plans' dated 27 July 2016 and all other specifications lodged with RM160138.

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 a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- All work to be undertaken onsite shall be in accordance with the variation to consent notice issued by Council on the 15th January 2016.

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 minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

A handwritten signature in black ink, appearing to read 'Goodman', is written over a faint, circular official stamp.

Ross Goodman

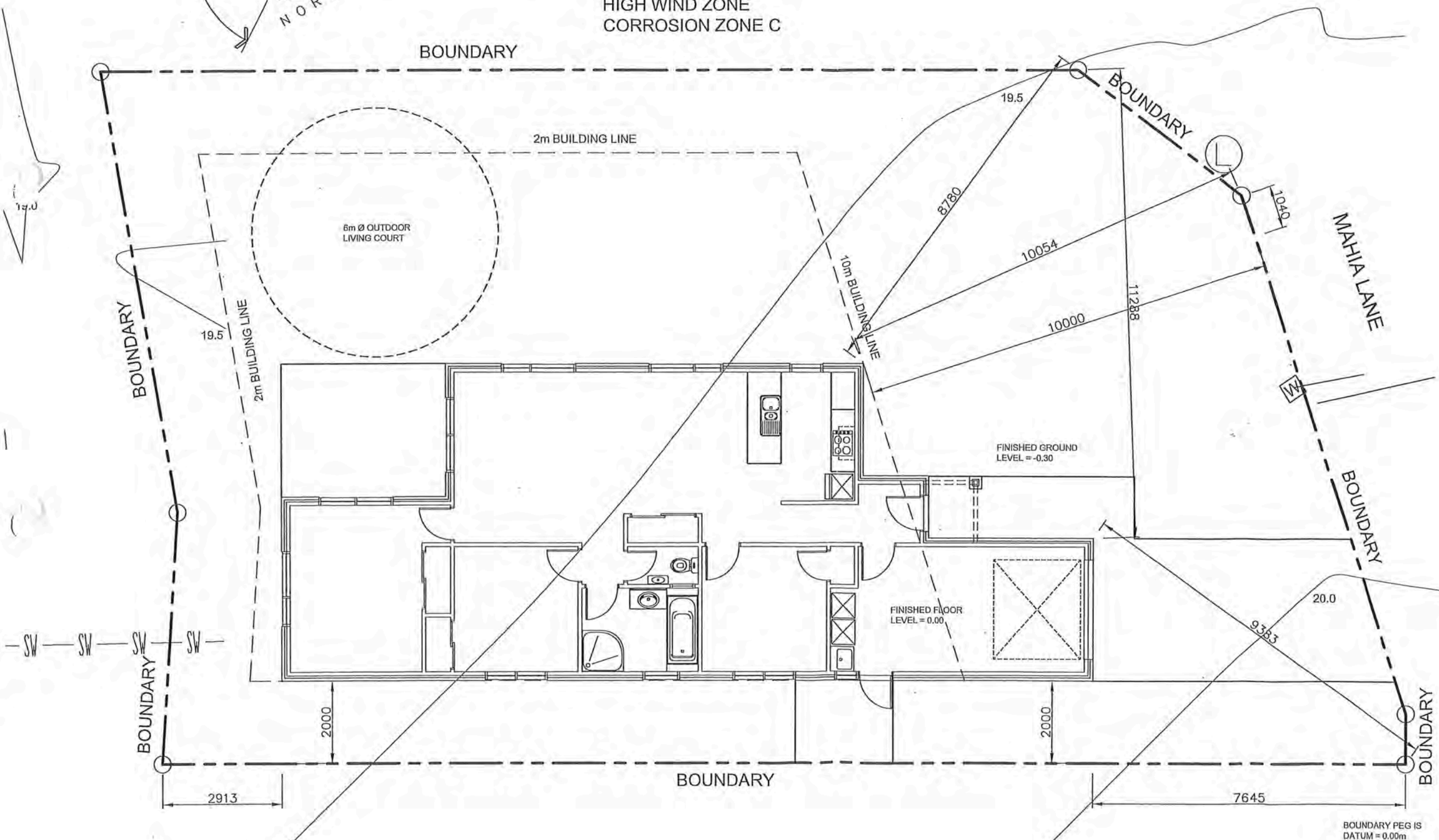
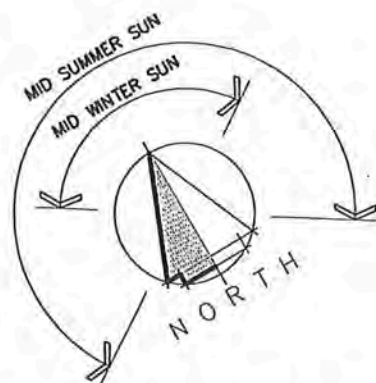
Resource Consents Planner

Revisions:
JUNE 2016 rev A

RM 160138
FINAL APPROVED PLANS
27.2.2016

LOT 24
DP - 476550
SITE AREA = 467m²
DWELLING = 117m²
SITE COVERAGE = 25%

HIGH WIND ZONE
CORROSION ZONE C



SITE PLAN

SCALE 1:100

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANA E

Client:
AR THOMSOM
FAMILY TRUST

Drawing Title:
SITE PLAN

Designer:

COASTAL
ARCHITECTURE LTD.

11 Kodex Place
Paraparaumu
New Zealand

Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design:
Bill Francis

Drawn:
bf
Scale:
as shown

Job: 1 Page of: 1 Rev: A



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DRAINAGE PLAN NOTES:

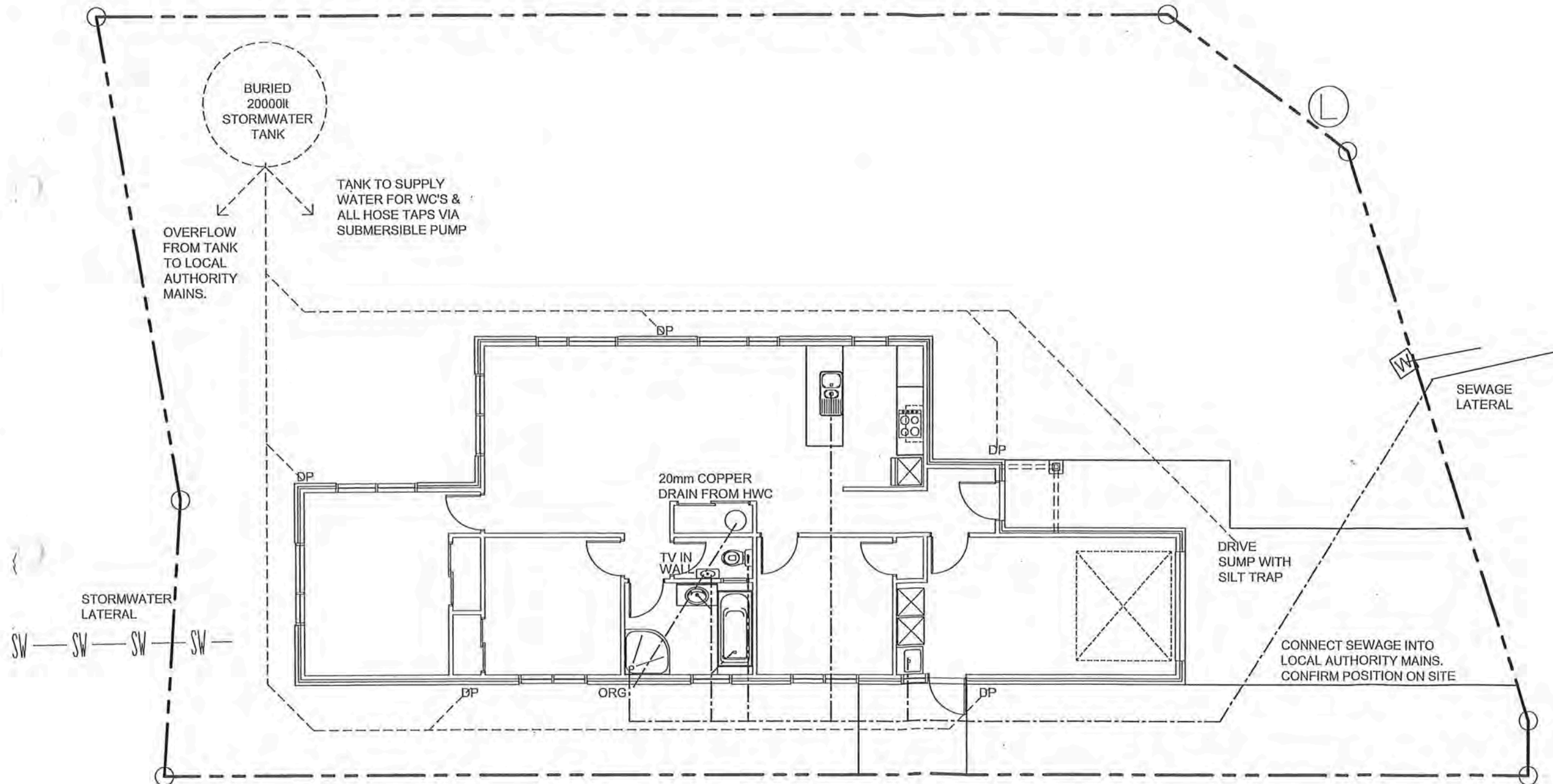
- All Plumbing and Drainage to be in accordance with AS/NZS 3500.2 for ground floor systems and for single stack systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- No pipes at any point exceed 10m in length from dn 100 vented drain

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
65Ø & less = 1 in 40
80Ø & 100Ø = 1 in 60

HOT & COLD WATER

- All hot & cold water pipes in house to be run in Iplex K2 pex plumbing system
- 20mm for Main, to bath and to HWC
- 15mm to all other branches
- 15mm to exterior taps



DRAINAGE PLAN

SCALE 1:100

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAЕ

Client:
**AR THOMSOM
FAMILY TRUST**

Drawing Title:
DRAINAGE PLAN

Designer:

COASTAL
ARCHITECTURE LTD.

11 Kodex Place
Paraparaumu
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Tel: 04 296 1248
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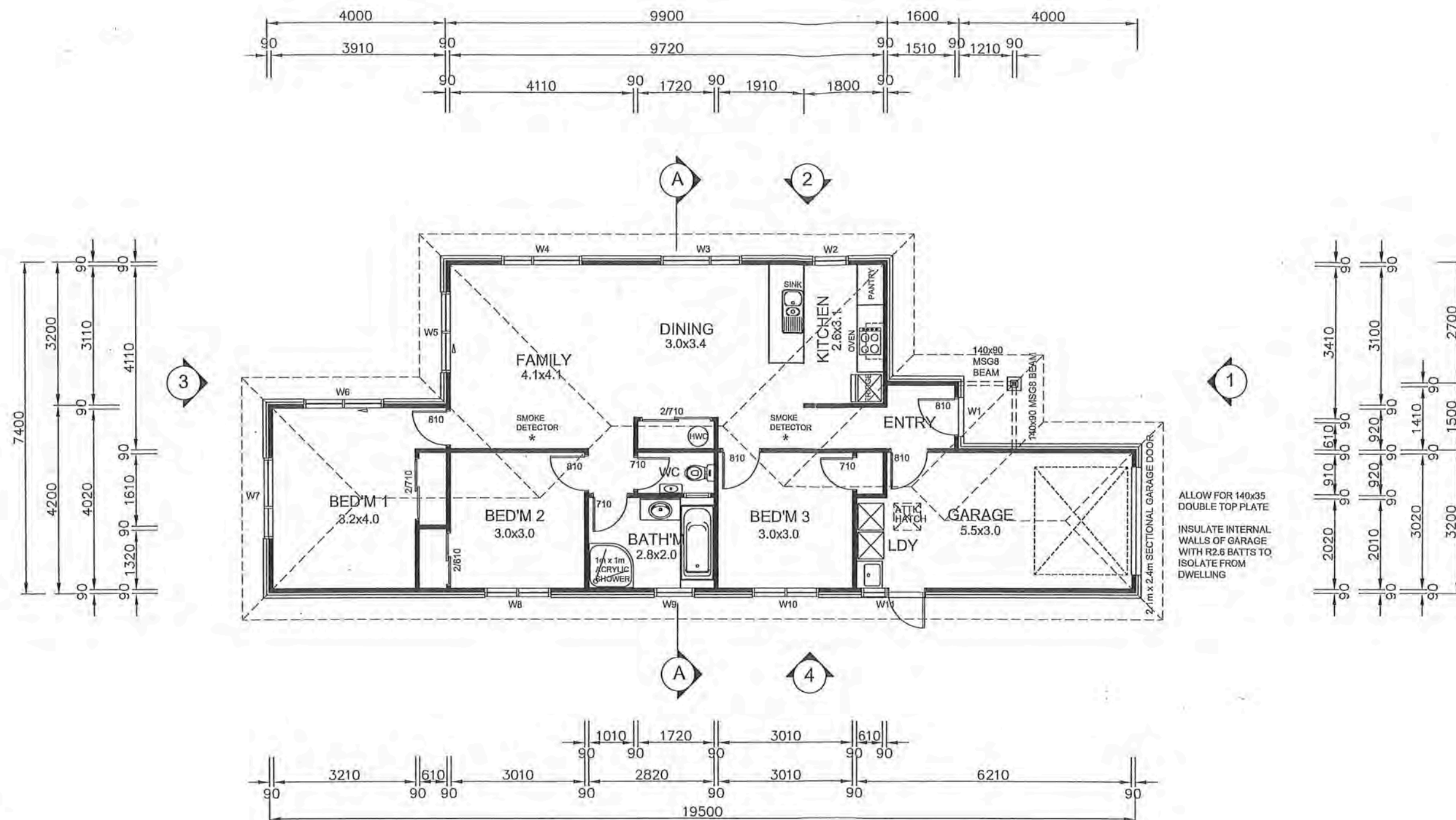
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Drawn: bf
Scale: as shown

Job: 1
Page of: 2
Rev: A



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RM 16.0138
FINAL APPROVED PLANS
22.07.2016



NOTES:

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- All habitable rooms to have 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements
- Garage spaces within or attached to the building envelope shall have:
- A - Openings provided with a 50mm min total level change between the interior & exterior paving
- B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements
- Do Not Scale off Building Consent Documentation Issued from TA's as the plans may have been scanned and the scale distorted.
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- All bottom plates and framing to shower areas to be H3.1. All framing in other at risk areas such as parapets and enclosed balconies to comply with NZS 3602 for particular situation.
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.

