Friday, 7 October

Resource Consents Manager
Kāpiti Coast District Council

Submitted via upload file link

Tēnā koe.

RESOURCE CONSENT APPLICATION FOR 189 SIMS ROAD, TE HORO

Please find attached a land use consent application for Far Fetched Ltd to construct a second dwelling on a rural lot and undertake earthworks.

The applicant will be lodging the application fees of $1,837 (GST inclusive) by internet banking with the reference "189 Sims Road – RC".

Please address all invoices to Far Fetched Ltd at the following email address: accounts@twc.co.nz.

All other correspondence regarding the application can be forwarded to me.

Please contact me to arrange a site visit.

Yours sincerely
LAND MATTERS LIMITED

Anna Carter
Senior Resource Management Consultant
Tel: 021 1704 787

20 ADDINGTON ROAD
RD1 OTAKI 5581, NEW ZEALAND
TEL 06 364 7293
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LAND USE CONSENT APPLICATION AND ASSESSMENT OF ENVIRONMENTAL EFFECTS

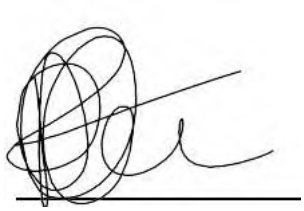
LAND USE CONSENT FOR A SECOND RESIDENTIAL UNIT TO BE OCCUPIED AS A "CO-HOUSING DEVELOPMENT" AT 189 SIMS ROAD, TE HORO

For

Far Fetched Ltd
Friday 7 October 2022

20 Addington Rd, RD 1, Otaki, NZ | T 06 364 7293 | F 06 364 5142 | www.landmattersnz.com

APPLICATION ON BEHALF OF: FAR FETCHED LTD



Prepared by: Anna Carter
Senior Resource Management Consultant

Reviewed by: Bryce Holmes
Principal Planner

Date: Friday 7 October 2022
Version: **FINAL**
Job Ref: J898

APPLICATION FORM – FORM 9

APPLICANT	Far Fetched Ltd Directors are: Ian Cassels and Patricia Caitlin Taylor
NAMES OF OWNER/S AND OCCUPIER/S OF THE SITE	Ian Cassels and Patricia Caitlin Taylor
SITE ADDRESS	189 Sims Road, Te Horo Beach
LEGAL DESCRIPTION	Lot 9 DP 31319 held on Certificate of Title WN8A/523
DISTRICT PLAN ACTIVITY ZONE	General Rural Zone – Precinct 48 Rural Dunes Precinct
TYPE OF RESOURCE CONSENT	Land Use Consent
ADDITIONAL RESOURCE CONSENT/S	None
DESCRIPTION OF APPLICATION	Land Use Consent to construct a second dwelling that will be used as a co-housing development.
DEPOSIT FEE	$1,837
ADDRESS FOR SERVICE	Land Matters Limited 20 Addington Road Otaki, 5581 Attn: Anna Carter anna@landmatters.nz
BILLING ADDRESS	Far Fetched Ltd c/- Anna Carter, Land Matters Ltd Invoices to be emailed please

Please find attached an Assessment of Environmental Effects (AEE) prepared for Far Fetched Ltd (the Applicant) to obtain a land use consent at 189 Sims Road, Te Horo.

This AEE has been prepared in accordance with Section 88 and Schedule 4 of the RMA, this assessment is provided at a level of detail that corresponds with the scale and significance of the effects that the activity may have on the environment.

TABLE OF CONTENTS

BACKGROUND

Far Fetched Ltd (the applicant) in association with their sister company Bode (www.bode.co.nz) are investing in highly energy and resource efficient housing construction techniques that utilise SIPs (structurally insulated panels) as part of a pre-fabricated construction system delivered as flat packs to site for quick construction (**refer to Appendix 4 – Bode Construction System)**.

Bode has ten different building templates designed by Gordon Moller, two of which are proposed in this application (**refer to Appendix 2 for Gordon Moller's Plan Set)**. The Bode system is able to be rolled out across any site in a range of formats but with a particular focus on cohousing models including for papakāinga housing on Māori land. Cohousing is a relatively new concept in western culture and in New Zealand's modern culture. There have been some early adapters to this concept but to date the approach has yet to be adopted universally or specifically provided for in planning provisions and particularly not in rural environments. Cohousing is probably more aligned with provisions for retirement villages and supported accommodation provisions but are more representative of inclusive and diverse communities of people.

Cohousing could be described similarly to papakāinga housing that is constructed and provided for on Māori land in New Zealand. Cohousing is more than sharing land for housing; it is an approach to creating intentional communities of people. Often cohousing models are built around a particular set of values that increases connectivity and enables residents to support each other. Some of the common cohousing characteristics are:

- Cohousing is a balance between privacy and community;
- Developments will usually be between 10 to 40 households to make interactions as easy as possible *(note this development at Sims Road in Te Horo is only proposing cohousing for six households);*
- Residents are the decision makers and decisions are often based on consensus; and
- Co-housing communities are inclusive and part of the wider community.

Cohousing is not a 'commune' and nor is it medium or high-density housing. Cohousing is not social housing. Residents have their own homes which surround shared spaces where people can meet, eat together and share resources. Cohousing is not about forcing people to be together every night and imposing strict rules. Residents decide when and how they want to interact. Interest in older people's cohousing is increasing and in a range of locations. With people living longer, the need for homes that are built or can be adapted so people can remain independent for longer are becoming more important. In additional, loneliness and social isolation increase demands on social and health services and cohousing can mitigate this through its community structure.

The cohousing design, construction process and economies of scale significantly reduces the overall costs of construction therefore enables more affordable housing.

The cohousing model proposed in this application involve the *clustering* of "living modules" which are either 30m^2 or 44m^2 in footprint and contain a sleeping area, bathroom, lounge area with kitchenette; and which sit alongside a communal lounge and full kitchen module; and a utility room module. Shared parking and infrastructure services and gardens support the cohousing residential unit on this site.

The applicant is looking to trial this new affordable housing model of cohousing using its pre-fabricated construction on a range of sites throughout New Zealand, including on the Kāpiti Coast. The site at 189 Sims Road is the first of the sites being considered on the Kāpiti Coast.

The site at 189 Sims Road, Te Horo has been in the ownership of the Directors of Far Fetched Ltd (Ian Cassels and Patricia 'Caitlin' Taylor) for some time and so was chosen to be included in the initial roll-out. There is 47 year old dwelling on this 4.2138 hectare site. This existing house is currently tenanted out and the remaining land leased to the adjoining landowners for grazing.

A pre-application meeting had been held with the applicant's architect Gordon Moller and Council's consenting assessment team on the 30 September 2021 in respect of this development (**refer to Pre-application meeting minutes in Appendix 6).** At that meeting, the applicant was considering constructing 6 units that were clustered together with common living and kitchen and laundry facilities. Each living unit was to be 30m^2 and the common living area was to be approximately 50 – 90m^2 so that the overall structure would have gross footprint of approximately of 270m^2.

Since that meeting, consent is now being sought for two options for the cohousing residential unit – **being option A** where the living spaces connected via fire rated walls; OR option B being separate living modules connected via decks and open spaces. These two options are described in more detail below:

Option A: Close Coupled Cluster House (refer Moller Architect's Plan Set CCH 01, 1 - 5 Rev C) comprising:

i. Six 44m^2 living units; and
ii. One 64m^2 Living/Dining/Kitchen; and
iii. One utility building; and
iv. Covered walkways and verandas

OR

Option B: Cluster Houses (refer Moller Architect's Plan Set GSR 1 – 5) comprising:

i. Six 30m^2 living unit; and
ii. One 64m^2 Living/Dining/ Kitchen;
iii. One utility building; and
iv. Courtyard deck linking to decks for each unit .

The applicant is seeking land use consent for one of the two options to be constructed with the final design being decided following marketing and further consultation with potential purchasers. Option A is the preferred option to be constructed on this site.

1. INTRODUCTION

This set of documents form applications for land use consent under the Resource Management Act 1991 (**RMA**).

These application documents consider the land use activities as an integrated whole so that any RMA consents required would be included within one set of documents.

The next section of this report describes the subject site and the surrounding environment. Section 4 outlines the activities proposed to be undertaken by the Applicant to be able to give effect to the development. Section 5 outlines the resource consents sought from Kāpiti Coast District Council (**KCDC**). Section 7 contains an assessment of the actual and potential environmental effects of the proposal. Sections 8 and 9 provide a consideration of the relevant statutory considerations of the RMA and district plans.

2. SITE DESCRIPTION & SURROUNDING ENVIRONMENT

The following sections give a general description of the site and the surrounding environment.

2.1. Site Description

Details of the application site are as follows:

189 Sims Road, Te Horo Beach	
Landowner	Ian Cassels & Caitlin Taylor (Directors of the Wellington Company)
Legal Description	Lot 9 DP 31319 held in Record of Title WN8A/523 
Area	4.2138Ha
Encumbrances on Title	Transfer 66685 in relation to maintaining existing drainage rights Compensation Certificate (ref 912717) (from 1972) Mortgage to Westpac Bank

Current District Plan Zoning	General Rural Zone and in the Rural Dunes Precinct (Precinct 48) Permitted activities in this zone include: • Buildings and structures provided they are not visible within 500m of the beach. • Permitted buildings and structures include up to one dwelling of any size; one minor flat (60m^2) that is ancillary to the main dwelling and any number of sleep outs (30m^2) and accessory buildings permitted. • Farming and horticultural activities • Forestry activities • Earthworks up to 100m^3 and up to 1m in depth. Farm tracks not exceeding 6m wide • Home occupations and home businesses within a floor area of up to 40m^2 • Papakāinga housing on Māori land (land held under the Te Ture Whenua Māori Land Act) of up to 10 units on any site where each unit has a minimum land area of 2000m^2; and one communal habitable building not exceeding 200m^2
Future Urban Classification	No change
Natural Hazards	Flood Hazard – Ponding (1% AEP Flood Depth RL 5.3m) from the Mangaone Stream.* According to LiDar, the site levels range from RL 5.5m within the higher areas are through the middle of the site, which lower to between RL 3.4m and RL 4m in the remainder of the site. * Based on correspondence with GWRC Jehan Hendry (13-5-2022) notifying Land Matters Ltd that the flood level for this property is 5.3m (**refer to email thread in appendices**) The site has sand and peat soils which may be subject to liquefaction and instability in ground shaking conditions. 
HAIL site	Not identified as a HAIL site.
Access	Sims Road (road frontage on two sides)

The **current record of title and Deposited Plan can be found in Appendix 1** to this application.

2.2. Subject Site and Existing Dwelling and Surrounding Environment

The application site is located at the northern end of Sims Road in Te Horo Beach. It is a corner site and is located on the western side of Sims Road. The site is adjacent to a diary farm located across the road and has two adjoining rural residential neighbours. This site is one of 19 allotments that were created along the beach front from Te Horo Beach to the end of Sims Road in 1968. The site is not identified as Māori land.

Figure 1 Application site (source: GRIP Mapping)

The site is located within a coastal environment and comprises flat to rolling pasture interspersed with slightly higher sand dunes also covered in pasture. The site is mainly vegetated in pasture grasses but there are small areas of pampas grass. The landowners have undertaken landscaping of this site with phormium tenex (flax) with plans to extend these plantings to create small areas of new plantings recreating natural habitats that can link to the foredune habitats.

The site is mostly flat with LiDar indicating site levels range from RL 5.5m (the higher areas through the middle of the site) to between RL 3.4m and RL 4m in the remainder of the site. The higher area is a series of low sand dunes that run north-south through the site and adjoining sites to the north and south. Either side of the more elevated areas, the site is identified in GWRC's flood hazard mapping as being within the Ponding Flood Hazard Area.

The existing single storey residential dwelling on the property is almost 50 years old (being built in the 1975). According to the building files, the building has a total floor area of 115m^2 (excluding the garage). The driveway to the dwelling is via the beach facing section of Sims Road.