FRAMING

Exterior Walls & Internal Load Bearing Walls:

- Up to 2.4m - 90x45 SG8 at 600 crs H1.2

Interior Non Load Bearing Walls:

- Up to 2.4m - 90x45 SG8 at 600 crs H1.2

INTERNAL LININGS

WALLS:

- Generally - 10mm Standard Gib Board
- Bathrooms - 10mm Gib Aqualine

CEILINGS:

- Generally - 13mm Standard Gib
- Bathrooms - 13mm Gib Aqualine
- Back block sheet joints and allow for control joints as required by manufacturer

Top Plate Fixing

The fixing of top plates supporting roof trusses to wall studs or lintels shall be in accordance with figure 8.14, 8.15 & 8.18 NZS 3604:2011

Joints in top plates to comply with clause 8.7.3 NZS 3604:2011

Bottom Plate Fixing

10mm Ø cast in @ max 900 crs
12mm Ø cast in @ max 1400 crs
Approved anchors (fixed to manufacturers specific instructions)

- Holes in plates to comply with clause 8.5.1.6 & figure 8.4, NZS 3604:2011
- Refer to Bracing Plan and Manufacturers specifications for additional framing fixings.

FLOOR PLAN

SCALE 1:100

AREA = 110m² (117m² OVER CLADDING)

PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAE

Client:
AR THOMSOM
FAMILY TRUST

FLOOR PLAN

Designer:

COASTAL
ARCHITECTURE LTD.

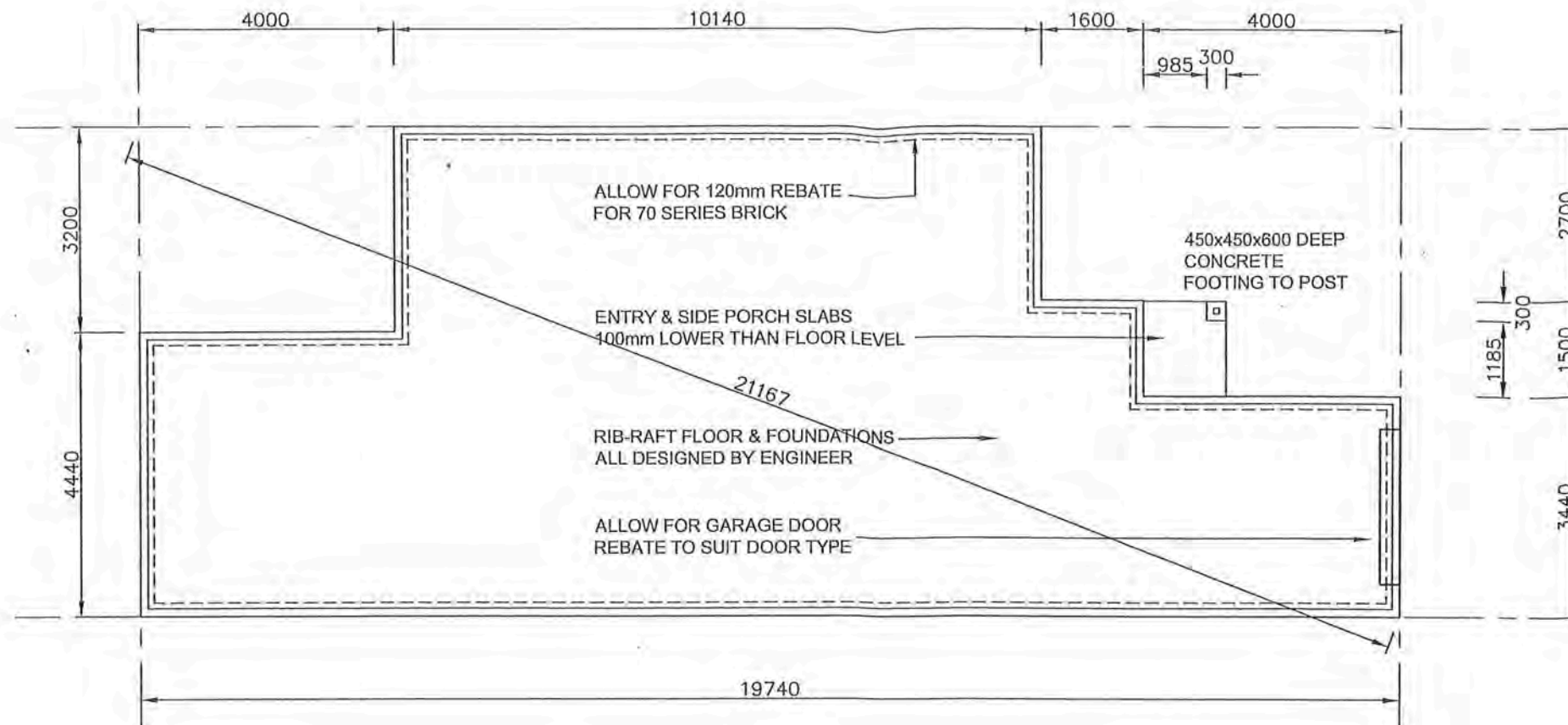
11 Kodex Place
Paraparaumu
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Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

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Rev: A



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NZS 3604 2011 RECOMMENDS A CONTROL JOINT AROUND THE PERIMETER OF ANY AREAS WITH SOLID TILES ON FLOOR TO AVOID CRACKING. BUILDER TO VERIFY WITH OWNER SPECIFIC AREAS

AREA OF FOUNDATION (OVER BRICK) = 117m²

ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011, NZBC AND BEST POSSIBLE TRADE PRACTICES

BOTTOM PLATES FIXING
THE FIXING OF BOTTOM PLATES SHALL BE IN ACCORDANCE WITH 7.5.12 NZS 3604:2011.
APPROVED ANCHORS (FIXED TO MANUFACTURERS SPECIFIC INSTRUCTIONS) IN ACCORDANCE WITH 7.5.12.2 NZS 3604:2011

MINIMUM FLOOR HEIGHT
PROTECTED GROUND
100MM BRICK VENEER
150MM OTHER CLADDINGS
UNPROTECTED GROUND
150MM BRICK VENEER
225MM OTHER CLADDINGS
HEIGHTS AS PER NZS3604 2011 SECTION 7

FOUNDATION PLAN SCALE 1:100

NOTES

TRUSSES
WHERE THE BOTTOM CHORD OF A TRUSS CROSSES AN INTERNAL WALL CONTAINING ONE OR MORE WALL BRACING ELEMENTS, THE TRUSS SHALL BE CONNECTED TO THE TOP PLATE OF THE WALL EITHER DIRECTLY OR BY A CEILING BATTEN RUNNING PARALLEL TO THE PLATE AND FIXED TO BOTH THE PLATE AND THE BOTTOM CHORD.
AS PER CLAUSE 10.4.1.2 NZS 3604:1999
DO NOT SUPPORT BOTTOM CHORD OF TRUSS AT POINTS OTHER THAN THOSE DESIGNATED BY THE TRUSS MANUFACTURER
ALL ROOF FRAMING TO BE H1.2

ROOF FRAMING FIXINGS

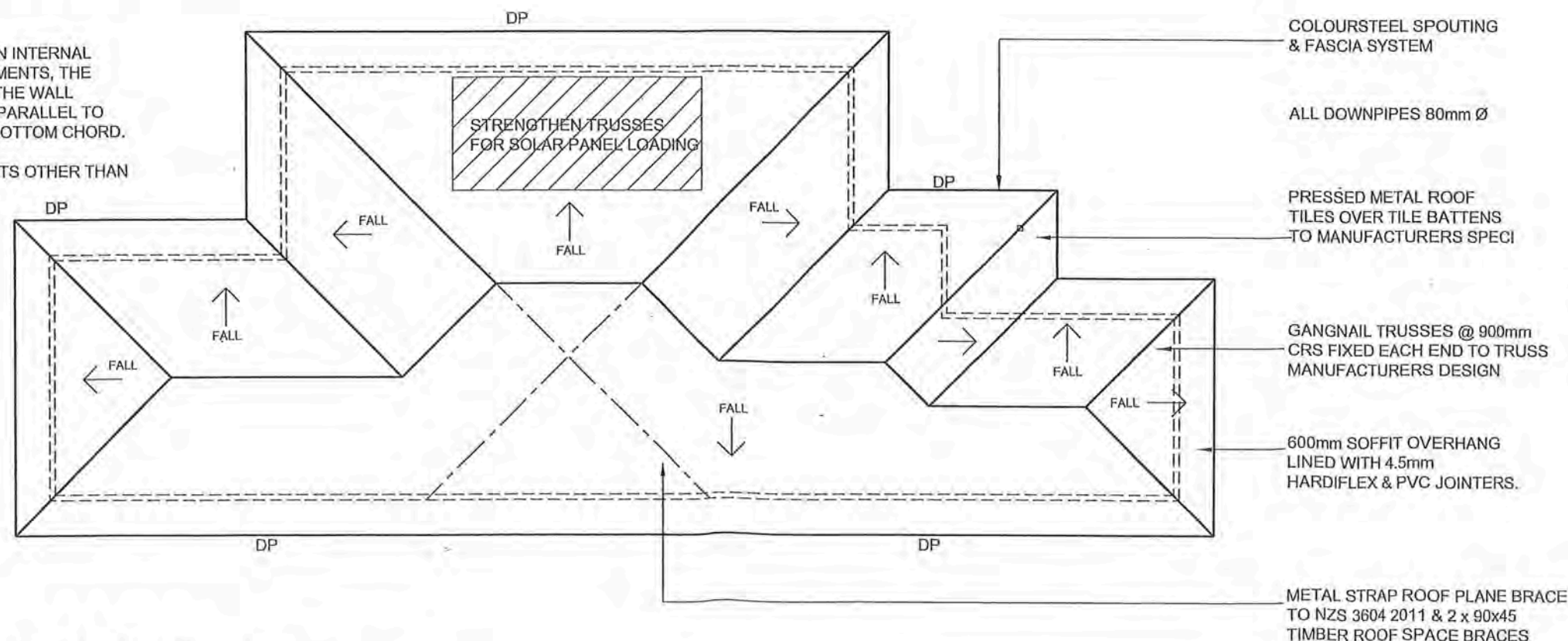
TRUSSES
FIXINGS FOR A ROOF TRUSS AT ITS SUPPORT SHALL BE AS GIVEN BY THE TRUSS MANUFACTURERS DESIGN BUT **SHALL BE NOT LESS THAN:** 2/90x3.15 SKEWED NAILS & STRAP FIXING (see figure 10.6 NZS 3604 2011)
SUPPLY COPY OF RELEVANT WARRANTIES FOR ROOFING, MEMBRANE SYSTEMS & FASCIA / GUTTER SYSTEMS AS APPROPRIATE TO COUNCIL ROOFING MATERIAL TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR, FIXING & MINIMUM PITCH (REFERENCE ALSO SECT 8 OF E2 NZ BUILDING CODE)

SOFFITS

UNFINISHED HARDIES SOFFITS MUST BE PAINTED TO COMPLY WITH NZBC DURABILITY REQUIREMENTS

SPOUTING

FRONT EDGE OF SPOUTING TO BE 20mm BELOW TOP EDGE OF FASCIA



ROOF PLAN SCALE 1:100

Revisions:
JUNE 2016

rev A

RM 160138
FINAL APPROVED PLANS
22.02.2016

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAЕ

Client:
**AR THOMSOM
FAMILY TRUST**

Drawing Title:
**FOUNDATION &
ROOF PLANS**

Designer:

COASTAL
ARCHITECTURE LTD.

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Design:
Bill Francis

Drawn:
bf
Scale:
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HEIGHT LINE
5.7m / 45°



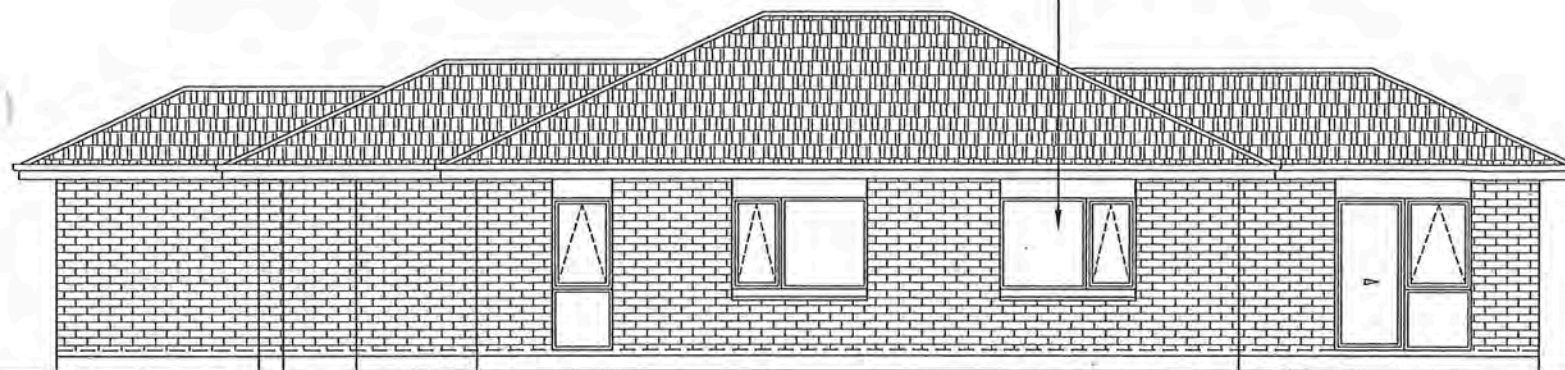
BEVELBACK WEATHERBOARD
CLADDING OVER JOINERY

600mm SOFFIT OVERHANG LINED WITH
4.5mm HARDIFLEX & PVC JOINTERS.

EAST ELEVATION 1

SCALE 1:100

POWDER COATED
ALUMINIUM JOINERY WITH
SUITABLE HEAD FLASHINGS



NORTH ELEVATION 2

SCALE 1:100



PRESSED METAL ROOF TILES OVER TILE
BATTENS TO MANUFACTURERS SPECI

COLOURSTEEL SPOUTING
& FASCIA SYSTEM

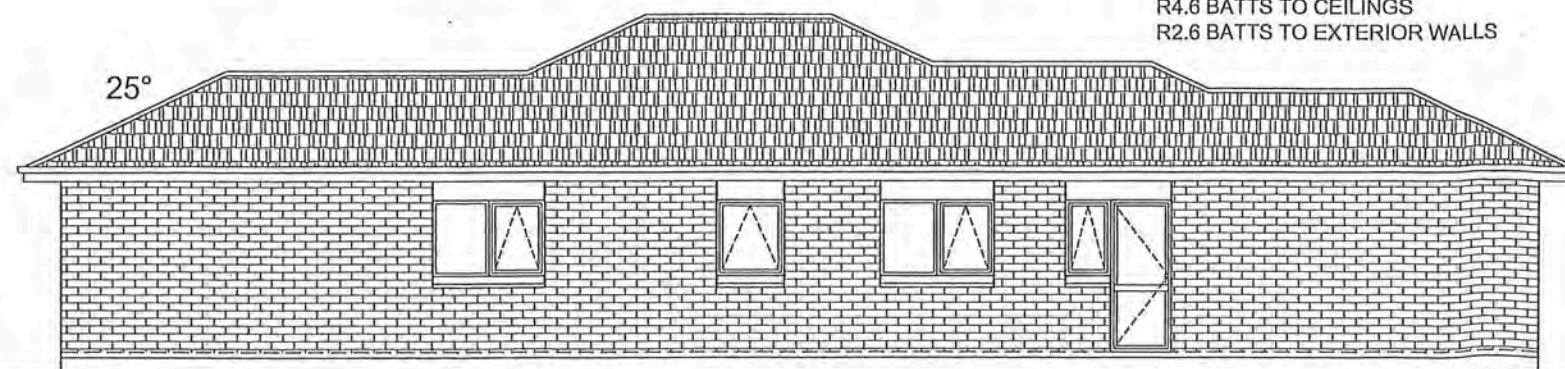
70 SERIES BRICK VENEER
EXTERIOR CLADDING

WEST ELEVATION 3

SCALE 1:100

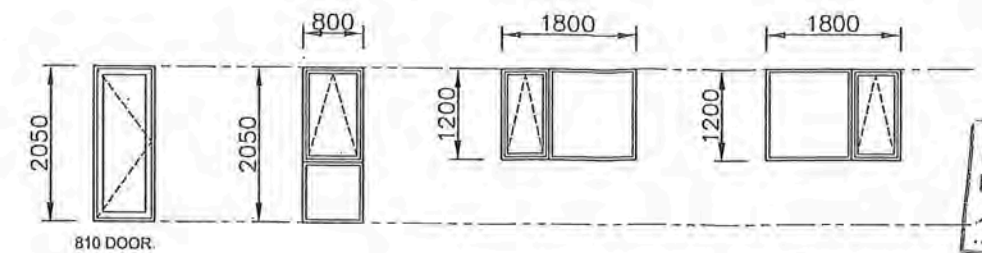
BUILDING WRAP - JAMES HARDIE
'RAB-BOARD'
THERMAKRAFT 215 ROOFING
UNDERLAY

INSULATION:
R4.6 BATTS TO CEILINGS
R2.6 BATTS TO EXTERIOR WALLS



SOUTH ELEVATION 4

SCALE 1:100

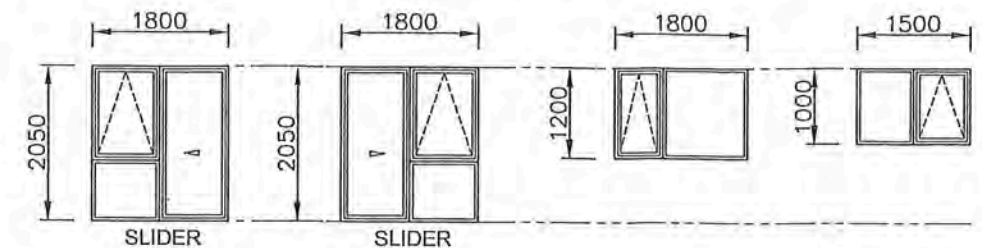


W1

W2

W3

W4

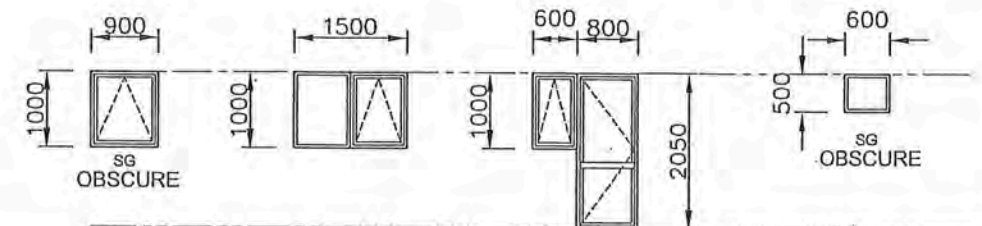


W5

W6

W7

W8



W9

W10

W11

W12

WINDOW SCHEDULE

SCALE 1:100

ALL WINDOWS HAVE DOUBLE GLAZING

The supplier and the main contractor shall check all
dimensions on site and confirm prior to manufacture.

Exterior joinery to comply with NZS 4211, design to high wind
pressure and suitable head flashings to be fitted to all units.

GLAZING TO CONFORM NZS 4223 PT 1, 2 & 3 1999 VERSION

HIGH WIND 1100pa DWP

VERY HIGH WIND 1550pa DWP

RESTRICTOR STAYS TO LIMIT SASH OPENING TO MAX 100mm MUST BE
FITTED WHERE EVER SILL HEIGHT IS LESS THAN 760mm & THE DIFFERENCE
IN LEVELS ARE 1m OR GREATER. REFER F4 NZBC

SAFETY GLASS AS REQUIRED BY NZS 4223 PT 3 1999 VERSION TO BE
PROVIDED TO ALL WET AREA JOINERY, GLAZED DOORS, SIDE PANELS, FULL
HEIGHT WINDOWS & WINDOWS WITH SILLS LESS THAN 500mm FROM FFL.

SILL SUPPORTS TO MANUFACTURERS SPECIFICATIONS & DETAILS

NOTE:
ALL CLADDINGS, ROOFING & SPOUTING SYSTEMS TO BE
MAINTAINED BY OWNER IN ACCORDANCE TO MANUFACTURERS
RECOMMENDATIONS & WARRANTY REQUIREMENTS

CLADDING TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN
PARTICULAR FIXING & GROUND CLEARANCE.
ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL MOISTURE FOR CLARITY

ALL JUNCTIONS TO CLADDINGS & OTHER EXTERNAL MOISTURE
PROTECTION AREAS TO HAVE CAPILLARY GAPS/BREAKS & INSEALS WHERE
RELEVANT, STOPPING WIND DRIVEN OR SURFACE TENSION WATER

Revisions:
JUNE 2016 rev A

RM 16.0138
FINAL APPROVED PLANS
22.02.2016

Project:

PROPOSED
DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAE

Client:

AR THOMSOM
FAMILY TRUST

Drawing Title:

ELEVATIONS

Designer:

COASTAL
ARCHITECTURE LTD.

11 Kodex Place
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Tel: 04 296 1248
e-mail : billfrancis@paradise.net.nz

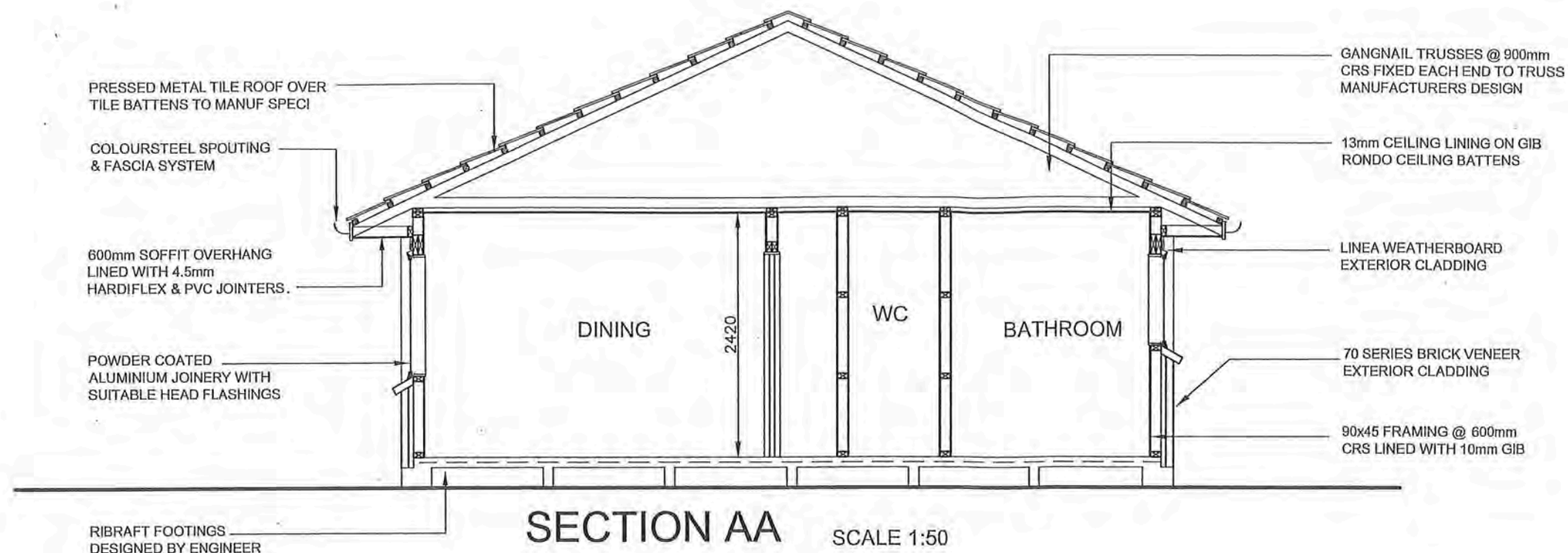
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RM 16013P
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22.07.2016



BUILDING WRAP - TEKTON
THERMAKRAFT 215 ROOFING
UNDERLAY

INSULATION:
R4.6 BATTS TO CEILINGS
R2.6 BATTS TO EXTERIOR WALLS

ALLOW FOR 90x45 DOUBLE TOP PLATE

ALL CONSTRUCTION TO COMPLY WITH
THE NZBC, NZS 3604:2011, NZS

CROSS SECTION NOTES

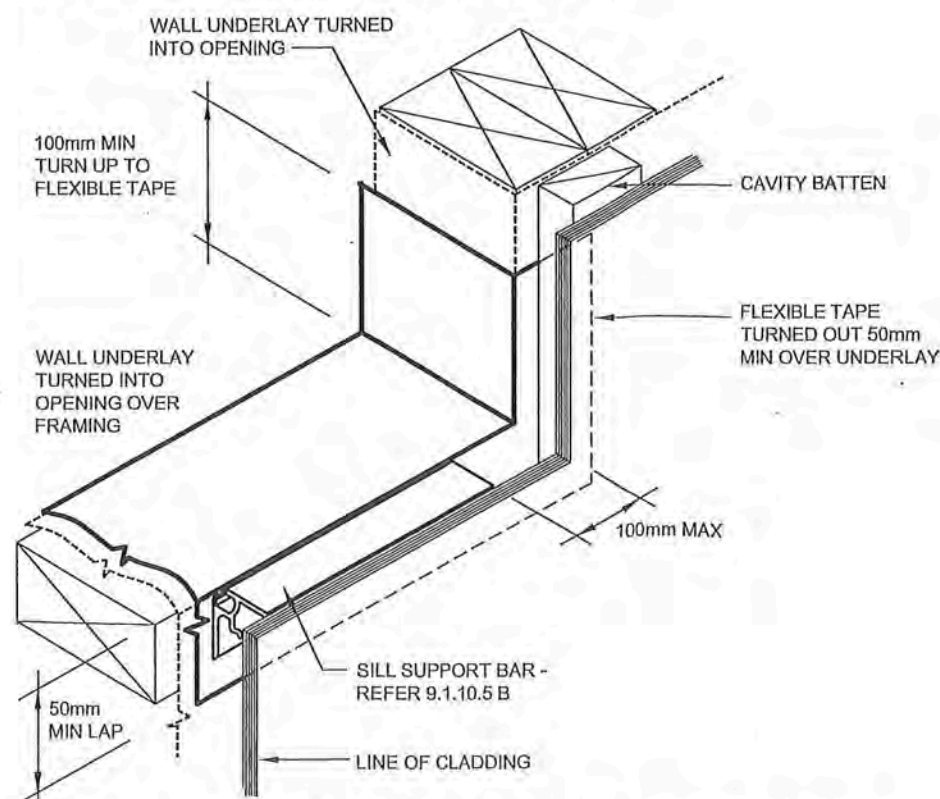
- CLADDING TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR FIXING AND GROUND CLEARANCE
- ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL MOISTURE: THIRD EDITION FOR CLARITY
- ALL JUNCTIONS TO CLADDINGS AND OTHER EXTERNAL MOISTURE PROTECTION AREAS, TO HAVE CAPILLARY GAPS/BREAKS AND INSEAL WHERE RELEVANT, STOPPING WIND DRIVEN OR SURFACE TENSION WATER

INTERNAL LININGS

- WALLS:
- GENERALLY - 10mm STANDARD GIB BOARD
 - BATHROOMS - 10mm GIB AQUALINE
- CEILINGS:
- GENERALLY - 13mm STANDARD GIB
 - BATHROOMS - 13mm GIB AQUALINE
 - BACK BLOCK SHEET JOINTS AND ALLOW FOR CONTROL JOINTS AS REQUIRED BY MANUFACTURER

NOTE:

- DETAILED CLADDING OMITTED FOR CLARITY, REFER TO SPECIFIC CLADDINGS.
- HEAD TO BE TREATED SIMILARLY WITH CONTINUOUS WALL UNDERLAY & FLEXIBLE TAPE AT CORNERS
- REFER INDIVIDUAL CLADDING DETAILS FOR JAMB FLASHINGS



BUILDING WRAP OPENING DETAIL n.t.s

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAE

Client:
AR THOMSOM
FAMILY TRUST

Drawing Title:
SECTION AA

Designer:

COASTAL
ARCHITECTURE LTD.