Figure 2: Site plan from the Building File showing the existing dwelling on the site

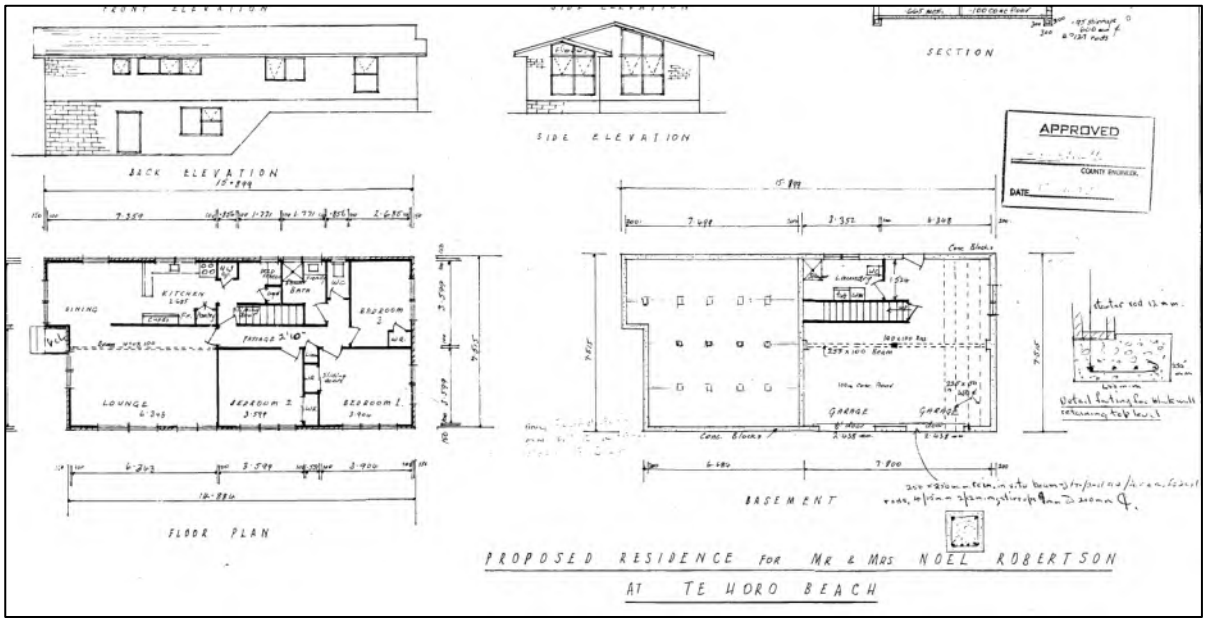


Figure 3: Floor plans of existing dwelling

There is also an existing shed located across from the dwelling. The existing dwelling is serviced with an on-site wastewater system and potable water via an existing rainwater collection tank. There is an existing bore located on the site in a pump shed. The building file identifies the location of the on-site septic tank for this existing dwelling located to the east of the dwelling.

Photos of 189 Sims Road, Te Horo Beach (taken by author 21 June 2022)

Figure 4: Taken from northern boundary on Sims Road looking south across the site.

Figure 3: Taken from the eastern boundary along Sims Road looking west into the site. The adjoining property is located to the south of the shelter belt

Figure 5: Taken from the eastern boundary along Sims Road looking south along Sims Road. The proposed access into the site is proposed just this side of the power pole.

Figure 6: : The adjoining beachfront property at 185 Sims Road showing both dwellings (to left and right of this photo) both of which are located on the one property.

Figure 7: The more recent second dwelling on the adjoining beachfront property located at 185 Sims Road, Te Horo. The original dwelling on this site is located to the side (refer to resource consent RM RM00083)

Figure 8: The entrance and milking shed of the adjacent diary farm located on the east side of Sims Road. Photo looking north-east.

2.3. Existing Resource Consents

Other than the parent subdivision that was granted in 1968 the site has not been the subject of any resource consent applications.

However, the adjoining coastal property located at 195 Sims Road, Te Horo was the subject of a resource consent in March 2000 (reference: RM000083). This consent granted approval for a second dwelling to be constructed on the site. The application was publicly notified on the 3 May 2000 and although there were no submissions received, a hearing was held on the 3 July 2000 and a decision made to grant consent. The applicant had obtained and provided as part of the resource consent application, the written approval of the previous owners of this site (189 Sims Road), and the landowners of 198 Sims Road (Caitlin Taylor and Ian Cassels – the applicants of this application). Conditions of this consent were based on those offered up by the applicant. The new dwelling constructed at 195 Sims Road is shown in Figure 7 in the photos shown on the previous page.

The property to the north of this site being 198 Sims Road has also been the subject of a land use consent (RM130177) granted in November 2013 to construct a second dwelling on the property which would be used as commercial accommodation to demonstrate the qualities of a nine-star energy efficient dwelling – 'The Little Greenie.' The written consent of 189 Sims Road (the previous owner of this site – 189 Sims Road) was obtained and submitted with this application. This application was approved on a non-notified basis subject to resource consent conditions. The Little Greenie has yet to be built but the applicant has an extension of time approved for this consent.

Further to the north on land also owned by the applicants, a resource consent was granted to allow three 'fishing pavilions' offered as beachfront accommodation (RM150075). Also consented for the property to the south was the removal of sand and the construction of a 3 hectare amenity lake (RM120194 including an extension of time approval; and WGN 130141) on the adjoining property to the fishing pavilions. It is proposed to use some of the sand extracted for creating the elevated building site on this property at 189 Sims Road.

3. PROPOSED DESCRIPTION OF ACTIVITY

3.1. Cohousing Residential Unit as a Second Dwelling on a Rural Site

The applicant is seeking a land use to construct a cohousing residential unit containing six living modules connected to a separate but communal living and kitchen space and utility space. The overall development is referred to as cohousing residential unit and is considered to meet the definition of a second dwelling being that there is only one kitchen in the facility. The 'living modules' are the 'bedrooms/sleepouts" for the main residential unit.

The applicant is applying to have their application considered under the Development Incentives Provisions of the Operative District Plan. The applicant would like Council to consider the application through this process. If it is deemed to be an appropriate process, the applicant can provide additional level of information to support the application. If Council rejects that, then the non-complying provisions would apply.

It is proposed to undertake earthworks to create a flood free building platform at 189 Sims Road, Te Horo. A new access will also be constructed from Sims Road. The pre-fabricated models will

be constructed on the building platform within the site with associated decks and verandas and necessary infrastructure to support the cohousing. A new on-site wastewater effluent treatment system and disposal field will be constructed; rain water collection tanks will provide both potable water and a dedicated fire fighting water supply. On-site stormwater disposal will be provided for the new development and the new access.

The purpose of this cohousing residential unit is to provide an affordable energy efficient and highly passive housing model in the rural environment. The applicant have a pre-fabricated modular building company called Bode which is responding to the market drive for more affordable housing and they are proposing to use modules being pre-fabricated by Bode.

The development of this rural site responds to a market for individuals who may have previously lived in a rural environment or who are looking for rural amenity but in a more affordable model and with less labour-intensive obligations using shared land occupation. As noted at the beginning of this application, cohousing addresses the social needs of residents through providing a sense of community and whānau for people who might otherwise be on their own.

For this site, land ownership between residents is not envisaged at this stage in the project and all occupancy will be based on a tenancy agreement.

Residents will have their own living quarters which will include a private lounge space and small kitchenette facilities (a sink, bench and power points but no stove) and their main cooking will occur in a communal kitchen and living area. All laundry activities will be undertaken in a shared utility room.

The cluster housing will comprise pre-fabricated modules constructed from structurally insulated panels (SIPs) with all the component parts delivered and put together on site. The preferred module option is those shown on the Moller plan set (ref CCH 01 Rev C) referred to **earlier as Option A** and described in more detailed below:

- 44m^2 living module being 4m wide by 11m long and which includes a lounge space and sink and bench facilities but will not contain a full kitchen; and
- Communal kitchen and living unit that is 64m^2 (referred to in Option A); and
- A utility space that is 24m^2; and
- The finished building height will be 5.8m above finished ground level.

The overall size of the preferred cluster housing option (option A) will be 328m^2 and be similar to that of a large family home.

Once on-site, decks and verandas will be constructed as per the plans. It is proposed that the finished level of the underside of the cluster house structures, including the decks will be located above the 1% AEP ponding level of RL 5.3m found within the site. This is approximately between 1.3m and 2m above existing ground level. It is proposed to build the building platform up with constructed residential fill to create a flood free building platform.

Parking has been provided directly outside the dwelling to accommodate six carparks for each of the units plus an additional carpark for visitors. The carparking area includes an on-site manoeuvring area that could accommodate a fire appliance.

The residents would have use of the area immediately around the buildings and the paddocks to the south, west and east and north of the dwelling with opportunities for large shared gardens, orchards and pasture areas for continued grazing.

The existing dwelling on the site will continue to be occupied on a lease/rental basis as is currently.

3.2. Earthworks

Earthworks is proposed within the site. Fill is proposed to be placed over an area of 2,750m^2 to create a flood free building platform above the 1% AEP ponding to a minimum level of RL 5.3m. The earthworks will utilise an existing high area within the site to minimise the amount of fill required. Land Matters plan set (**refer Appendix 2)** shows the proposed extent of earthworks.

The total cut and fill volumes are proposed as follows:

- Cut of 10m^3; and
- Fill Volume of 2,150m^3

It is proposed to bring sand for the construction of the building platform on 189 Sims Road, from 186 Sims Road. The owners of 186 Sims Road have been granted a consent (ref: Farfetched – RM150075) to construct a pond and there is surplus sand that will be used on 189 Sims Road. Up to 10 truck and trailer movements are permitted to be taken off this site as a permitted activity. The movement of sand between the two sites is not expected to trigger the need for a variation to the land use consent RM150075.

In addition, earthworks will be necessary within 189 Sims Road to form the route for the new driveway access. The width of the driveway will be at least 6m wide and approximately 80m long. The new driveway will require topsoil and approximately 300mm of material to be removed and replaced with appropriate sub-base material. The topsoil and material removed will be respread within the site and resowed with pasture grasses.

3.3. Summary of proposed activity

The new cluster dwelling will require a land use consent. A land use consent is required for the earthworks being undertaken on this site.

A discharge to land consent will be required from Greater Wellington Regional Council to construct a second on-site wastewater system on the site at 189 Sims Road.

4. RESOURCE CONSENTS REQUIRED

Resource consent is required from KCDC as detailed in the following sections.

4.1.1. Zoning

The subject property is contained within the *General Rural – within the Rural Dunes Precinct* of the Operative District Plan. Part of the site is identified within the *1% AEP ponding* overlay.

The site is within a coastal environment. The site is within 250m of the mean high water spring mark of the coastal marine area (CMA). The site does not contain any significant indigenous vegetation.

4.1.2. Operative District Rules and Standards

Development Incentive Provisions

Development Undertaken in accordance with Development Incentive Guidelines set out in Natural Environment Appendix 1		
Rule	**Standards**	**Comments**
GRUZ-R14 Development undertaken in accordance with the Development Incentive Guidelines set out in Natural Environment Appendix 1 **Restricted Discretionary Activity** ***Notes:*** 1. The Kāpiti Coast District Plan sets out objectives, policies and methods that seek to reward landowners who carry out substantial enhancement activities to restore and enhance their local environment or who carry out sustainable development activities. 2. The development incentives adopted in the Plan involve a mixture of reduced activity standards for certain activities and enabling additional development activities on a site. As such, they are incorporated into the plan rules and require a resource consent application to be granted. 3. In the Rural Zones, the energy efficiency packages [of the Development Incentive Guidelines]	1. The amount of development proposed must not exceed or proceed earlier than the stipulations in the guideline. **Appendix 1: Development Incentive Guidelines** *2.4 Energy Efficiency and renewable energy generation activity and incentives* The following nine packages of energy efficient and renewable energy development components each contribute points to the incentive rating. Water management efficiency is also included as, even with no or relatively low energy efficiency value (reduced hot water volumes used), it supports the sustainability of the building and the public infrastructure required. **1.** Shower heads and dual-flush toilets and at least 70% of other taps and all water-using appliances (washing machine and dishwasher) shall be water-efficient, no incandescent lights and less than 5 ceiling down-lights in the house unless LED and insulated, and energy star rated refrigerator and freezer **(10 points)** 2. For Working Zones sites … n/a 3. Solar water heating installed, and hot water cylinder no older than 2004, and insulation wrap to hot-water cylinder and accessible hot water piping. Alternatively, a hot water heat pump installed **(20 points)**	There is an opportunity for the applicant to utilise the Energy Efficiency development incentives to create one additional allotment or construct an additional dwelling on an allotment in conjunction with a biodiversity incentive. The guidelines require that the landowner may use the incentives to carry out specified activities according to the conditions set out in the plan rules. GRUZ-R14 states that the development must not exceed or proceed earlier than stipulated in the guidelines. For energy efficiency incentives, the guidelines state that Council will require this evidence at a pre-application meeting and that for residential dwellings, the information should be generally as for a building consent. Should Council consider it appropriate to consider theapplication under these provisions, the applicant will provide detailed Building Consent plans. It is proposed that the following energy efficiency incentives ***could be used*** on this development: 1. Shower heads and dual -flush toilets all