11 Kodex Place
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Design:
Bill Francis

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Scale:
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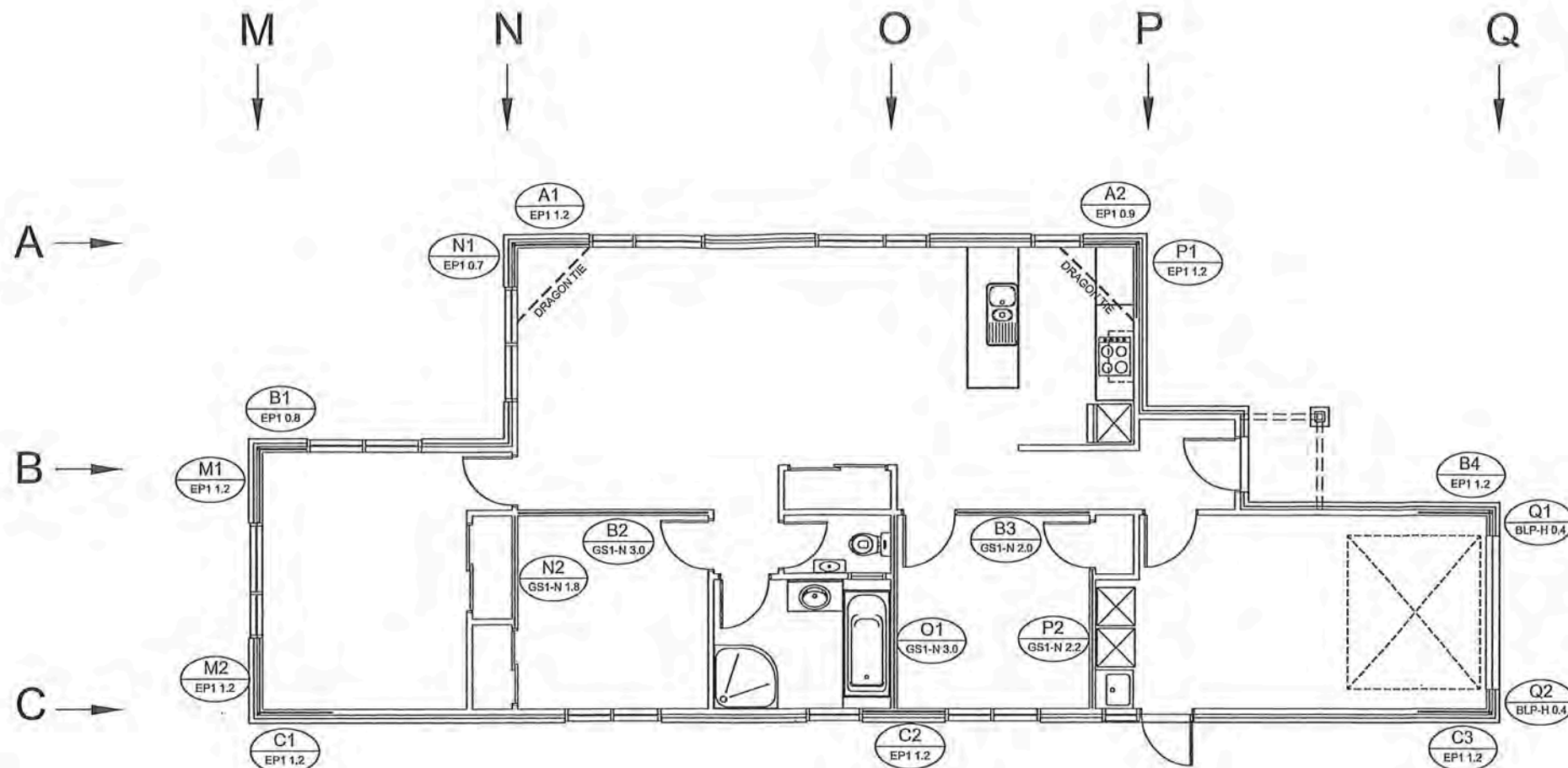


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NOTES:

- THIS SITE IS A HIGH WIND ZONE
- BRACING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS - WINSTONES GIB BRACING SYSTEMS 2011
- BRACING DISTRIBUTION TO NZS 3604 CLAUSE 5.5.3
- BATH INSTALLATION MUST NOT PENETRATE THE INTEGRITY OF THE WALL LINING SHEET - ESPECIALLY BRACING ELEMENTS
- ENSURE CONTRACTORS/PRENAILERS ARE ADVISED OF THE BRACING DESIGN REQUIREMENTS
- A CEILING DIAPHRAGM MAY BE SQUARE OR RECTANGULAR. ITS LENGTH SHALL NOT EXCEED TWICE ITS WIDTH AND EACH BRACING LINE MUST HAVE A MINIMUM OF 100 BU'S UNDER.

BRACING PLAN SCALE 1:100



ELECTRICAL KEY

⊕	External lighting point	tv	Television Point
⊙	Recessed Downlight	ph	Telephone Point
⊕	Ceiling Light / Extract Fan	tr	Heated Towel Rail
⌂	Power Point (2 denotes double)	od	Auto Garage Door Opener
—	Fluorescent tube	sb	Switch Board
*	Smoke detector	mb	Meter Board

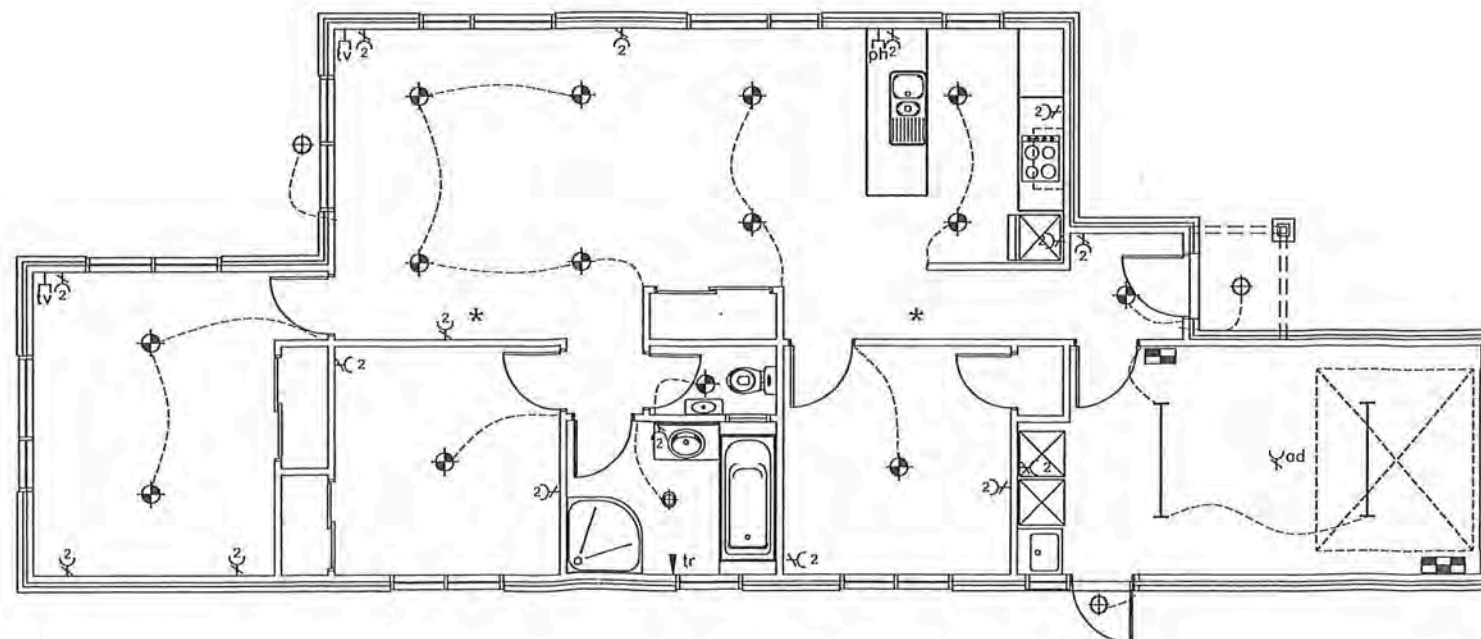
ELECTRICAL

RECESSED DOWNLIGHTS (IF USED) SHALL BE INSTALLED TO PREVENT TRANSFER OF MOISTURE INTO CEILING SPACE & MAINTAIN MIN CLEARANCE FROM INSULATION AS REQUIRED BY NZECP 54:2001

PROVIDE ELECTRICAL CERTIFICATE AFTER COMPLETION & PRIOR TO CODE COMPLIANCE CERTIFICATE BEING ISSUED

NOTE: ALLOW FOR POWER SUPPLY TO KITCHEN APPLIANCES

- DISHWASHER
- RANGEHOOD
- MICROWAVE
- WASTEMASTER



ELECTRICAL PLAN SCALE 1:100

Revisions:
JUNE 2016 rev A

RM 16.0138
FINAL APPROVED PLANS
27.07.2016

Project: PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAE

Client:
AR THOMSON
FAMILY TRUST

Drawing Title: BRACING & ELECTRICAL PLANS

Designer:

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ARCHITECTURE LTD.

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Design:
Bill Francis

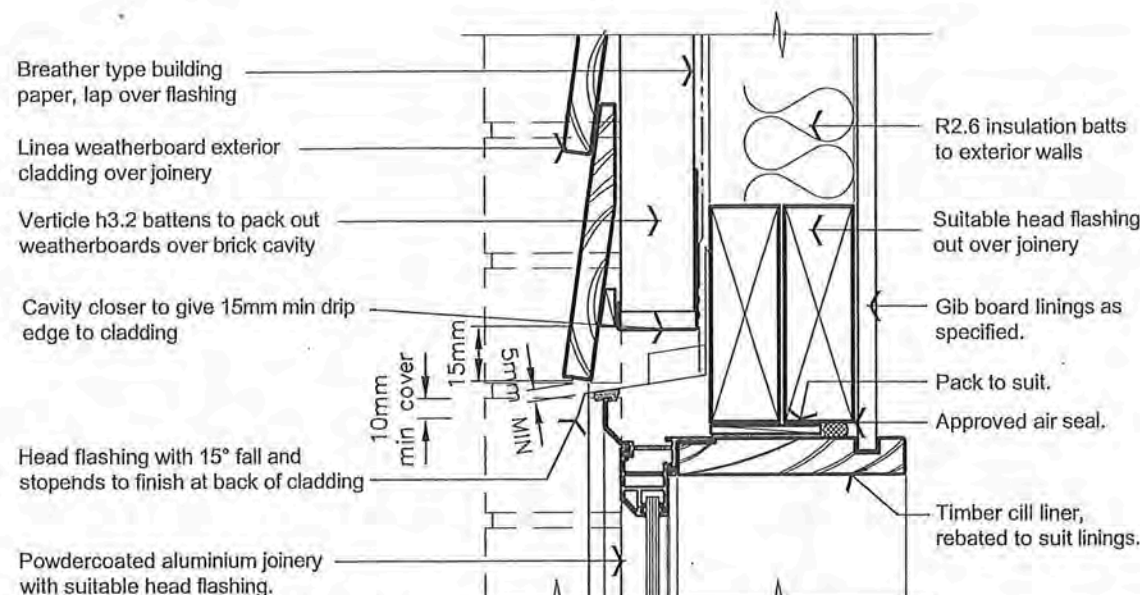
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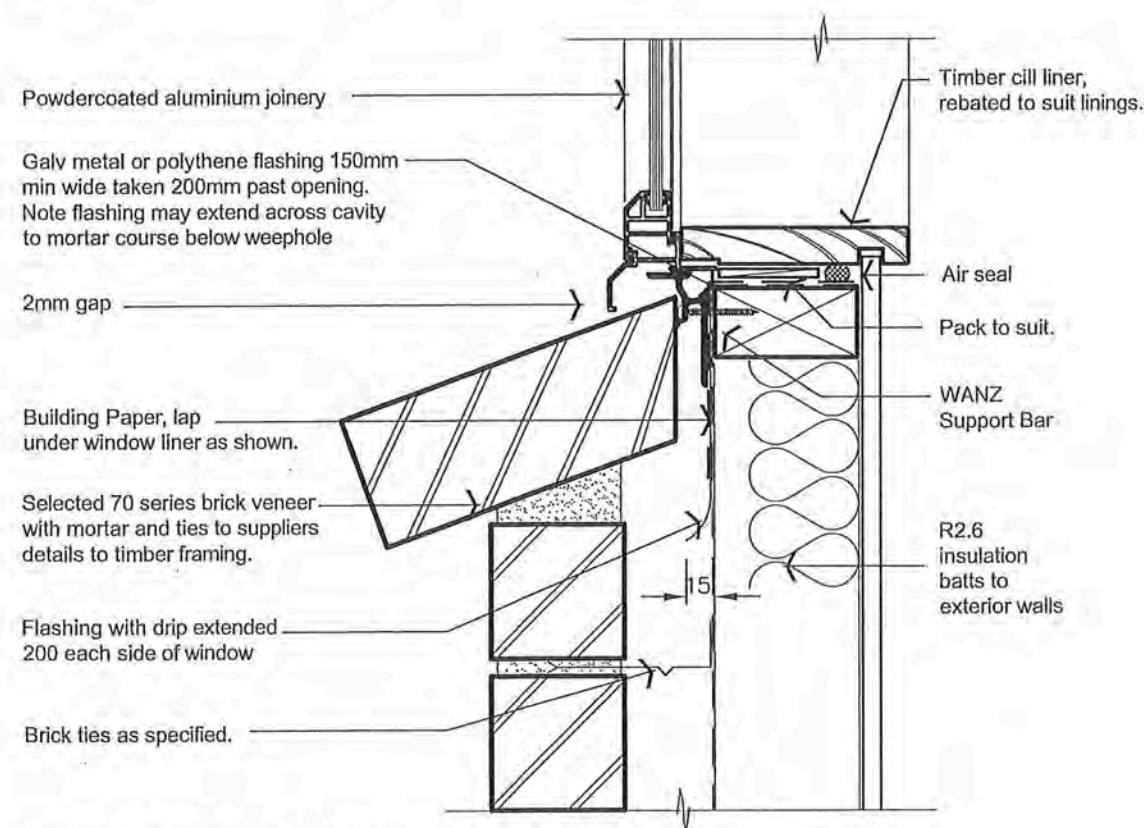
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RM 16.013P
FINAL APPROVED PLANS
27.07.2016



WINDOW HEAD DETAIL

SCALE 1:5



BRICK WINDOW SILL DETAIL

SCALE 1:5

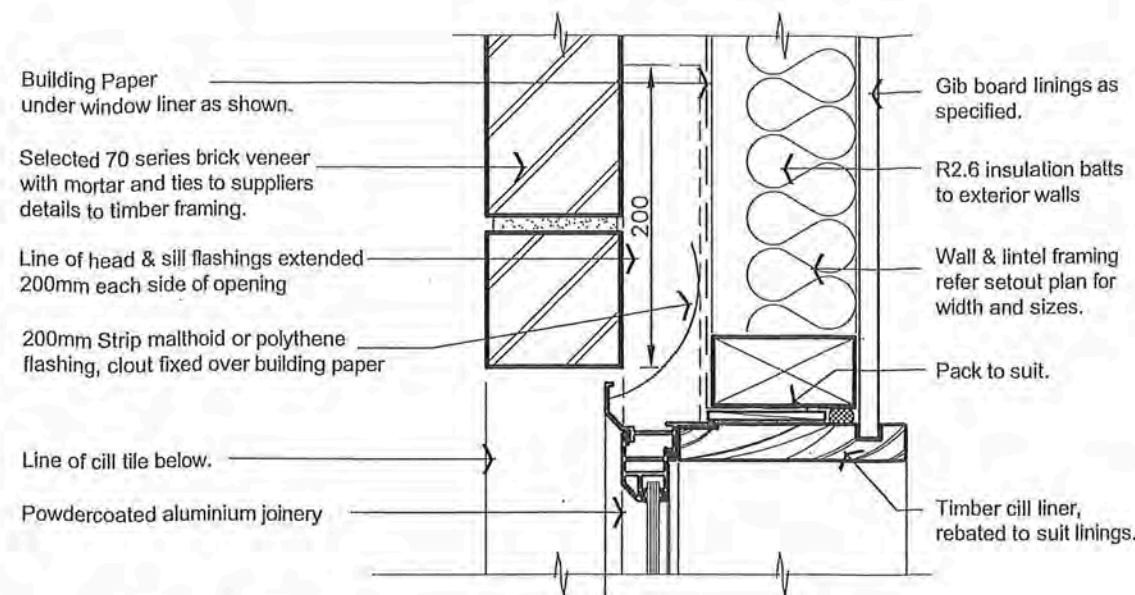
MASONRY NOTES:

NZS 3604 2011 & NZS 4210 2001 REQUIRE ALL STRUCTURAL MASONRY WORK TO BE CARRIED OUT BY AN EXPERIENCED TRADSMAN REGISTERED WITH THE NZ MASONRY REGISTRATION BOARD.

THE CAVITY BETWEEN THE MASONRY VENEER & THE EXTERIOR FACE OF TIMBER STUD WALL SHALL BE NOT LESS THAN 40mm NOR MORE THAN 75mm. PIPES & SERVICES SHALL NOT BE PLACED IN THE CAVITY.

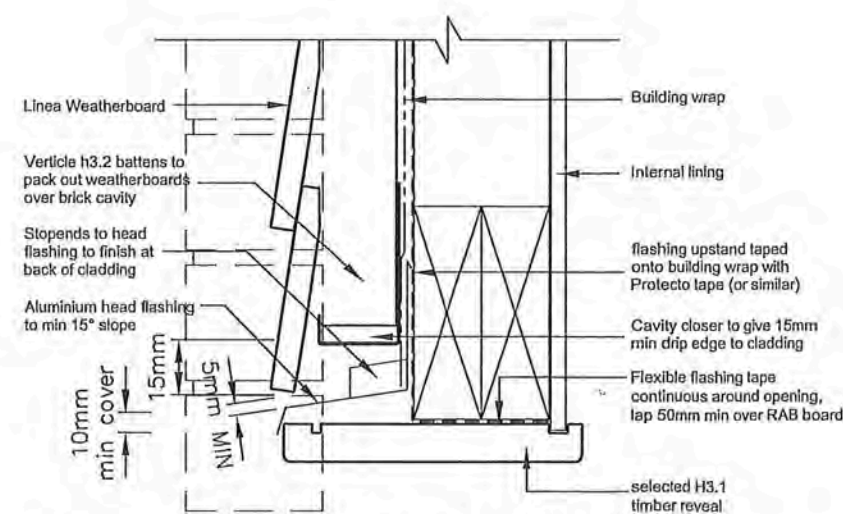
THE BRICK VENEER CAVITY SHALL BE VENTILATED TO THE OUTSIDE AIR WITH TOP & BOTTOM OPENINGS. THE BOTTOM OPENINGS SHALL SERVE AS WEEP HOLES TO DRAIN MOISTURE TO THE OUTSIDE

85mm GALV BRICK TIES POSITIONED 450mm HORIZONTALLY & 450mm VERTICALLY, WITHIN 200mm AROUND OPENINGS, WITHIN THE TOP 2 MORTAR COURSES, WITHIN THE BOTTOM 400mm OF VENEER & IN THE 2 COURSES WHERE A BOND BREAKER HAS BEEN USED