may also be used in combination with the water quality or biodiversity incentives to top-up those activities to earn a development incentive . (Note the guidelines do not require the energy efficiency provisions to be used in conjunction with other incentives). 4. In addition, these policies have been identified: NE-P4 – Incentives Ecosystems, ECO-P4 – Enhancement, ENGY-P6 – Incentives. The policies indicate that incentives such as **additional lots or dwellings within a subdivision**, or increased height or coverage for buildings and structures, may be available provided a development includes an improvement over what would otherwise be required by the rules of the plan. 5. Only one incentive can be earned for any land which is held as a single lot at the date of notification of the District Plan, in a ten year period 6. The development incentive scheme does not provide for transferable development rights. The development incentive right must be used on the 'development site'	4. Thermal insulation in roof (R4.6), walls (R2.6) and floor (R2.0), above Building Code requirement, draught-stopping to external doors and windows, all windows double-glazed **(20 points)** 5. Green roofs, being a building roof covered with vegetation and a growing medium, planted over a waterproof membrane. It may also include additional layers such as a root barrier and drainage and irrigation system, depending on the type of planting. It will absorb and use rainwater, delay the rate of rainwater run-off, remove some contaminants and improve insulation **(20 points)** 6. Efficient heat pump or log-burner or pellet fire as the main heating source **(20 points)** 7. Correct solar orientation, internal high thermal mass, a concrete slab ground floor with insulation beneath and around slab edges, and natural cross-ventilation **(30 points)** 8. 60% of electrical and heat energy used on the site is generated on-site by renewable sources such as solar, small scale hydro or biomass and wind power (space heating, water heating, electricity generation by photo-voltaic panels or wind turbine) **(40 points)** 9. For residential development, a Homestar rating of 8 or more stars. For commercial or industrial development, a Green Star rating of 4 or more stars. **(100 points)**	water efficient; all ceiling downlights are LED and insulated; and energy star rated refrigerator and freezer **(10 points)** 2. Thermal insulation in roof and floor of R7, in walls of R5, all draught stopping to external doors and windows and all windows double glazed **(20 points)** 3. A mechanical heat recovery and ventilation system will be installed providing heat management in winter and cooling summer; and circulating fresh air continually to each habitable unit **(20 points)** 4. Correct solar orientation, pile foundations on SIPs flooring system with an insulation of R7 **(30 points)** 5. A highly insulated building, including the roof will provide the same level of insulation of a green roof. All run-off from the roofs will be to rainwater tanks and discharged and discharged to ground via soakage. The overall system will achieve the same outcomes as a green roof in that the system will absorb and use rainwater, delay the rate of rainwater run-off, remove some contaminants and improve insulation **(20**

which relates to the activity being carried out, with limited exceptions where it can extend onto adjacent land if that land can better achieve the intent of the incentive provision, for example a connection into an existing ecological corridor.		**points)** **TOTAL POINTS: 100 POINTS**

Second Residential Unit as Cohousing on a Rural Site (including building on a site with ponding)

General Rural Zone Rules		
Rule	**Standard**	**Complies?**
GRUZ-R3 **Permitted Activity** Buildings and structures: including habitable buildings and accessory buildings on any allotment. ***Accessory buildings*** *are defined as: "means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit."* ***Minor Residential Unit*** *is defined as: "means a self-contained residential unit that is ancillary to the principal residential unit, and is held in* ***common ownership with the principal residential unit on the same site****."* ***Sleep out*** *is defined as: "means an accessory building (excluding minor buildings) typically used for sleeping accommodation*	1. The maximum number of residential buildings on any subject site shall be **one residential unit (excluding visitor accommodation which is not temporary rental accommodation**) and **one minor residential unit** (except on Kāpiti Island and the outer islands which have specific requirements). **The maximum total floor area for a sleep out shall be 30m^2.** **Qualifying Criteria:** In order to be self-contained a minor residential unit must contain a kitchen and bathroom. A minor residential unit has a gross floor area which is no greater than 60m2. **Measurement Criteria**: When measuring gross floor area for the purposes of a minor residential unit, include: covered yards and areas covered by a roof but not enclosed by walls. Exclude: a. decks and covered	1. Will not comply – the cohousing residential unit will be considered a the second dwelling on this site. Land Use Consent may be required under Rule GRUZ – 19 if the activity is not accepted for Development Incentive provisions.

*purposes which **may include a bathroom but does not contain a kitchen**"*	outdoor living spaces; b. uncovered stairways; c. floor space in terraces (open or roofed), external balconies, breezeways or porches; d. car parking areas; and e. floor space of interior balconies and mezzanines not used by the public. 2. The maximum height from original ground level of any: a. accessory farm building or structure (excluding minor buildings) shall be 10 metres b. habitable building shall be 8 metres 3. No buildings or structures (excluding minor buildings) within 500 metres of the inland edge of a beach shall be visible from the beach when measured from 1.5 metres vertically above ground level at a point 20 metres seaward from the seaward toe of the foredune. 4. n/a 5. The minimum yard requirements for any subject site shall be: a. front yard: 10m from road boundary b. side and rear yards: 5m (excluding minor buildings and intensive farming buildings) 1.	2. Height: ☑ Cluster housing will be 5.8m in height above finished ground level and no more than 7.8 above original ground level. 3. Visibility from beach ☑ Complies – see Moller Visibility Assessment attached. 4. n/a 5. Yards ☑ Complies

Non-complying Activity Rule GRUZ-R19		
Rule	**Standard**	**Comments**
GRUZ- R19 Second or subsequent residential units (excluding visitor accommodation which is not temporary residential accommodation or papakāinga)	**Measurement Criteria:** The number of residential units must be determined using the residential unit measurement criteria. ***Residential Unit Criteria** is defined as: "one residential unit has one*	The proposed cohousing residential unit meets the definition of one residential unit and will be the second

on any allotment. **Non-complying Activity**	*kitchen and at least one bathroom. If two kitchens and more than one bathroom are present, there will be two residential units except where a second kitchen is associated with and required for a home occupation being carried out on the lot, this shall be deemed one residential unit;* 1. *a residential unit may consist of one primary residential building and any accessory buildings;* 2. *a minor residential unit is ancillary to a residential unit; and* 3. *a building used for emergency or refuge accommodation shall be deemed to be one residential unit so long as the above requirements are met.* *For the avoidance of doubt residential unit measurement criteria are part of the relevant rule. Residential unit measurement criteria may be located beneath relevant standards for ease of reference.*	residential unit on this lot.

General Rural Zone Rules – Buildings & Structures

GRUZ-R3 Buildings and Structures **a. including habitable buildings and accessory buildings on any allotment** **Qualifying criteria and measurement criteria apply to some activities under this rule**		
Rule	**Standard**	**Complies?**
GRUZ-R3 **Permitted activity**	a) The maximum number of residential buildings on any subject site shall be one residential unit (excluding visitor accommodation which is not temporary rental accommodation) and one minor residential unit (except on Kāpiti Island and the outer islands which have specific requirements). The maximum total floor area for a sleep out shall be 30m2. **Qualifying Criteria:** In order to be self-contained a minor residential unit must contain a kitchen and bathroom. A	Option A or B won't comply on the basis that the building is unlikely to meet the definition of a *minor residential unit* being *ancillary to the principal residential unit on the same site;* and Option A's minor residential unit (the living room) exceeds

	minor residential unit has a gross floor area which is no greater than 60m2. **Measurement Criteria:** When measuring the number of residential units, the residential unit measurement criteria must be followed. When measuring gross floor area for the purposes of a minor residential unit, include: a) covered yards and areas covered by a roof but not enclosed by walls Except: a) decks and covered outdoor living spaces; b) uncovered stairways; c) floor space in terraces (open or roofed), external balconies, breezeways or porches; d) car parking areas; and e) floor space of interior balconies and mezzanines not used by the public.	60m^2 and the sleeping pods (sleep outs) will exceed 30m^2. However, Option B does comply with the minimum floor areas for both the minor residential unit (for the central living space) and for the sleep outs (the sleeping pods)
	2. The maximum height from original ground level of any: a) accessory farm building or structure (excluding minor buildings) shall be 10 metres b) habitable building shall be 8 metres c) building or structure (excluding minor buildings) on Kāpiti Island shall be 8 metres.	☑ Will comply
	3. No buildings or structures (excluding minor buildings) within 500 metres of the inland edge of a beach shall be visible from the beach when measured from 1.5 metres vertically above ground level at a point 20 metres seaward from the seaward toe of the foredune.	☑ Will comply [**refer to Gordon Moller Visibility Assessment in Appnedix 2]**
	4. No sensitive activities shall be located within 300 metres of a building or enclosure containing a lawfully established intensive farming activity, or within 300 metres of a lawfully established extractive industry.	☑ Will comply
	5. The minimum yard requirements for any subject site shall be: a) front yard i. all buildings and structures (excluding minor buildings) must be set back at least 10 metres from a road boundary; and ii. intrusions of eaves up to 0.6 metres are excluded.	☑ Will comply

	b. side and rear yards i. all buildings and structures (excluding minor buildings and intensive farming buildings) must be set back at least 5 metres from a side or rear yard boundary; and ii. intrusions of eaves up to 0.6 metres are excluded. Note: For intensive farming standards refer to the Restricted Discretionary Activity Standards. All parts of buildings and structures (excluding minor buildings) must fit within a height in relation to boundary envelope which is made up of recession planes which commence at a point 2.1 metres above the original ground level at the site boundary and inclines inwards at an angle of 45 degrees. (refer to definition of height in relation to boundary and diagrams in the Definitions chapter).	

District Wide Rules (Energy, Infrastructure and Transport; Hazards and Risks; Subdivision and General District Wide Matters)

Infrastructure – Managing Effects on Network Utilities		
Rule	**Standard**	**Complies?**
INF-MENU-R27 All permitted activities in all zones, including network utilities. **Permitted activity**	6. Development must be undertaken in accordance with the Council's Subdivision and Development Principles and Requirements, 2012.	☑ Will comply
INF-MENU-R29 Residential buildings in all Rural Zones. **Permitted Activity**	1. A potable water supply must be provided. Note: Compliance with the Drinking-water Standards for New Zealand 2005 (revised 2008) and the New Zealand Building Code 1992, to the extent that this is applicable, shall be one means of complying with this standard. 2. The quantity of potable water available for use must be on the basis of 250 litres (essential use) per person per day and there must be sufficient storage capacity to supply 4 people for up to 30 days i.e. a	Minimum potable water supply will be based on an occupancy of 12 people of between 140L and 180L per person per day for 30 days (i.e. 65,000 litres equivalent storage. This is to align with GWRC's PNRP's Rule 63 in relation to flows allowed for on-site wastewater treatment systems.