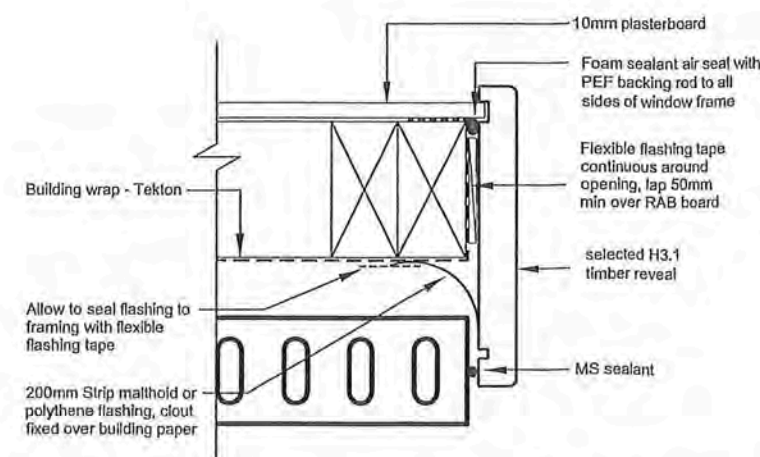
BRICK WINDOW JAMB DETAIL

SCALE 1:5



GARAGE DOOR HEAD DETAIL

SCALE 1:5



GARAGE DOOR JAMB DETAIL

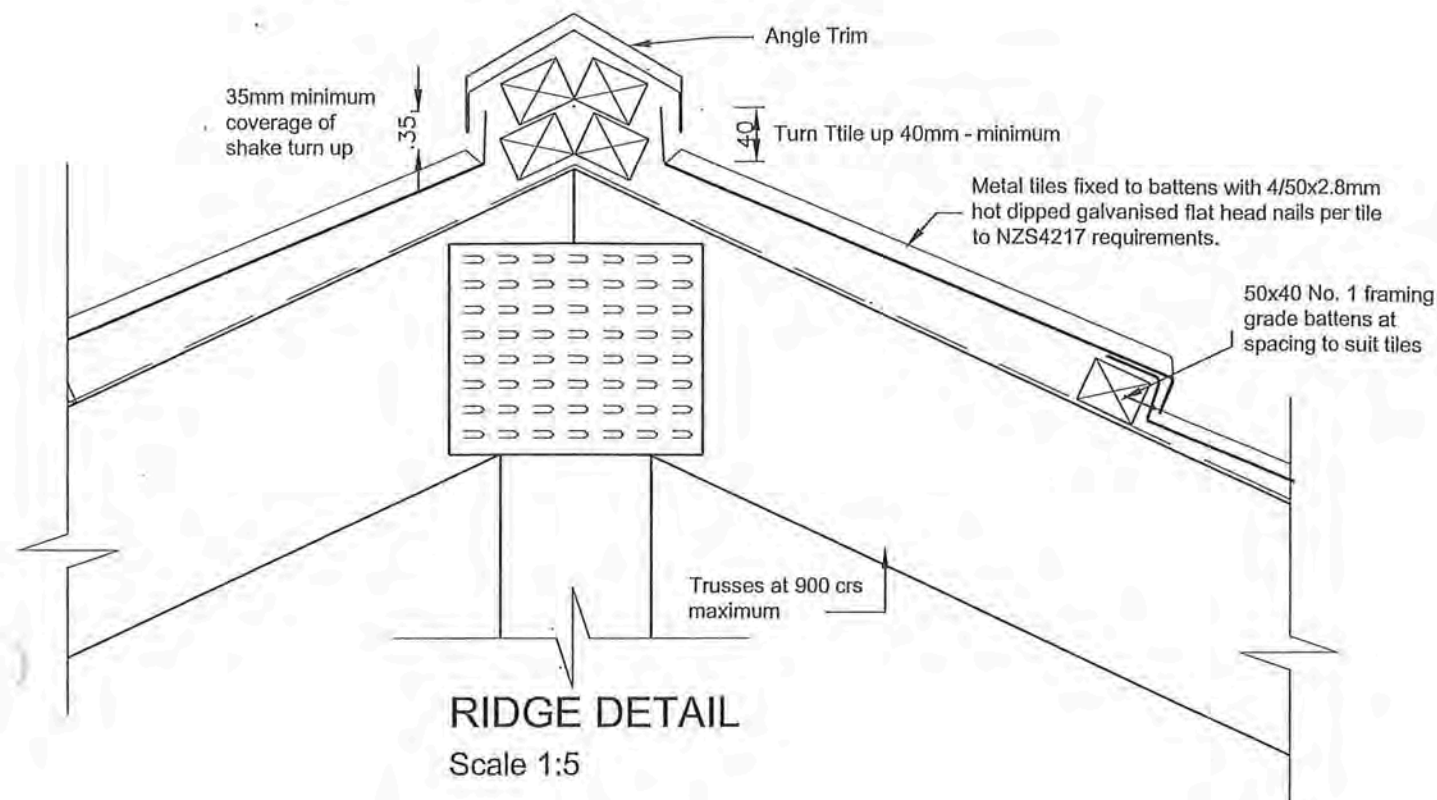
SCALE 1:5

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Drawn: bf
Scale: as shown

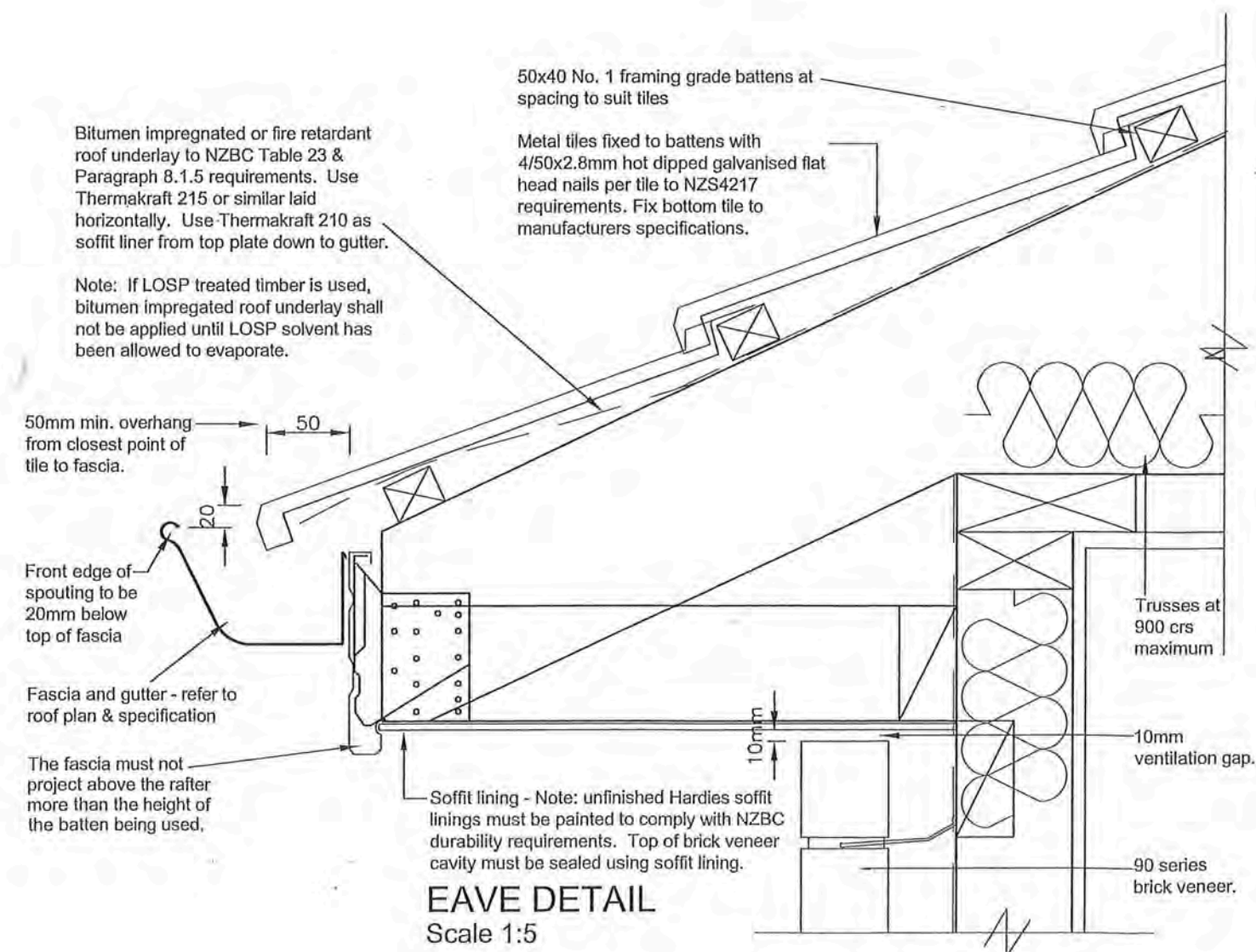
Job: 1
Page of: 8
Rev: A



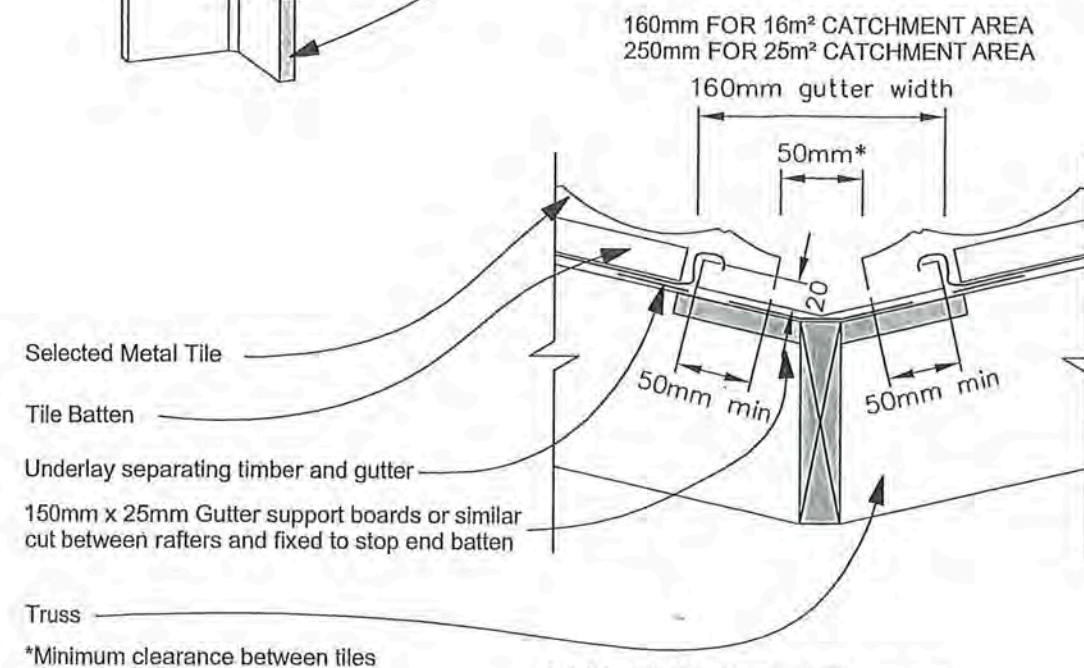
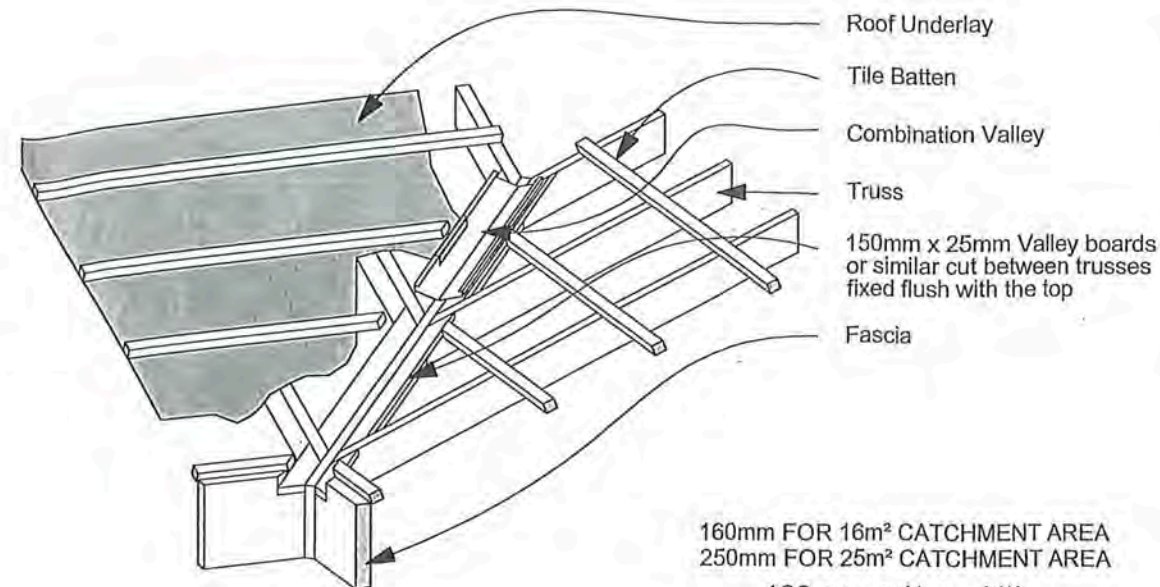
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RIDGE DETAIL
Scale 1:5



EAVE DETAIL
Scale 1:5



VALLEY DETAIL n.t.s

Revisions:
JUNE 2016

rev A

FM 160138
FINAL APPROVED PLANS
27.07.2016

Project:
PROPOSED DWELLING

LOT 24,
25 MAHIA LANE,
WAIKANAE

Client:
AR THOMSOM
FAMILY TRUST

Drawing Title:
DETAILS

Designer:

COASTAL
ARCHITECTURE LTD.

11 Kodex Place
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Tel: 04 296 1248
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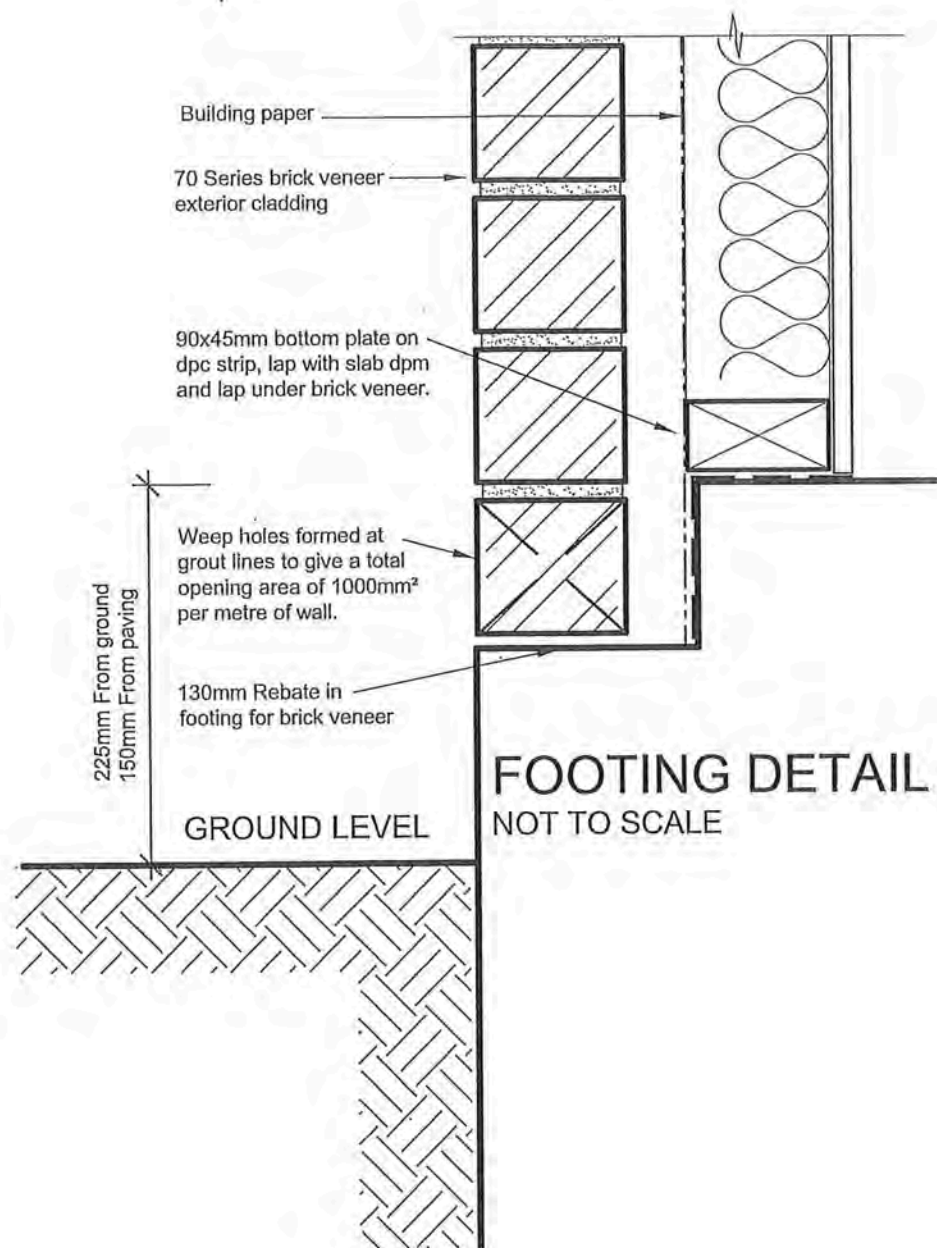
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Bill Francis

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Job: Page of: Rev.
1 9 A



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TIMBER BEAM FIXED TO
FEATURE TRUSS WITH
BOWMAC BS45 BRACKET &
M12 STAINLESS STEEL BOLTS

TIMBER BEAM FIXED TO POST
WITH BOWMAC BS45 BRACKET
& M12 STAINLESS STEEL BOLTS
- REFER FLOOR PLANS FOR
BEAM SIZING & TREATMENT

BRICK VENEER TO POST TIED TO
POST & INSTALLED TO MANUF
SPECI, ALLOW FOR WEEP HOLES

POST FIXING DETAIL SCALE 1:10

BRICK VENEER TO POST TIED TO
POST & INSTALLED TO MANUF
SPECI, ALLOW FOR WEEP HOLES

90x90 H3.2 POST HOUSED &
BOLTED TO BRACKET

BOWMAC BS138 BRACKET
CAST IN CONC. PAD

500x500x600mm DEEP
CONC. PAD

POST FIXING DETAIL SCALE 1:10

Revisions:
JUNE 2016

rev A

RM 16.013.8
FINAL APPROVED PLANS
27.07.2016

Project:
**PROPOSED
DWELLING**

LOT 24,
25 MAHIA LANE,
WAIKANA E

Client:
AR THOMSOM
FAMILY TRUST

Drawing Title:
DETAILS

Designer:

COASTAL
ARCHITECTURE LTD.

11 Kodex Place
Paraparaumu
New Zealand

Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design:
Bill Francis

Drawn:
bf

Scale:
as shown

Job: 1 Page of: 10 Rev: A



All work shall be in accordance with the
NZBC. If in doubt ASK
The Contractor must verify all dimensions on
the job before commencing any work or shop
drawings. Figured dimensions are to be used,
scaled dimensions must be verified.
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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
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 - ◆ Completed earthworks and prepared subgrade (roading and footpaths)
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 - ◆ Road sealing – waterproof and final seal coat
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 - ◆ 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
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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
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 - ◆ 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 Roding 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.



View Instrument Details

Instrument No. 10268001.1
Status Registered
Date & Time Lodged 19 Jan 2016 16:29
Lodged By Thomas, Andrew Edward Gareth
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
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658777	Wellington
658778	Wellington

Affected Instrument	Consent Notice under s221(4)(a) Resource Management Act 1991 9897467.1
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Annexure Schedule: Contains 8 Pages.

Signature

Signed by Suzanne June Learmonth as Territorial Authority Representative on 03/02/2016 10:29 AM

*** End of Report ***



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

IN THE MATTER OF DPs 454080 and 476550

**FOR LOT 3 DP 454080 and Lots 201 and 202 DP 476550;
CTs 658777 and 658778
At Mahia Lane,
For VJ Limited**

To: the Regional Regulatory Titles Officer at Wellington

Please be advised that pursuant to Section 221(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lot 3 DP 454080 only, it has consented to a variation of the following consent notice conditions from the consent notices dated 9 August 2012 for DP 454080:

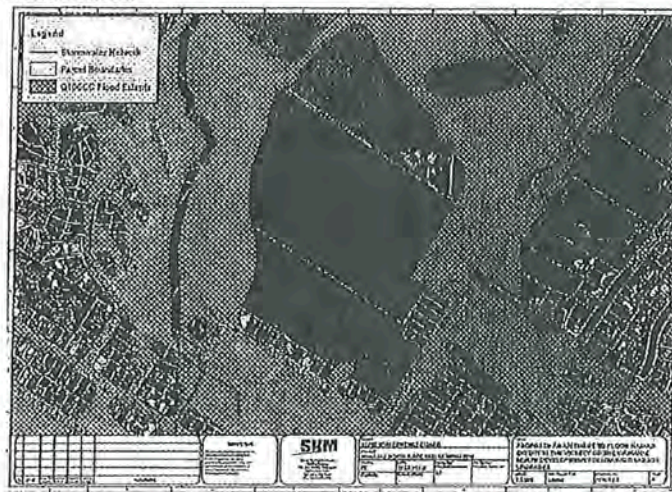
1. With respect to Lots 2, 3, 5 and 107: Foundation design and construction for any new building or addition or alterations to a building shall take into account:
 - The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional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

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

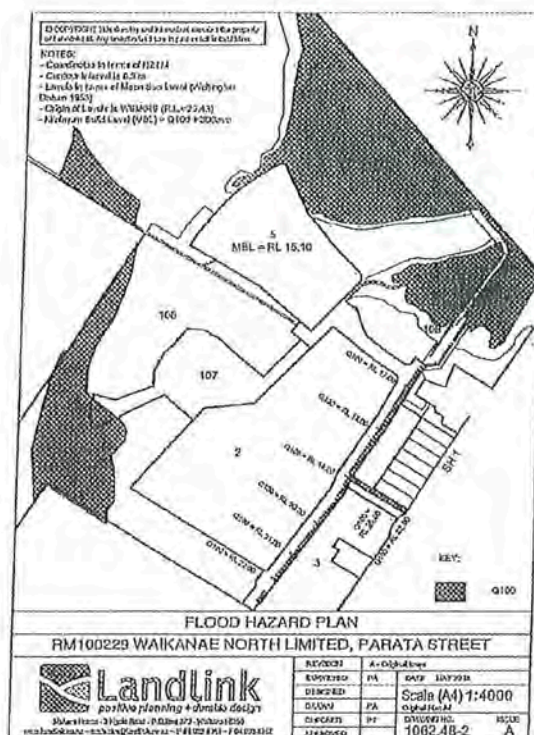
2. With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a primary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

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

4. With respect to Lots 3 and 107: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q100) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended build levels can be obtained by consultation with Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk shown on the Waikanae north Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q100 levels are, at the date of Issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for 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.

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 "Waikanāe 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;

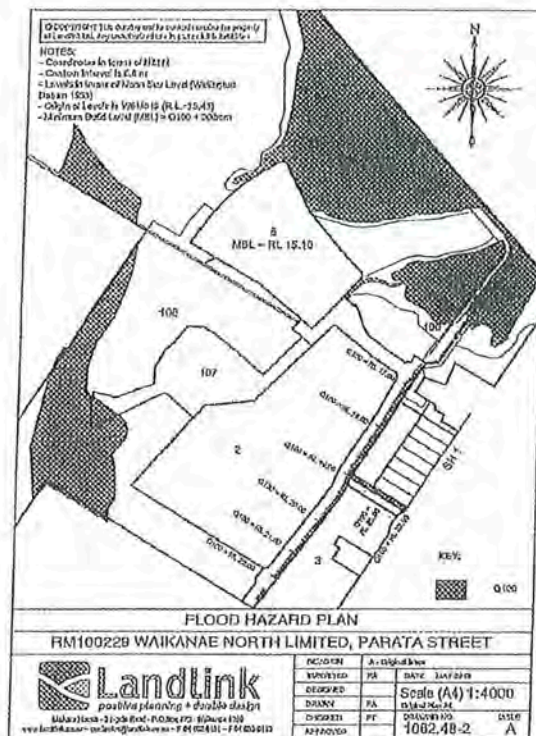
- Include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal designed approved under Condition 26;
- protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as 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 Walkanae 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 Walkanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q100 levels are, at the date of issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100029 and are available from Council's office at any time the office is open to the public.

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:

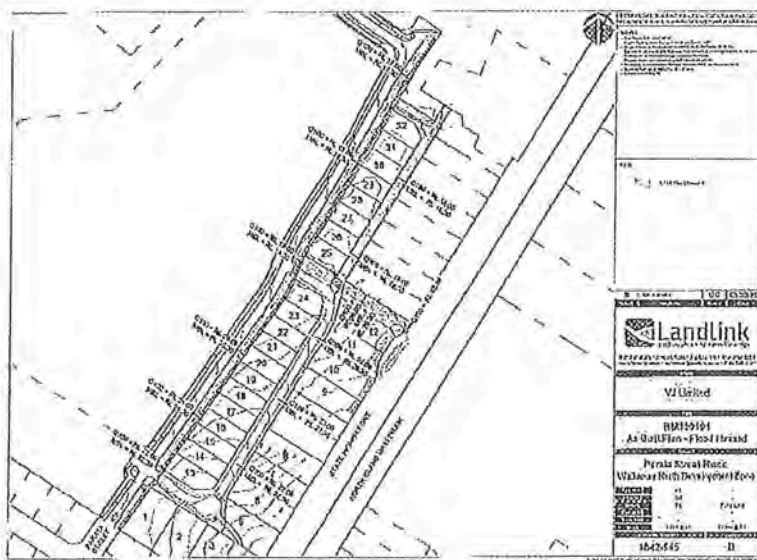
1. With respect to Lots 1, 13 to 32 and Lots 201 and 202: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Waikanae north 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 nature¹
 - Any other activity that may disturb the satisfactory operation of the secondary overflow

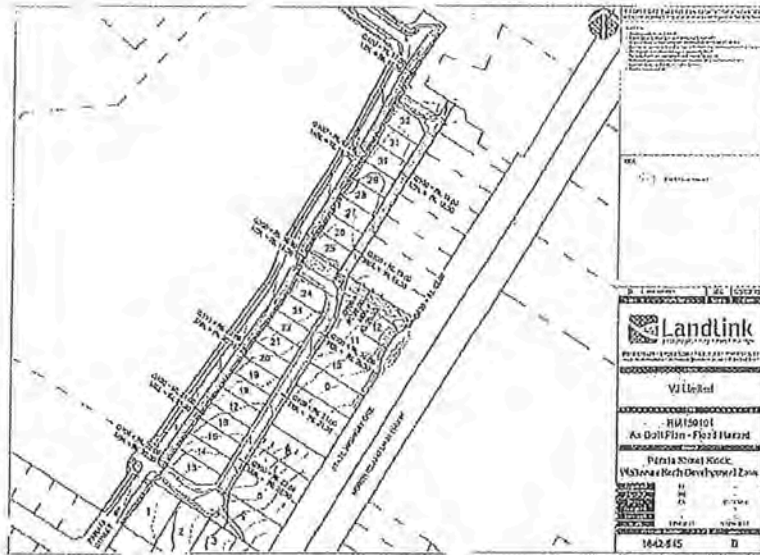
path and/or bund area which lies within area "X" on DP 476550.

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

1. With respect to Lots 1 and 13 to 32: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Waikanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and
 - The report on Foundations, Roading and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

2. With respect to Lots 1 and 13 to 32 inclusive: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.
3. Condition 3 will be removed in its entirety.
4. With respect to Lots 1 and 13 to 32 inclusive: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



5. Condition 5 will be removed in its entirety.

Issued by the Kapiti Coast District Council in respect of RM140222A
this 15th day of January, 2016

Marnie Shayne Rydon
Authorised Officer

Rita Louise O'Brien
Authorised Officer

On Behalf of VJ Limited
Date:



View Instrument Details

Instrument No. 9099897,6
Status Registered
Date & Time Lodged 01 Oct 2012 11:53
Lodged By Rattray, Harry Aylmer
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



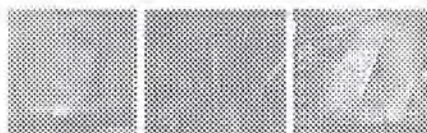
Affected Computer Registers	Land District
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582327	Wellington
582328	Wellington
582329	Wellington

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Matthew Peter Whimp as Territorial Authority Representative on 01/10/2012 09:07 AM

*** End of Report ***



Kapiti Coast District Council

Private Bag 50 601
Paraparaumu 5254
New Zealand

CONSENT NOTICE
PURSUANT TO SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER NUMBER 454080
AND RESOURCE CONSENT NO. RM 100229

(BEING THE SUBDIVISION OF PT NGARARA WEST A79, PT LOT 1 DP 4829, LOT 2 DP 31774,
LOTS 9 – 12 DP 17551 AND LOT 2 DP 76132),
AT 19 PARATA STREET AND 53 STATE HIGHWAY ONE, WAIKANAE
FOR WAIKANAE NORTH LIMITED

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

1. With respect to Lots 2, 3, 5, 107 and 108: Foundation design and construction for any new building or additions and alterations to a building shall take into account:
 - the findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional Opinion as to Suitability of Land for Building Construction" together with associated documents which were submitted to Council in relation to application No. RM100229; and
 - the requirements and intent of the report entitled "Waikanae Plan Change Application, Assessment of Environmental Effects – Geotechnical" dated August 2006.

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

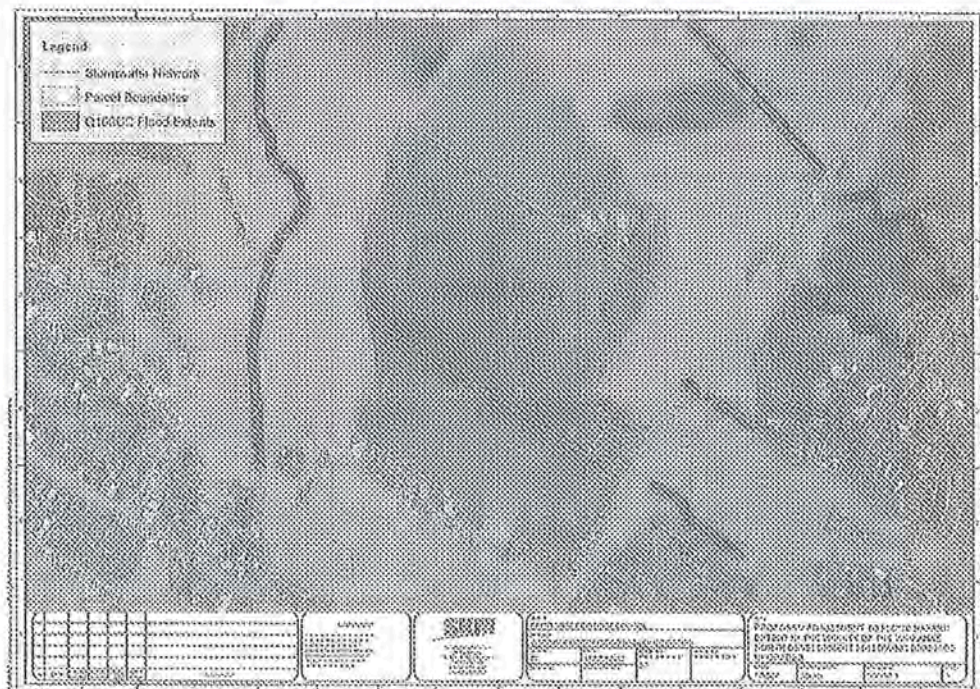
2. With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to meet the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a primary system designed to convey the Q_{10} rainfall event and with a secondary overflow system designed to convey the Q_{100} rainfall event;
 - include appropriate control structures to ensure the stormwater discharging from lots 3 and 5 meet the parameters specified in the stormwater disposal design approved under condition 26;
 - protect and maintain existing overflow and natural drainage paths, unless otherwise altered during stage 1 as approved by the Kapiti Coast District Council Stormwater Engineer; and
 - be verified through hydraulic modeling by a suitably qualified hydrologist or hydraulic modelling specialist, and may be subject to peer review at the consent holder's expense.

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

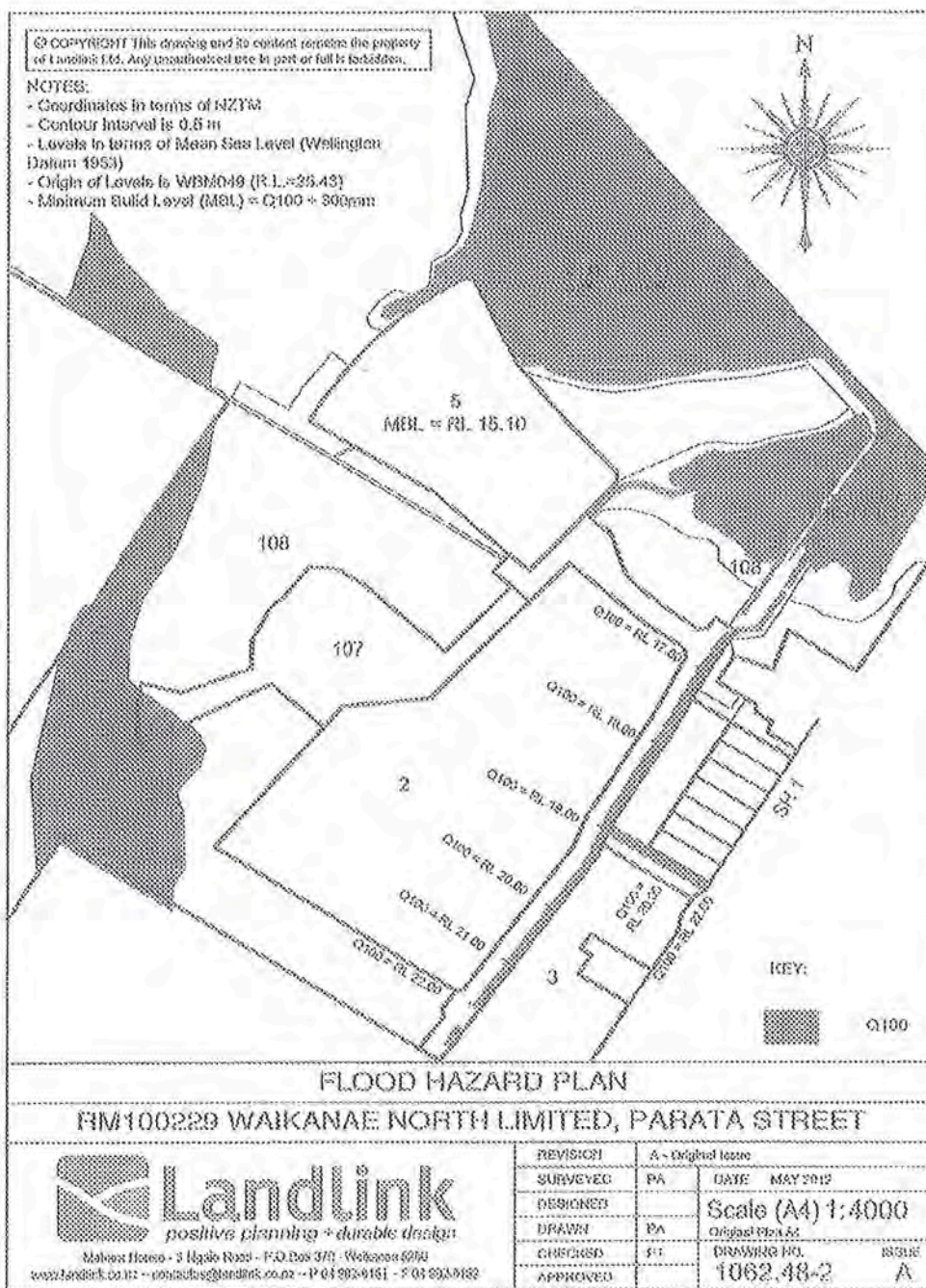
delivering on the community's plan

KAPITI COAST
DISTRICT COUNCIL
PO Box 10000, Paraparaumu, 5254
(04) 236 4700 or 0800 488 488
kapiti.council@kapiticoast.govt.nz
www.kapiticoast.govt.nz

3. With respect to Lots 107 and 108: The areas identified on DP 454088 as areas D, H, I, J, K, and N are hereby defined as a "Building Exclusion Zone (Flooding)" and the following activities are prohibited within this zone unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb any satisfactory operation of the storm water attenuation pond, secondary overflow paths and/or ponding areas which lie within the building exclusion zone (flooding) as defined above.
4. With respect to Lots 3, 107 and 108: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q_{100}) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended building levels can be obtained by consultation with the Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk as shown on the Waikanae North Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae North Development following Drainage Upgrades", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q_{100} levels are, at the date of issue of this consent notice, as recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



Note: The above plans are held on Kapiti Coast District Council file RM100229 and are available from Council's office at any time the office is open to the public.

5. With respect to Lots 3, 107 and 108: A water supply model for the concept plan of the Waikanae North Development has been prepared by MWH New Zealand Limited and a report prepared which was entitled "Waikanae North Water Modelling – Final Report" dated 30 May, 2012. This report verifies that mitigation measures are required on the existing reticulation to meet the requirements of the proposed complete development. The model concludes that an upgrade is required as a result of the demand imposed by the development, but that before the upgrade is required, the proposed retirement village, school and up to 318 residential units (or any development form of the same demand) can be developed within the Waikanae North Development Zone water catchment. The demand has been assessed as being able to be met up to this limit before an upgrade to the Hemi Street water main is required.