	capacity of 30,000 litres.	
Non-complying Activity – Infrastructure Rules		
Rule	**Standard**	**Comments**
INF-MENU-R37 **Non-complying Activity**	Any new or relocated residential building, that is not a permitted activity under INF-MENU-R29 and INF-MENU-R28, or a restricted discretionary activity under INF-MENU-R35.	Provision of infrastructure will be assessed as part of the overall land use consent for the second dwelling.
Transport		
Rule	**Standard**	**Complies?**
TR-R3 **Permitted Activity** Site access and loading for vehicles.	1. Access - every site must provide vehicular access over land or by mutual right of way or service lane for parking and/or loading and shall be in accordance with TR-Diagram - 2. 2. Access - all vehicle accesses must be designed, constructed, and maintained to ensure that: a. they are able to be used in all weather conditions; b. they have no adverse impact on the roadside drainage system; and c. surface water and detritus (including gravel and silt) does not migrate onto the highway pavement. 3. Access - all accesses must meet the following: a. be a minimum of 3.5 metres wide, except for as set out in TR-Table 1. b. be a maximum of 9 metres wide, except in the Beach Residential Zone at Waikanae Beach where the maximum shall be 6.0 metres wide. 4. Access - sites containing non-residential activities and which provide more than 6 carparks, shall provide two-way accesses which must be a minimum of 6	1. ☑ Will Comply Access to the Cluster House will be comply with TR_Diagram 2 2. ☑ Will Comply The new access will be an all weather access and constructed so that it is not inundated by more than 200mm during a 1% AEP event as provided for in SDPR 2012 3. ☑ Will Comply The driveway will be a minimum of 6m wide 4. ☑ Will Comply As noted above the driveway will be a minimum of 6m wide 5. n/a 6. n/a

	metres wide.	
	5. Access to/from a state highway - n/a	7. n/a
	6. Access spacing - at intersections - n/a	8. n/a
	7. Access spacing - Where a site is located near an intersection having volumes less than 1,000 vehicles in any peak hour… n/a	
	8. Access spacing for major traffic activities – n/a	9. ☑ Will Comply
	9. Access spacing sight distances - the required minimum sight distance between the access and the road must be in accordance with TR-Diagram - 3 and TR-Table 3 - Sight Distance Dimensions} (where m = metres)	Speed limit on Sims Road is 80km/hr. TR-Table 3 requires sightlines of 80m
	10. Access spacing for state highways – n/a	10. n/a
	11. The minimum separation distances … **between vehicle accesses to/from** a state highway/**rural road** must meet the provided distances in TR-Table 4 - Access Distance Dimensions for State Highways and Rural Roads (where m = metres, km/h = kilometres per hour, and vpd = vehicles per day)	11. ☑ Will Comply Table 4 requires separation distances of accesses on an 80k/hr road of 100m. Driveway to #135 Sims Road is over 150m to the south.
	12. Manoeuvring – a. Private residential access - unless the driveway accesses directly from a Neighbourhood Access Route, sufficient manoeuvring space must be provided on-site to ensure no reversing onto the road is necessary. Note: for clarification see the Transport Network Hierarchy b. Commercial properties – … n/a	12. ☑ Will Comply
	13. Loading spaces - every property in all Working Zones, … n/a	13. n/a 14. n/a

	14. Landscaping - for all non-residential activities … n/a 15. Landscaping - all landscaping adjoining the road boundary of subject sites, must be designed and maintained so that visibility to and from the crossing point complies at all times with the minimum standards sight distances set out in TR-Table 3 Sight Distance Dimensions.	15. ☑ Will Comply

Natural Hazards – Flood Hazards		
Rule	**Standard**	**Complies?**
NH-FLOOD-R3 **Permitted Activity** New or relocated buildings (excluding minor buildings) in **ponding**, residual ponding and shallow surface flow areas.	1. The building floor level of any new or relocated building (excluding minor buildings) in the **ponding**, shallow surface flow or residual ponding area shall be constructed above the 1% AEP flood event level.	☑ Will Comply The underside of the floor of the new dwelling can be constructed to or above the 1% AEP flood event level.
NH-FLOOD-R4 **Permitted Activity** Earthworks except where associated with the matters listed	1. In an overflow path or residual overflow path … n/a 2. **In ponding areas** (excluding residual ponding areas) and shallow surface flow areas, earthworks: a. shall not involve the disturbance of more than $20m^3$ (volume) of land in any 10 year period; and b. shall not alter the original ground level by more than 1.0 metre, measured vertically.	Will not comply as fill of more than 1 metre in depth and more than $20m^3$ in volume will occur in a ponding area. Activity requires a land use consent as a **Restricted Discretionary Activity under Rule NH-FLOOD-R11**.
NH-FLOOD-R11 **Restricted Discretionary Activity** In a ponding or shallow surface flow area, earthworks which do not comply with one or more of the permitted activity standards under NH-FLOOD-R4.		A Restricted Discretionary Activity land use consent is required under NH-FLOOD-R11. Council has restricted its matters of discretion to: 1. The effect of the earthworks on the effective functioning of the

		overflow path, residual overflow path or ponding or shallow surface flow. 2. The avoidance or mitigation of adverse effects on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.
Natural Hazards – Earthquake Hazards		
Rule	**Standard**	**Complies?**
~~**NH-EQ-R23**~~ ~~**Restricted Discretionary Activity**~~ ~~Any new building (excluding minor buildings) defined as BIC Type 2c, 3 and 4 located on land with sand or peat soils.~~ *Plan Change 1B (Liquefaction risk management for new buildings) proposed to delete this rule. As no submissions were made on Plan Change 1B, the amendment to this rule must now be treated as operative, and the former rule must now be treated as inoperative.*	~~Geotechnical information must be provided by a suitably qualified and experienced person (to building consent level) on liquefaction.~~	☑ A geotechnical assessment may be required as part of obtaining necessary Building Consents. It is no longer required to be submitted with a land use consent.
Earthworks		
Rule	**Standard**	**Complies?**
EW-R2 Earthworks excluding those listed in EW-R3 (including farm tracks), in all areas except areas subject to flood hazards **Permitted Activity**	… n/a	Rule EW-R2 does not apply to this site as it is subject to flood hazards. Natural Hazard Rule NH-FLOOD-R4 applies instead (see above)

4.2. Consent Summary

The following consents are sought from Kāpiti Coast District Council:

1. Use of the Development Incentives and application of **Restricted Discretionary Activity Rule** GRUZ-R14 to provide for one additional dwelling to be occupied for cohousing on the site at 189 Sims Road through the application of 100 points under the energy efficiency incentive provisions; and
2. Land use consent for placement of more than 1m in depth of fill within a ponding hazard area. This requires a land use consent for a **restricted discretionary activity under Rule NH-FLOOD-R11.**

The overall consent would be assessed as a Restricted Discretionary Activity under this option.

Should Council not accept the application under Rule GRUZ-R14 and the Development Incentives, then the following consents are sought from Kāpiti Coast District Council:

1. Land use consent for a cohousing residential unit which will become the second residential unit on this site and be considered **a non-complying activity under Rule GRUZ- R19**; and
2. Land use consent for placement of more than 1m in depth of fill within a ponding hazard area. This requires a land use consent for a **restricted discretionary activity under Rule NH-FLOOD-R11**

The overall consent would be assessed as a Non-complying Activity under this option.

5. OTHER CONSENTS AND APPROVALS REQUIRED

Subject to compliance with GWRC's Proposed Natural Resources Plan and rules for on-site wastewater disposal, no other consents or approvals are considered necessary.

With the exception of the on-site wastewater system, we anticipate that the proposed activity can be undertaken in full compliance with the permitted activity rules of all the relevant regional plans (operative and proposed).

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1. Introduction

This section provides a comprehensive assessment of the environmental effects of the proposal. In accordance with Section 88 and Schedule 4 of the RMA, this assessment is provided at a level of detail that corresponds with the scale and significance of the effects that the activity may have on the environment.

6.2. Effects which may or must be disregarded

When Council is making its decision in relation to notification, and when making its substantive decision on the activity, the Act allows for Consent Authorities to disregard effects if a rule or national environmental standard permits an activity with that effect (section 95D(b) and section 104(2)).

Under Section 104D(1)(a), the consent authority must not have regard to any effect on a person who has given their written approval to the application in accordance with section 104(3)(a)(ii) of the Act. The consent authority must be satisfied that all other residual effects will be minor, or that the activity will not be contrary to the relevant objectives and policies.

Policy GRUZ-P9.1 of the District Plan looks to limit the number of residential units and minor residential units to one per site in the rural zone except where the development incentive guidelines are complied with. Should Council not process this application under the development incentive provisions, then the consent authority must be satisfied that the application provides sufficient evidence that, with the exception of those effects noted above, all potential environmental effects are minor in order for the consent to be granted.

It is considered that Council may disregard the effects of the structures and occupation of the structures in association with Option B of the cohousing residential units that each of the individual structures in Option B could be built and occupied as residential accommodation, if they were built in association with the existing dwelling. Option B involves the construction of six 30m^2 living modules which would meet the definition of a sleep out; and a 60m^2 communal kitchen which could be constructed as a minor residential unit; and a utility space which could be constructed as an accessory building.

Should Council disregard the effects of the structures and occupation of those structures under Option B; then it is only the residual effects of the larger structures shown under Option A that need to be assessed; and any additional servicing requirements When assessing these residual effects, section 104(1)(ab) allows a consent authority to have regard to any measure proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity. For this application, the applicant is proposing a number of features that go above and beyond what is required in the District Plan that will ensure a positive effect and will offset and/or mitigate any potential adverse effects and these include:

i. Provision of planting of indigenous species re-establishing indigenous coastal habitats; and

ii. Provision of energy efficient construction methodology to support passive design; and

iii. Provision of electric car charging ports to support residents to use electric vehicles.

6.3. Site Suitability

Original Subdivision – DP 31319

In 1968 a subdivision of a 473 acre farm (191 hectares) created 14 allotments, all of which were 4.2 hectares in size (10 acre allotments), along the western side of Sims Road. The original subdivision (shown on the deposited plan 31319 above) also created two balance blocks (Lots 1 and 2) being 267 acres and 56 acres totalling 130 hectares.

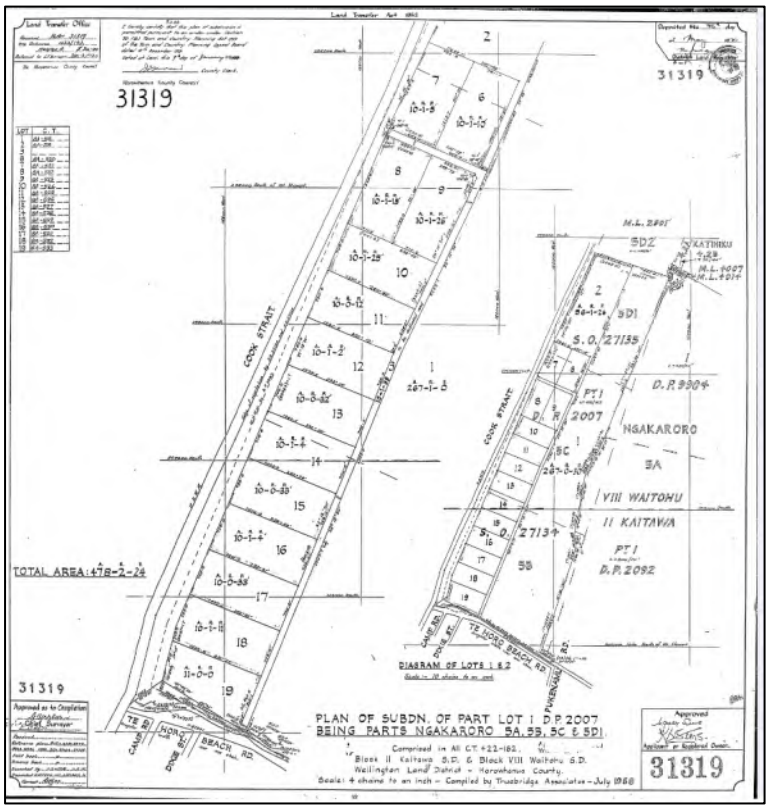


Figure 9: DP 31319 showing the original 10 acre subdivision along the western side of Sims Road

Since the time of the original subdivision, further hamlet subdivisions have occurred in Te Horo area including a subdivisions creating Sandown and Harekeke Roads. Sandown Road subdivision created a hamlet subdivision creating 20 lots that had areas between 8000m^2 and 1.2 hectares; and a balance lot of 18 hectares was also created. The Harakeke Road subdivision created lots between 5,500m^2 and 2 hectares and a balance lot of 27 hectares. Of the two original 130 hectare balance allotments created in 1968 subdivision and shown on DP 31319, there remains three balance allotments (Lot 2 DP 31319, Lot 11 DP 345126, Lot 12 DP 345126 and Lot 12 DP 345127 – see GRIP map below) totalling 104 hectares in area.

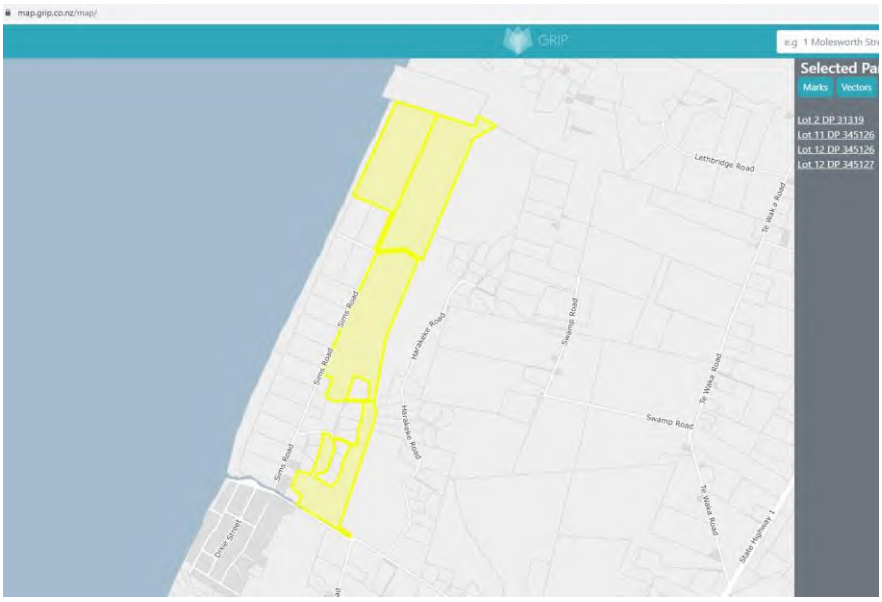


Figure 10: GRIP map showing what is remaining of the balance land created in 1968

Had the original 1968 subdivision been created as a hamlet subdivision, up to four hamlets, with up to 12 allotments in each hamlet, could have been created, totalling 48 hamlet allotments. However, today in the same area there is only the fourteen 4ha (ten acre) allotments and the 20 hamlet allotments in the Sundown subdivision. This represents a lost potential of 14 additional hamlet allotments within this area.

It is reasonable to concede that each of the 4ha allotments could be subdivided and 14 additional allotments be created without compromising the integrity of the Rural Dunes hamlet provisions provided there were sufficient physical and visual setbacks from the foredunes. The addition of one additional residential unit (and or future subdivision of that allotment) on one of the 14 allotments would have a minimal effect on the Rural Dunes precinct.

Development along Sims Road

Each of 4 ha allotments located on the western side of Sims Road have been developed and contain at least one dwelling and associated accessory buildings constructed on them. One allotment (Lot 16 DP 31319) contains the Bus Stop café which has a number of buildings used for this purpose as well as the main dwelling on the site. It also contains a large carpark area adjoining Sims Road.

Some of these allotments have more than one dwelling constructed on them or have been the subject of a resource consent which has allowed for a second residential unit or multiple residential units to be constructed (refer: Lots 6 and 8, DP 31319 and Lot 1 DP 445279). These consents were approved for the following properties:

1. **RM150075 - 180 Sims Road** (being Lot 1 DP 445279 being 16.297 ha): Three fishing Pavilions located around a lake. This consent provided for three residential units to be occupied as beachfront visitor accommodation this site. There is an existing residential unit on this site. The site is 16 hectares in area and therefore complies with the hamlet subdivision provisions but because this application was for a land use consent and not subdivision it was assessed as a non-complying activity for construction of second and subsequent dwellings on a rural lot. The consent was processed and approved subject to consent conditions on a non-notified basis.

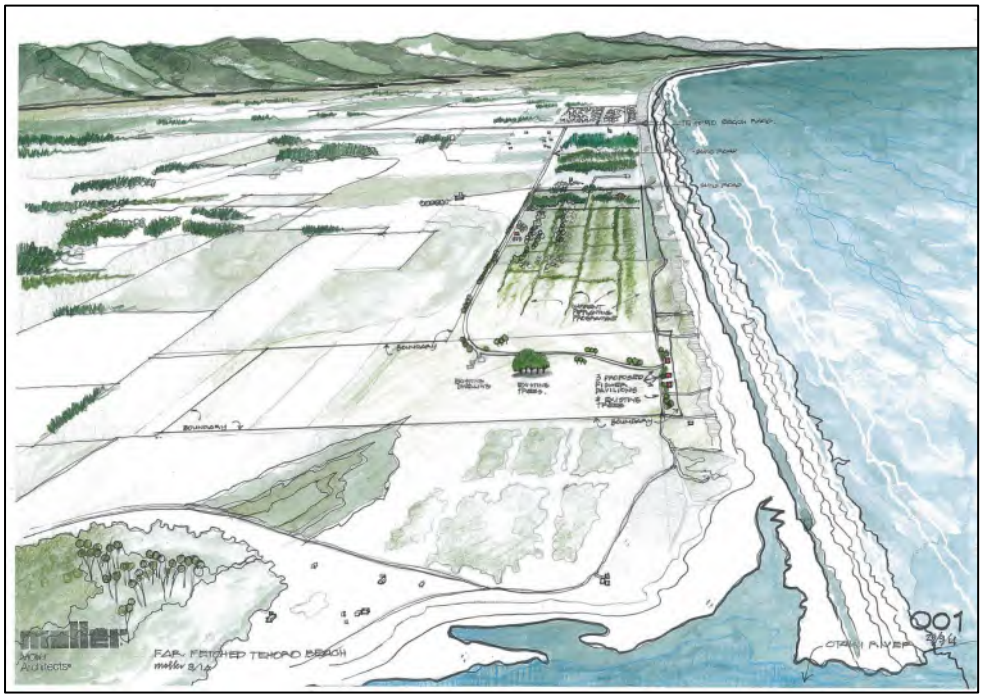


Figure 11: RM150075 Consented location of Fishing Pavillions on 180 Sims Road (Lot 1 DP 445279)

2. **RM130177: The property to the north of this site being 198 Sims** Road (one of the ten acre allotments created in 1968) was the subject of a land use consent granted in November 2013 to construct a second residential unit that is 168m^2 which would be used as commercial accommodation to demonstrate the qualities of a nine star energy efficient dwelling – 'the little greenie.' There is an existing dwelling on this site.

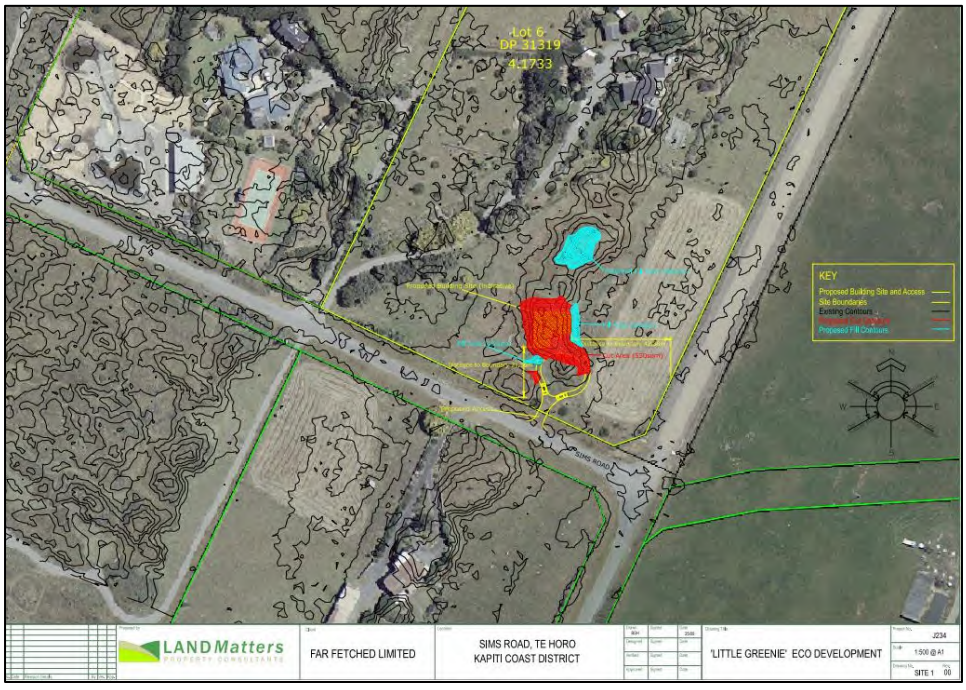


Figure 12: RM130177 Consented location of Little Greenie at 198 Sims Road (Lot 6 DP 31319)

The written consent of 189 Sims Road (the previous owner of this site – 189 Sims Road) was obtained and submitted with this application. This application was approved on a non-notified basis subject to resource consent conditions. The Little Greenie has yet to be built but the applicant has an extension of time approved for this consent and so this consent remains current.

3. **RM000083: The property at 185 Sims Road** (also one of the ten acre allotments created in 1968) also obtained a land use consent for a second dwelling in March 2000. The second dwelling constructed on this site is visible from the esplanade reserve track along the beachfront as shown in the photograph below:

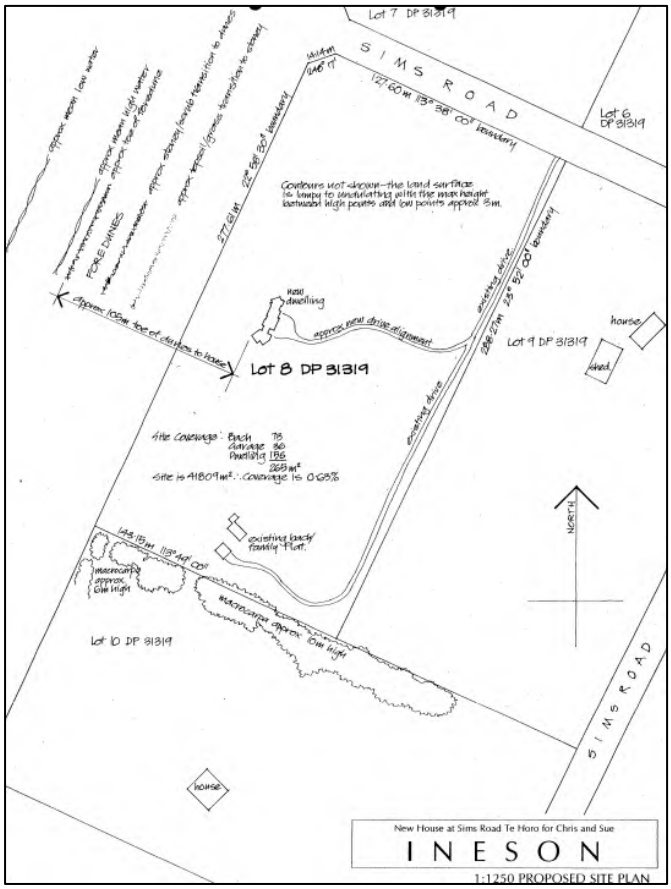


Figure 13: Final approved location of second residential unit at 185 Sims Road (Lot 8 DP 31319)

The site that is the subject of this application is no different to 180 Sims Road, 185 Sims Road, or 189 Sims Road in terms of rural and natural character values; with the exception that it is not a beach front property. Development of this site for a cohousing residential unit would result in effects on rural character and amenity similar to what has already been considered appropriate for 180, 185 and 198 Sims Road.

While the site is not beachfront, the visual assessment prepared by Moller Architects (see attached) does not identify any visual effects from the proposed development, when viewed from the beach.

Suitability of the Site for Further Development

The application site is located within Rural Dunes precinct of the General Rural zone. Within this zone clustering of development on hamlet allotments is anticipated where that development can avoid disturbance to natural landforms and any significant cultural and ecological features that may be found in these areas.

The Rural Dunes *precinct* comprises sand country, including consolidated sand dunes, interdune sand plains and on some sites, wetlands. This site is within the coastal environment and is within 250m of the MHWS mark and there is some evidence of consolidated sand dunes running north-south through the centre of the site. Outside these sand dunes there is very little intact coastal geology and coastal vegetation. The site has been grazed for over five decades and remains mainly in pastural grasses. There are no known or identified wetlands within this site; and no remnant indigenous vegetation communities.

The proposed location of the cohousing residential unit will be located within the higher area of the site to limit the amount of fill required to create a flood free building platform, and so it is set back from the road. All the infrastructure necessary to support this dwelling (on-site wastewater system and drainage field, water tanks and on-site stormwater soakage) will be located within what is currently pasture areas.

The property is well served by the existing road, power and telecommunication services.

There are no known significant cultural or archaeological features within this site. The applicant has discussed the proposed application with representatives of Katihiku marae and they support in general, the trialling of cohousing models which could also potentially be used on Māori land as papakāinga housing.

The land which the new buildings will be located will not be at risk from natural hazards. The identified ponding hazard can be mitigated with appropriate filling to create a flood free building platform without having more than a negligible impact on the remaining flood plain.

The location of the proposed access into the cohousing residential unit will have excellent sightlines in both directions and complies with the minimum sightline requirements for an 80km/hr speed zone.

The placement of a cohousing residential unit on this site will maintain good separation distances between existing dwellings (within the site and on adjoining sites) so as to protect the amenity and rural character values those dwellings currently enjoy. Landscaping along Sims Road boundary has been started and as those plants establish, additional screening will be achieved to create more privacy when viewed from Sims Road.

As such, it is considered that the application site and surrounding area is a suitable receiving environment for the earthworks and subsequent cohousing development proposed by this

application.

6.4. Effects from a Second Dwelling on an Allotment in the Rural Dunes Precinct

Assessment of Effects Applying Development Incentive Provisions

If the application for development is eligible for development incentives under the energy efficient provisions as set out in Appendix APP1 – Development Incentive Guidelines of the District Plan, then the activity can be assessed as a Restricted Discretionary Activity under Rule GRUZ-R14 for which Council has limited its discretion to the following matters:

1. The scale of biodiversity and energy benefits created by the proposal.
2. Layout, size, design and location of proposed building and structures.
3. Visual, character and amenity effects.
4. Ecological or biodiversity effects.
5. Traffic effects.
6. Proposed mitigation, remediation or ongoing management measures.
7. Effect on natural character values.
8. Cumulative effects.
9. The degree of compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012.
10. The imposition of financial contributions in accordance with the Financial Contributions chapter.
11. Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.
12. The location of any building area relative to natural hazards, historic heritage features, outstanding natural features and landscapes, ecological sites, geological features.
13. The provision of walking, cycle pathways and bridleways

All these matters have addressed in this assessment of effects below. The assessment of effects does not identify any potential adverse effects that are more than minor; and all other residual potential adverse effects can be appropriately mitigated through consent conditions.

Assessment of Effects of a Second Dwelling in Rural Dunes Precinct using Hamlet Subdivision Provisions as a Guideline

While the applicant is not proposing to undertake a subdivision of the site at this stage, it is acknowledged that the most relevant comparative standards in the District Plan that apply to second dwellings on this allotment are the hamlet subdivision standards for the Rural Dunes precinct and the matters that Council has reserved its discretion to. These matters of discretion provide guidance to this application. Those matters are:

a. The design and layout of the subdivision [development] including earthworks, the clustering of nominated building area and the suitability for primary production activities;

b. The degree of compliance with the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012;

c. The imposition of financial contributions in accordance with the Financial Contributions chapter;

d. Vehicle access points onto legal road including the State Highway Network and any effects on the transport network;

e. The location of any building area relative to natural hazards, historic heritage features, ecological sites, geological features, outstanding natural features and landscapes;

f. The provision of walking, cycle pathways and bridleways;

g. Consistency with relevant appendices and schedules to all Chapters of this Plan;

h. Provision of an adequate water supply for firefighting purposes;

i. The location of sensitive activity building areas to avoid, remedy or mitigate potential adverse reverse sensitivity effects on lawfully established primary production activities and intensive farming activities on adjoining sites; and

j. Effects on natural character in the coastal environment.

To limit effects on the Rural Dunes precinct from subdivision and development, the hamlet subdivision standards set the following minimum standards:

a. Building platforms that are not at risk from a natural hazard;

b. Access to the site to the standard required in accordance with NZS4404:2010;

c. Provision of notional building areas and access areas;

d. Provision of a dedicated fire-fighting water supply at the required level of storage;

e. Payment of financial contributions at the rates set out in FC-Table 1;

f. Whether development achieves clusters of 12 or less but with a maximum area for each allotment of 1 ha and minimum area of 4,000m^2 and an overall average area of 4 hectares.

g. Clustering of development must occur on least suitable land for primary production;

h. Clusters are to be clearly separate; and

i. Any balance allotments must carry an encumbrance on the title preventing further subdivision.

With the exception of not achieving a 'hamlet subdivision' with the 4 hectare average and the balance land; the proposed development will achieve compliance with all other matters. All potential effects associated with the further intensification of this site have been considered and there are no potential adverse effects that are considered to have more than a minor effect.

Taking into account the lower yield of the original 1968 subdivision, it is reasonable to consider that the further development of this 4ha allotment creating an additional residential unit will maintain the outcomes sought for the Rural Dunes Precinct as set out in the policies for this precinct. The effects of further intensification of this site within the rural Dunes Precinct are considered to be minor.

6.5. Effects on the Natural Environment including the Coastal Environment and Landscape

The Rural Dunes Precinct is found within the Coastal Environment. Policies on the Rural Dunes Precinct notes that development in this precinct must be undertaken in a sensitive manner which *(*reference Policy GRUZ-P10*)*:

- *Protects valued landforms* and *ecological character including dunes and wetlands*
- *Retaining overall low density scale and intensity to retain an overall rural character;* and
- *Ensure[ing] sensitive areas and areas of visually sensitive open space in the Rural Dunes Precinct are protected*; and
- *Cluster[ing] development in areas characterised by undulating topography where the development can be accommodated in a sensitive manner, with minimal disruption to natural landform; and*
- *locates buildings and other structures in a way which avoids adverse visual and landform effects on dominant dune ridges;* and
- *encourages increases in biodiversity, water quality and energy efficiency.*

While the site does contain a band of consolidated sand dunes running north/south through the site, these are low lying and have not been identified in the District Plan maps as having outstanding or high natural character values or identified as being outstanding natural landscapes (as required to be identified by the New Zealand Coastal Policy Statement).

The site does not show any evidence of high ground water tables that would reflect the presence of wetland species. According to Manaaki Whenua's NZ Land Atlas mapping, there is no record that the site historically contained wetlands (see mapping below):

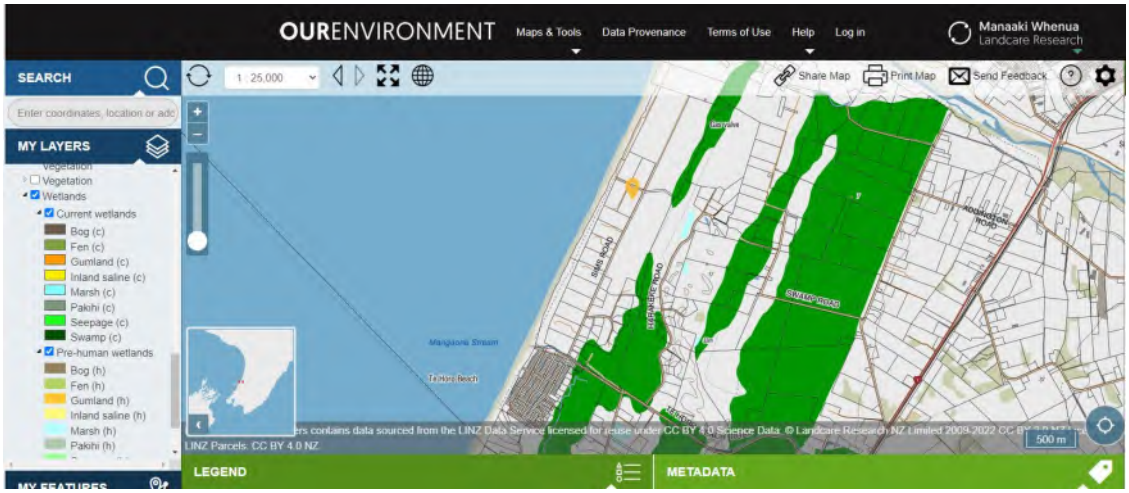


Figure 14: Manaaki Whenua Our Environment Mapping Showing Current and Pre-Human Wetland Extent

The visual assessment (**refer to assessment in Appendix 2**) undertaken by Moller Architect's provides evidence that the proposed development will not be visible when viewed from the beach due to the high foredune located between the beach and the private properties; and the distance the cohousing structures will be set back from the beach. The site is not identified as a *Special Amenity Landscape* in the District Plan and therefore assessment of visual effects when viewed from a public place such as Sims Road is not considered necessary for this site.

The proposal does involve measures that encourage biodiversity, improved water quality and energy efficiency. The applicant has begun to plant within the site with suitable early emergent indigenous species suitable for this coastal environment. All stormwater from the site will be discharged to land and all wastewater will be treated and then discharged to land.

As described in the application for the activity to be assessed under the energy efficient development incentives, the construction methodology utlises a wide range of energy efficient elements.

Overall, the potential effects from the proposed development on the existing natural landscape values and natural environment values will be minimal and all potential adverse effects (such as from wastewater discharges) will be mitigated through the construction of appropriate systems as required by relevant planning provisions.

6.6. Effects on the Productive Potential of the land

Assessment of Effects on Productive Potential

Policies in relation to second or subsequent dwellings note that *residential units* and *minor residential units* shall be limited to one per subject site, except where Development Incentive Guidelines are complied with, in order to "avoid, remedy or mitigate adverse environmental effects (including cumulative effects) on the *productive potential* and landscape character of the rural area.

According to the LUCAS NZ Land Use Map (managed by the Ministry for the Environment[1]) the site at 189 Sims Road consists of two land use classifications – both non-arable (see map below) with the classifications split along an north/south axis. On the eastern side of the site is Class 6 soils as described below:

"Slight to moderate limitations to pastural use, suitable for pasture, tree crops and forestry and in some cases vineyards. Erosion is generally the dominant limitation.'

The western side of the site are Class 7 soils as described below:

"Moderate to very severe limitations to pastoral use. High-risk land requiring active management to achieve sustainable production. Can be suited to grazing with intensive soil conservation measures but more suited to forestry."

[1] https://data.mfe.govt.nz/layer/52375-lucas-nz-land-use-map-1990-2008-2012-2016-v008/ *also see Our Environment Manaaki Whenua mapping:* https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability/lri_luc_main

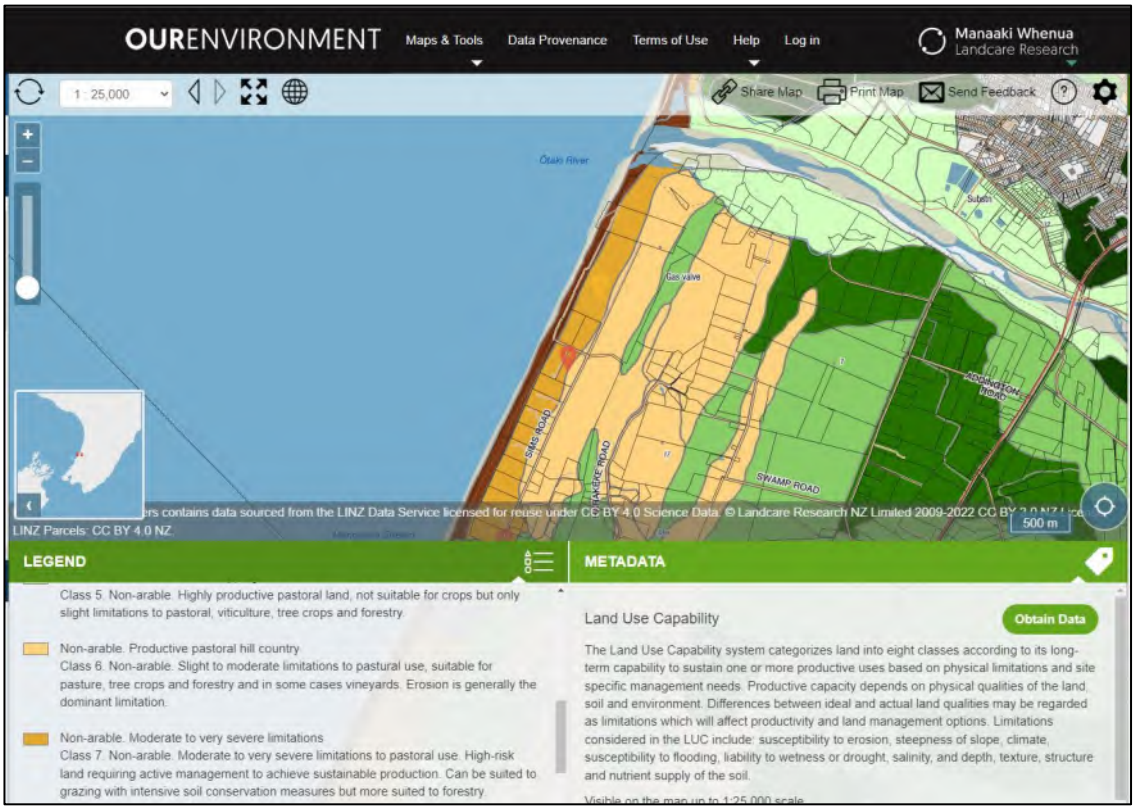


Figure 15: Manaaki Whenua Our Environment Mapping Showing Land Use Capability. The site is highlighted by a red pin.

The size of the site, the non-arable nature of the soils, and the presence of the existing dwelling severely limits the productivity within this site.

The potential effects on the natural character values including primary productivity values, from the construction of, and the occupation of this cohousing residential unit are consistent with the typical occupation of these 4ha allotments located on the western side of Sims Road. The effects on natural character are minor or less than minor.

6.7. Transport Effects

A separate access is proposed to be constructed to service the cohousing development (refer to Land Matters plan set for details on this access). This access will be two-way and formed to 6m wide. The surface will be an all weather access which will be designed so that stormwater runs to ground within the site.

Provision will also be made within the site for parking for up to six vehicles plus two visitor vehicles; and for access by emergency vehicles including rural fire-fighting trucks. An electric car charging port will be accessible for all residents. Access for rural fire-fighting trucks will ensure that they can access the dedicated water supply for fire-fighting within 90 metres of the cohousing structures.

Sightlines at the new entrance comply with the minimum sightlines set out in Table TR-Table 3 of the District Plan for an 80km/hr road of 80m. The access will also comply with the minimum distance between accesses as set out in Table TR-Table 4 of the District Plan which requires a minimum distance of 100m between accesses on a 80km/hr road.

The site is within walking distance of the beach and esplanade reserve that connects to Te Horo township; and it is likely that residents will utilise the beach and esplanade reserve for recreational purposes without having to rely on vehicles.

Access out of Sims Road onto Te Horo Beach Road; and out of Te Horo Beach Road and/or Te Hapua Road onto the State Highway are via controlled intersections.

All potential transport effects are considered to be addressed through the appropriate design of the development.

6.8. Infrastructure, roading and public service effects

The proposed cluster house will have its own services independent of the existing dwelling on the site.

Wastewater Disposal

Wastewater disposal will be via a new on-site effluent disposal system. The new system will utilise a pressure compensating drip irrigation field in accordance with the permitted activity rule set out in GWRC's PNRP Rule 75 as set out below:

Rule R75: New or modified on-site domestic wastewater systems – permitted activity

The discharge of domestic **wastewater** onto or into land where a contaminant may enter water, and the associated discharge of odour to air from an **on-site domestic wastewater treatment and discharge system** installed or modified after 31 July 2015 is a permitted activity provided the following conditions are met:

(a) the discharge shall occur within the boundary of the **property**, and

(b) the **on-site domestic wastewater treatment and discharge system** design shall meet the requirements of *AS/NZS 1547:2012 – On-site Domestic Wastewater Management,* and

(c) the flow allowance used to calculate the system design flow must be no less than 145L per person per day where the water supply is provided by roof water collection, or no less than 180L per person per day for other sources of water supply, and

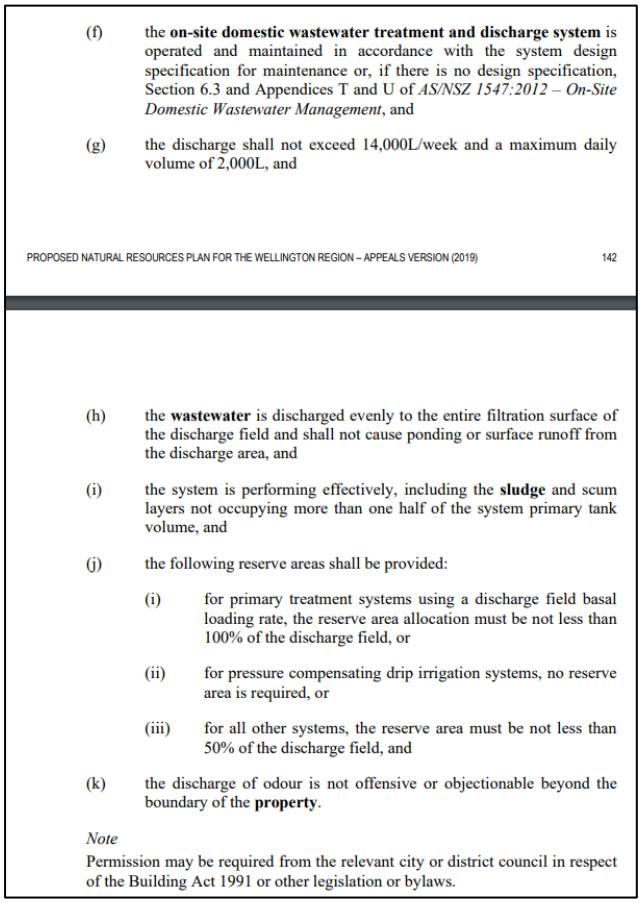
(d) the discharge shall consist only of contaminants normally associated with domestic sewage, and

(e) the discharge is not located within:

(i) 20m of a **surface water body**, coastal marine area, or **bore** used for water abstraction for potable supply, or 50m from a bore used for water abstraction for potable supply when the discharge is from an **on-site domestic wastewater treatment and discharge system** installed after 31 July 2019, or

(ii) 20m of the boundary of the **property** unless the land discharge system consists of a pressure compensating drip irrigation system where the boundary set-back is 5m, or

(iii) 0.1m of the soil surface unless it is covered permanently with a minimum of 0.1m of mulch or similar cover material, or



(f) the **on-site domestic wastewater treatment and discharge system** is operated and maintained in accordance with the system design specification for maintenance or, if there is no design specification, Section 6.3 and Appendices T and U of *AS/NSZ 1547:2012 – On-Site Domestic Wastewater Management*, and

(g) the discharge shall not exceed 14,000L/week and a maximum daily volume of 2,000L, and

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(h) the **wastewater** is discharged evenly to the entire filtration surface of the discharge field and shall not cause ponding or surface runoff from the discharge area, and

(i) the system is performing effectively, including the **sludge** and scum layers not occupying more than one half of the system primary tank volume, and

(j) the following reserve areas shall be provided:

(i) for primary treatment systems using a discharge field basal loading rate, the reserve area allocation must be not less than 100% of the discharge field, or

(ii) for pressure compensating drip irrigation systems, no reserve area is required, or

(iii) for all other systems, the reserve area must be not less than 50% of the discharge field, and

(k) the discharge of odour is not offensive or objectionable beyond the boundary of the **property**.

Note
Permission may be required from the relevant city or district council in respect of the Building Act 1991 or other legislation or bylaws.

Potable Water Supplies

Potable water supply has been calculated on the basis of the design of the wastewater treatment facility. Potable water supply will provide between 140 and 180 litres per person per day with sufficient storage for 30 days as required by the District plan via roof water collection. Water supplies have been calculated on a maximum of two people occupying a residential living unit module based on 180 litres per day. Therefore water supply storage is expected to be around 65,000 litres (or three 25,000 litre roof collection water tanks). The following recommended maintenance of the rainwater system has been set out in Land Matter's preliminary engineering report (**refer Appendix 3**) and will be registered as part of a Resident's Association document registered on the title of this site.

Treatment of potable water supplies is as per KCDC's Rainwater and Greywater Code of Practice Guidelines which recommends measures to prevent contaminants from entering the rainwater tank (such as a screened downpipe rain head will a screen mesh of 4mm – 6mm designed to prevent leaves entering the downpipe), regular tank cleaning and chlorination; and rainwater tank openings are constructed to prevent ingress of surface stormwater and groundwater (if the tank is buried).

Dedicated Fire Fighting Water Supplies

Fire fighting water supplies will be provided in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. The minimum requirements are set out in Table 2 – Method for determining firefighting water supply of the standard. It is proposed to install residential sprinkler systems throughout each of the living modules and the

communal kitchen and living area.

If the Building Code assesses the cluster dwelling as a *Fire Hazard Category* as being single family home, then the *Water Supply Classification* is either an FW 1 (if it has a sprinkler); or FW 2 (for non-sprinkled) as follows:

i. FW 1 based on 15 minutes fire fighting requires a storage volume of 7,000 L ($7m^3$); or

ii. FW 2 based on 30 minutes fire fighting requires a storage volume of 45,000L ($45m^3$)

Other requirements that have been factored into the layout of the proposed provision of the dedicated fire fighting water supply tanks include:

i. The location of all fire fighting water supplies shall be not more than 90m and not closer than 6m from the dwelling;

ii. The hardstand area for fire fighting trucks will be not less than 4.5m in width and not less than 11m in length;

iii. A turning circle of 17.5m has been allowed

iv. There will be unimpeded access within the specified 90m distance to a building allowing vehicular access at all times.

v. All fire-fighting water supplies will be readily visible and clearly marked for this purpose

vi. Provision will be made to ensure that the fire-fighting water supplies automatically topped up or manually refilled after emptying.

vii. A fire service couples installed in all fire fighting water storage tanks in accordance with SNZ PAS 4505

On-site Stormwater Disposal

On-site ground conditions are considered to be suitable for on-site stormwater disposal to ground through soakage without generating off-site effects. A traditional rock filled soakpit is proposed to direct stormwater generated from roofs, the driveway, carparking areas and any other hard non-permeable surfaces to ground. Rainwater tank placement and tank overflow has been designed to ensure that it also discharges to a small soakpit to ground and will not cause ponding around dwelling foundations or under decks.

Access, Carparking and Manoeuvring

Access to the site is via a new driveway from Sims Road. It is proposed to be designed so that existing drainage patterns within the road reserve are maintained. The driveway will be constructed as a two-way access, with a minimum 6m formation. The driveway camber will direct stormwater to soakage within the site. The finished driveway level will not be inundated by more than 200mm during a 1% AEP event.

Carparking on hard surfaces will be provided for up to seven vehicles. This will enable each resident to have sufficient parking for 1 vehicle and there to be one extra carparking space.

On-site manoeuvring will be provided so all vehicles can exit the site in a forward position.

Proposed Conditions of Land Use Consent in relation to Infrastructure & Services

Provision for on-site infrastructure servicing will be provided for in accordance with Council's

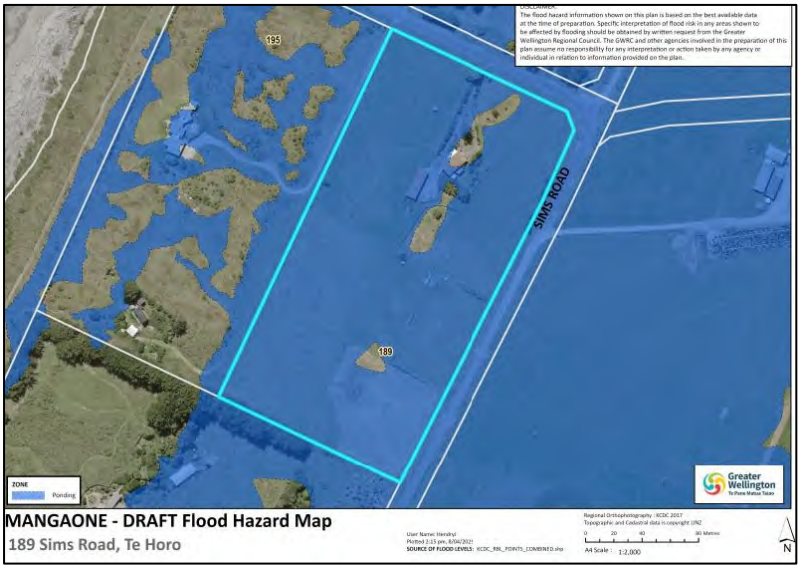
Subdivision and Development Principles and Requirements document 2012 (SDPR 2012) and NZS4404:2010 including any other relevant standard.

The applicants would be happy to accept these requirements noted in this application as a condition of any land use consent granted including requirements that:

1. *Before construction of the wastewater, potable water, fire-fighting supplies, on-site stormwater disposal, access, and provision of power and telecommunications services, a suitably approved person shall provide detailed engineering design for approval by Council's Resource Consents Manager. The detailed engineering design shall be in general accordance with Land Matter's Preliminary Engineering Design. A Schedule 1A Design Certificate under NZS4404:2012 shall be completed by the relevant designer's of the individual systems and submitted to Council's Resource Consents Manager for approval.*
2. *Before the cohousing residential unit is completed and before any occupation of the cohousing residential unit, all wastewater, potable water, fire-fighting supplies, on-site stormwater disposal and provision of all power and telecommunication services shall be constructed and installed to the producer's standards and a Schedule 1B form under NZS4404:2012 be completed and submitted to Council's Resource Consent's Manager for approval.*
3. *Provision of a dedicated fire fighting water supply shall be provided in accordance with SNZ PAS 4509: 2008 and all couples installed on any fire-fighting storage tanks in accordance with SNZ PAS 4505 unless otherwise approved by the Fire Region Manager as specified in Table 2 SNZ PAS 4509: 2008. At the time of installation, the a schedule 1B under NZS4404:20210 shall be completed by the approved installer showing compliance with this provision and submitted to the Resource Consents Manager for approval.*

6.9. Earthworks and effects on Ponding Hazard

Policy GRUZ-P10 also requires development to be accommodated in areas which are not at risk from natural hazards. Greater Wellington Regional Council have provided us with their Draft Flood Hazard Maps on the 8 April 2022 (see below):



According to correspondence with GWRC the ponding hazard has been modelled. Below is the

advice we have received from GWRC:

> "The 1% AEP (annual exceedance probability) **flood level for this property is 5.3 m**, given in terms of Mean Sea Level (MSL) Wellington 1953 Datum. For construction, the level is to the underside of the floor joists or to the base of the concrete floor slab.
>
> Where land on which building work is to be carried out is subject to, or likely to be subject to flood hazard, if KCDC grants a building consent under Section 72 of the Building Act 2004 they shall include a notation on the Certificate of Title. It is KCDC's responsibility to notify the owner if there will be a registration. We suggest that you discuss this with them directly.
>
> GW Flood Protection recommends that:
> - You avoid building and subdivision in areas of flood hazard.
> - **As a minimum you build to above the 1% AEP flood level of 5.3 m.**
> - You contact KCDC about any building controls or rules under their District Plan.
> - The property owner notify their insurer of their flood risk"

Based on LiDar the levels in the location of the cohousing development range in height from RL 5.5m (the higher areas through the middle of the site) to between RL 3.4m and 4m in the remainder of the site. Construction of buildings in ponding areas is anticipated in the District Plan provided the underside of the floor joists or concrete is elevate to or above the 1% AEP flood level. We propose to do this for the cohousing development through placement of consolidated fill and pile foundations to create a flood free building platform. We have modelled fill to be placed at a depth of between 1.3m and 2m high to create a finished level of RL 5.3m.

Earthworks will be undertaken across an area of 2,750m^2 to create a flood free building platform. A total of 2,150m^3 of fill will be placed on the site and within a ponding area. This represents less than 1% of the area that is the catchment for this ponding area. The amount of fill material is considered to have a negligible effect on the ponding within the wider area.

Some fill will be required to provide flood free access to the new dwelling. The driveway may be inundated by up to 200mm during a 1% AEP event as provided for in Council's SDPR document.

It is considered that the earthworks will result in less than minor effects on the overall flooding hazard; and all works proposed within the site will mitigate any potential effects on the flood hazard on the proposed development.

6.10. Construction Effects

The pre-fabricated nature of the construction system means that each of the modules within the cohousing residential unit can be constructed within five days of delivery to site. Overall construction time will be limited to eight to ten weeks. Construction effects such as noise and construction traffic will also be managed through standard construction best practice methods including reasonable operating hours.

The site is not identified in the District Plan as containing any known archaeological site or any site of cultural significance. Notwithstanding this, an accidental discovery protocol will be followed should any items of potential archaeological interest be found during the ground disturbance activities proposed. It is considered that, with this protocol in place, the proposed activity will result in less than minor adverse archaeological effects.

It is considered the proposal will result in less than minor effects as a result of construction activities.

6.11. Summary of environmental effects

In accordance with Section 3 and the requirements of Section 104 of the RMA, the assessment covers positive or adverse; temporary or permanent; past, present, or future; and cumulative effects. It also considers both potential effects of high probability and potential effects of low probability but high potential impact.

This assessment of the actual and potential effects has considered all matters that could be relevant to this development and includes all the matters that Council would normally consider for a hamlet subdivision in the rural domain precinct. It has also considered all matters identified in relevant policies including from the New Zealand Coastal Policy Statement, relevant National Policy Statements (NPS-FW and NPS-HPL), the Regional Plan and the District Plan.

The assessment has considered the surrounding rural character and amenity and sought to establish an existing baseline within which to assess effects from this development. That baseline has included the underlying parent subdivision that created the 4ha allotments and other rural hamlet subdivisions in the area. It has also considered approvals granted for similar developments in the surrounding area.

The assessment has included a review of potential effects from other activities that could be undertaken as a permitted activity as Council may disregard these effects when reviewing an assessment of effects. For example, the construction of sleep outs and a minor residential unit and accessory buildings.

The assessment has also included a review of the natural hazards and how the effects of those natural hazards could be mitigated through the proposal. The assessment includes effects relating to the provision of servicing for the additional residential unit.

The assessment confirms that the proposed development can be undertaken without generating more than minor adverse environmental effects. The assessment also details the proposed measures over and above what is required by the District Plan that will have positive environmental benefits and that offset or mitigated any potential residual adverse effects.

7. STATUTORY CONSIDERATIONS

7.1. Introduction

The matters to which a consent authority shall have regard when considering applications for resource consents and submissions include sections 104, 105, 106, 107 and 108 of the RMA. The considerations for determining applications for restricted discretionary activities are set out in section 104C of the RMA.

Section 104C states:

(1) When considering an application for resource consent and any submissions received, the consent authority must consider only those matters which –

(a) a discretion is restricted in national environmental standards or other regulations:

(b) it has restricted the exercise of its discretion in its plan or proposed plan.

(2) The consent authority may grant or refuse the application.

(3) However, if it grants the application, the consent authority may impose conditions under http://legislation.govt.nz/act/public/1991/0069/latest/link.aspx?id=DLM234810 - DLM234810 *only for those matters over which—*

(a) a discretion is restricted in national environmental standards or other regulations:

(b) it has restricted the exercise of its discretion in its plan or proposed plan.

The provisions of Section 104 are subject to Part 2 of the RMA (sections 5 to 8), which means that the purpose and principles of the Act are paramount. Part 2 of the RMA is discussed in section 11 of this report.

The actual and potential effects on the environment of allowing the activity are discussed in Section 7 of this report.

The remaining relevant matters for this application are discussed in the following sections. An assessment of the proposal against the relevant district plan objectives and policies is provided in Section 9 of this report.

7.2. Section 5 – Purpose and Principles

Section 5 defines "sustainable management" as:

"managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enable people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

b. safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

c. avoiding, remedying, or mitigating any adverse effects of activities on the environment."

The proposal demonstrates sustainable use and development of the site while any actual or potential adverse environmental effects can be avoided, remedied, or mitigated.

7.3. Section 6 – Matters of National Importance

This section provides an assessment against the relevant statutory requirements of the RMA, including the general purpose and principles in Part 2 of the RMA and the specific matters relating to resource consents in Part 6.

7.4. Section 6 – Matters of National Importance

In exercising its powers and functions under the RMA, consent authorities are required to recognise and provide for the matters of national importance listed in Section 6 of the RMA. Of relevance to this application is:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development

While the site is located within the coastal environment and within 500m of the MHWM, the site is not characterised as having outstanding or high natural character values. Nor does the site contain any significant landscapes or special amenity landscape values. The site does not immediately adjoin the coastal marine area and does not contain wetlands, lakes or rivers.

The development (both the construction of the cohousing residential unit and the associated earthworks) has been sensitively designed to sit within this coastal landscape supported by new landscaping planting.

7.5. Section 7 – Other Matters

The other matters to which the local authorities must have particular regard in relation to managing the use, development, and protection of natural and physical resources are listed in Section 7 of the RMA.

Section 7 of this report (assessment of actual and potential effects) addresses the matters listed in Section of 7 of the RMA, in particular:

(b) the efficient use and development of natural and physical resources

(c) the maintenance and enhancement of amenity values

(f) maintenance and enhancement of the quality of the environment

(g) any finite characteristics of natural and physical resources; and

(i) the effects of climate change

The proposal is not inconsistent with these matters, will demonstrate efficient use of the land resource through an appropriate residential subdivision of land zoned for this cohousing development and will maintain amenity values of the site and surrounding area.

In terms of climate change, site is not identified in any of the recently produced documents commissioned by the Council identifying the site at any greater risk from sea level risk. The proposed development will be constructed on an elevated building platform to mitigate any potential risks associated with flooding, which is also an outcome of an warming climate.

7.6. Section 8 – Principles of the Treaty of Waitangi

Section 8 of the RMA requires the local authority to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) when considering applications for resource consent. The proposed activity is not inconsistent with the principles of the Treaty.

The iwi with mana whenua for this area are Ngati Raukawa. The applicant have discussed the proposal with representatives of the Katihiku Marae who generally support the concepts proposed by the application.

7.7. Part 6 – Resource Consents

7.7.1. Section 88 – Making an application

Section 88 of the RMA (at Subsection (2)) and Schedule 4 set out the information requirements for resource consent applications.

It is considered this application meets all the requirements of Section 88 and the Schedule 4 to

the RMA *(Information required in application for resource consent).*

7.7.2. Section 104 – Consideration of applications

Section 104(1) states:

When considering an application for resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to –

(a) any actual and potential effects on the environment of allowing the activity; and

(b) any relevant provisions of –

i. a national environmental standard;

ii. other regulations;

iii. a national policy statement;

iv. a New Zealand coastal policy statement;

v. a regional policy statement or proposed regional policy statement;

iv. a plan or proposed plan; and

(c) any other matters the consent authority considers relevant and reasonably necessary to determine the application.

The provisions of Section 104 are subject to Part 2 of the RMA (sections 5 to 8), which means that the purpose and principles of the Act are paramount. Part 2 of the RMA is discussed in Section 8.2 of this report, above.

The actual and potential effects on the environment of allowing the activity are discussed in Section 7 of this report.

An assessment of the proposal against the relevant district plan objectives and policies is provided in Section 9 of this report.

An assessment of the proposal's consistency with the Wellington Regional Policy Statement (RPS) and the objectives and policies of the Kāpiti Coast Operative District Plan is provided in Section 9 of this report.

An assessment of the actual and potential adverse effects of the proposal has already been provided in Section 7 of this report and the effects have been determined to be minor or less than minor.

7.7.3. Section 104C – Determination for restricted discretionary activities

Should the application be accepted under the Development Incentive provisions, the activity is likely to be assessed as a Restricted Discretionary Activity. Section 104C of the Act states:

(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—

(a) a discretion is restricted in national environmental standards or other regulations:

(b) it has restricted the exercise of its discretion in its plan or proposed plan.

(2) The consent authority may grant or refuse the application.

(3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which—

(a) a discretion is restricted in national environmental standards or other regulations:

(b) it has restricted the exercise of its discretion in its plan or proposed plan.

This application has set out the matters that Council has restricted its discretion to and considered the potential effects on the environment in relation to those matters. All potential adverse effects can be appropriately managed through carefully managed design of the development.

Should the activity be assessed under the Development Incentive provisions, we consider the land use consents can be granted in accordance with Section 104C(2) of the RMA subject to any relevant consent conditions.

7.7.4. Section 104D – Particular restrictions for non-complying activities

Should the application not be accepted under the Development Incentive provisions, the activity is likely to be assessed as a non-complying activity. Section 104D of the Act states:

1. *Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—*

   (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

   (b) the application is for an activity that will not be contrary to the objectives and policies of—

      i. the relevant plan, if there is a plan but no proposed plan in respect of the activity; or

      ii. the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

      iii. both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

2. *To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity*

Section 104(2) allows Consent Authorities to disregard the potential adverse effects of an activity where a National Environmental Standard or a Plan permits an activity with that effect.

S.104

(2) When forming an opinion for the purposes of subsection (1)(a) ["any actual and potential effects on the environment of allowing the activity], a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard ***or the plan permits an activity with that effect.***

Below are activities and their associated effects that the District Plan permits:

i. Any number of accessory buildings in the rural zone up to 10 metres high; and

ii. Any number of sleep outs no larger than 30m2 (they can contain plumbing but no kitchen); and

iii. A minor residential unit that is ancillary to the main residential unit that is no larger than 60m2 ;

iv. The construction of habitable buildings in a ponding area provided the underside of the floor joists is at or above the 1% AEP flood hazard level.

The applicant's architect has prepared a set of plans, identified as Option B, which shows a cohousing residential unit comprised of six 30m^2, the main kitchen and communal living space no larger than