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

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

Issued in respect of application No. RM 100229 on this 9th day of August, 2012.



David Wayne Gair
AUTHORISED OFFICER



Paul Allen Jones
AUTHORISED OFFICER

**CONSENT NOTICE
PURSUANT TO SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 476550
AND RESOURCE CONSENT NO. RM 130101**

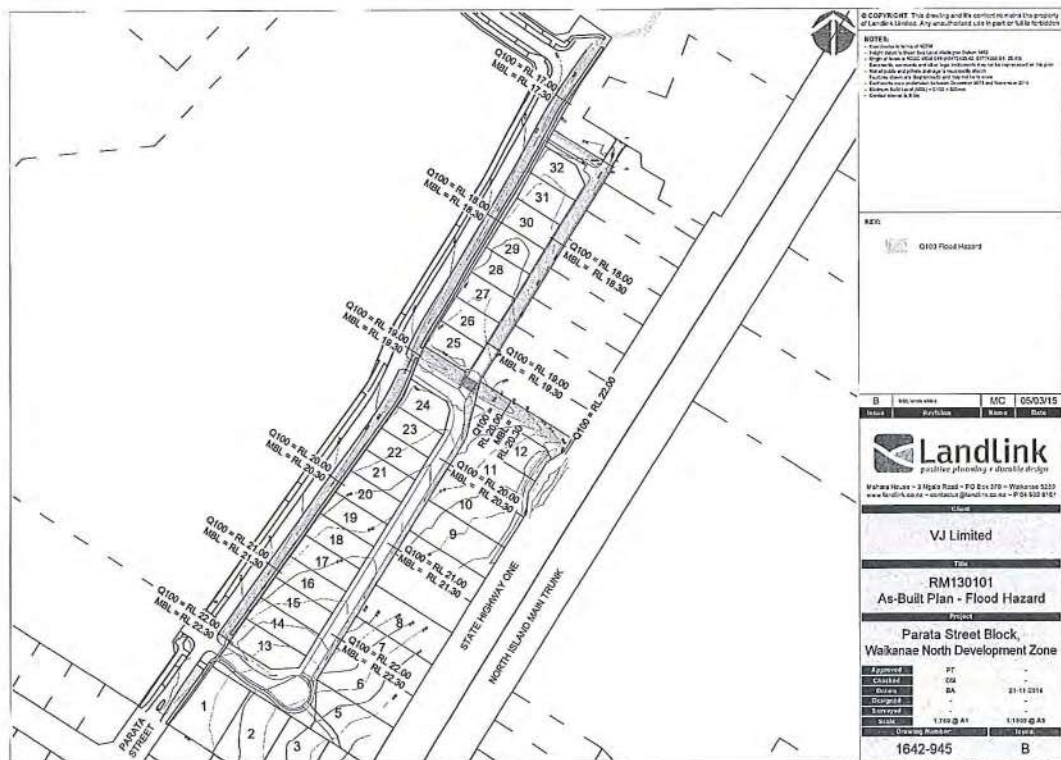
(BEING THE SUBDIVISION OF LOT 1 DP 471200),
AT 19, 27 and 53 State Highway One, Waikanae (Parata Street and Mahia Lane)
FOR V J Limited

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

1. With respect to Lots 1, 13 to 32 inclusive 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, Roding and As Built Earthworks dated 13 November 2014 and prepared by D J Munro of Landlink;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 ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "*RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots*" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555036. The Tank Calculator referred to in the above report is also stored electronically under e-docs no. 555042. Both documents are available in Council's office at any time the office is open to the public.
3. With respect to Lots 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 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.

Issued in respect of application No. RM 130101 on this 17th day of April, 2015.

David Wayne Gair
AUTHORISED OFFICER

Monique Sarah Leith
AUTHORISED OFFICER



View Instrument Details

Instrument No.
Status
Date & Time Lodged
Lodged By
Instrument Type

10268001.2
Registered
19 Jan 2016 16:29
Thomas, Andrew Edward Gareth
Variation of Consent Notice Condition under s221(5) Resource
Management Act 1991

Toitu te
Land whenua
Information
New Zealand



15

Affected Computer Registers Land District

658755	Wellington
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658762	Wellington
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658778	Wellington
582325	Wellington
582327	Wellington
582328	Wellington
669841	Wellington
669842	Wellington
669843	Wellington
669844	Wellington
669845	Wellington
669846	Wellington

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

Annexure Schedule: Contains 8 Pages.

Signature

Signed by Suzanne June Learmonth as Territorial Authority Representative on 03/02/2016 10:29 AM

***** End of Report *****



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

IN THE MATTER OF DPs 454080 and 476550

**FOR LOT 3 DP 454080 and Lots 201 and 202 DP 476550;
CTs 658777 and 658778
At Mahia Lane,
For VJ Limited**

To: the Regional Regulatory Titles Officer at Wellington

Please be advised that pursuant to Section 221(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lot 3 DP 454080 only, it has consented to a variation of the following consent notice conditions from the consent notices dated 9 August 2012 for DP 454080:

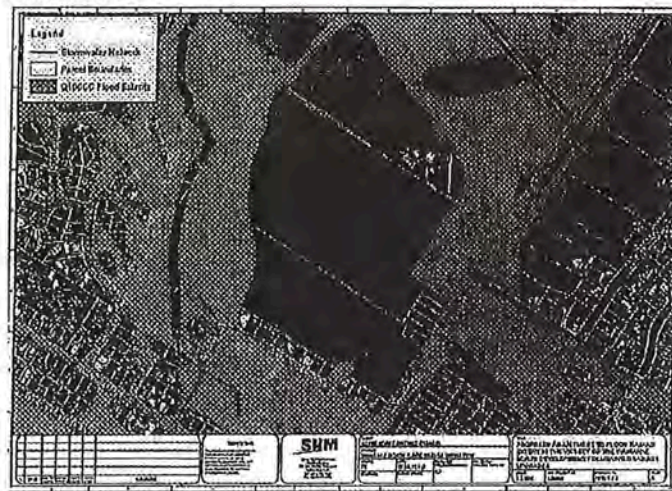
1. With respect to Lots 2, 3, 5 and 107: Foundation design and construction for any new building or addition or alterations to a building shall take into account:
 - The findings and recommendations within the document prepared by Landlink Limited, dated 24 May, 2012 and entitled "Statement of Professional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

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

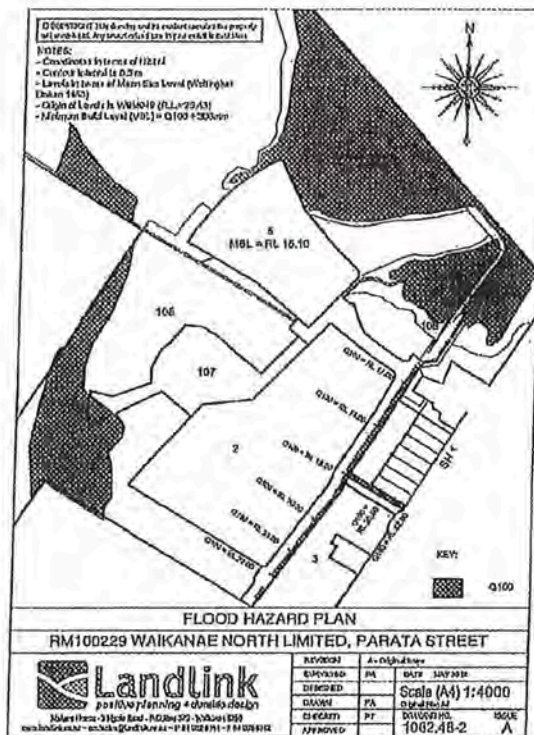
2. With respect to Lots 3 and 5: Any stormwater disposal design related to any development on the land must incorporate provision for and be constructed to the following design criteria to the satisfaction of the Kapiti Coast District Council:
 - provide all roads and vehicle carriageways with a primary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

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

4. With respect to Lots 3 and 107: Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q100) as determined by the Kapiti Coast District Council at the time of the construction of the relevant building. Details of the recommended build levels can be obtained by consultation with Kapiti Coast District Council Stormwater Engineer and are, at the date of issue of this consent notice, related to the flood risk shown on the Waikanae north Flood Hazard Mitigation plan prepared by SKM, dated 17 July, 2012 and entitled "Proposed Adjustment to Flood Hazard Extent in the Vicinity of the Waikanae Both Development following Drainage Updates", a copy of which is replicated below for purposes of identification:



Furthermore, the current modelled Q100 levels are, at the date of issue of this consent notice, recorded on Landlink Flood Hazard Plan number 1062.48-2 Issue A, a copy of which is replicated below for purposes of identification:



- 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.

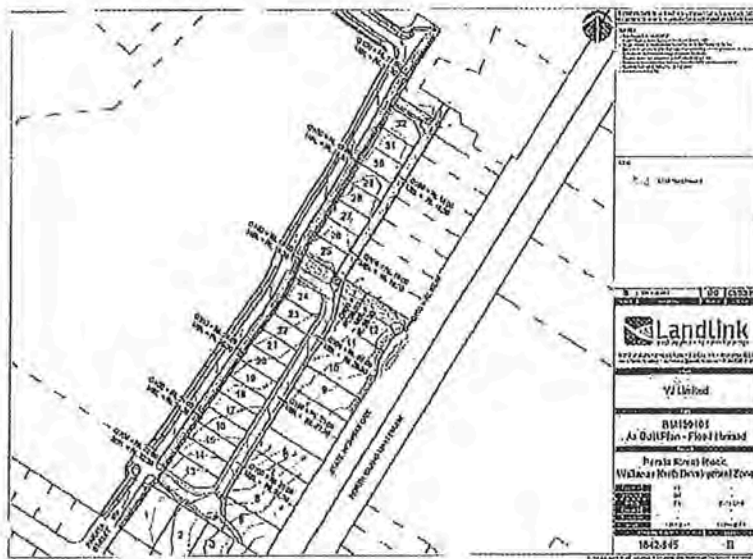
4. **With respect to Lot 107:** Any habitable buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum recommended building level, which is 300 millimetres above the modelled 1 in 100 year return period flood level (Q100) as determined by the Kapiti 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 Walkanae 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 Walkanae 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:

of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.

3. With respect to Lot 201 and 202: It is the ongoing responsibility of the landowner to protect and maintain any existing and proposed flow paths and natural drainage paths unless otherwise certified by Council's Development Engineer. One method of compliance with this requirement is the construction and maintenance of any vehicular access across any stormwater swale in general accordance with the design shown on Landlink Plan number 1642-E2-150 issue A. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555609 and is available at any time the office is open to the public.
4. With respect to Lots 1, 13 to 32 inclusive and Lots 201 and 202: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 Issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



5. With respect to Lot 202: the following are prohibited within area "X" as shown on DP 476550 unless otherwise approved by the Kapiti Coast District Council Stormwater Engineer:
 - The construction of an buildings or other works other than decks supported on poles;
 - The erection of any fences;
 - Earthworks of any nature;
 - Any other activity that may disturb the satisfactory operation of the secondary overflow

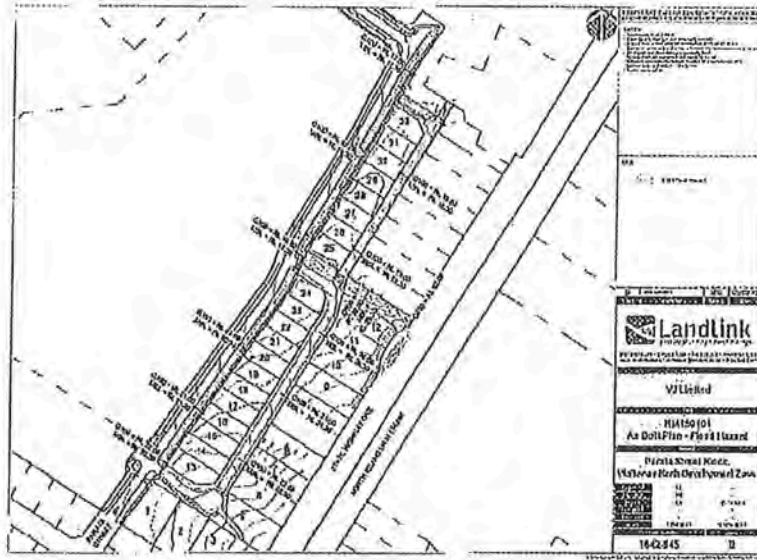
path and/or bund area which lies within area "X" on DP 476550.

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

1. With respect to Lots 1 and 13 to 32: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the following documents:
 - The Design Report for Parata St Block Waikanae north dated 8 October 2013 and prepared by J D Bell of Landlink; and
 - The report on Foundations, Roading and As Built Earthworks dated 13 November 2014 and prepared by DJ Munro of Landlink Limited

which were submitted to Council in relation to application No. RM130101. Copies of the above documents are available from file RM130101 in Council's Office at any time the office is open to the public and are also stored electronically under e-docs reference nos. 555006 and 555011 respectively.

2. With respect to Lots 1 and 13 to 32 inclusive: The owner of the land has an ongoing responsibility for the construction and subsequent management and maintenance of any on site stormwater disposal system to meet the performance standards given in the certified stormwater disposal design as set out in the document entitled "RM130101 – Subdivision of Lot 3 DP 454080 On site attenuation requirements for residential lots" dated 20 March 2015. This document is stored by Kapiti Coast District Council on file RM130101 and also electronically under e-docs reference no. 555042. Both documents are available in Council's office at any time the office is open to the public.
3. Condition 3 will be removed in its entirety.
4. With respect to Lots 1 and 13 to 32 inclusive: All residential buildings shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as shown on the Flood Hazard map prepared by Landlink Limited and identified as Drawing Number 1642-945 issue B. A copy of this plan is held on file RM130101 and is also stored electronically at the Kapiti Coast District Council under e-docs reference no. 555529 and is available at any time the office is open to the public. For ease of identification, an image of the Flood Hazard map is set out below:



5. Condition 5 will be removed in its entirety.

Issued by the Kapiti Coast District Council in respect of RM140222A
this 15th day of January, 2016


Marnie Shayne Rydon
Authorised Officer


Rita Louise O'Brien
Authorised Officer

On Behalf of VJ Limited
Date: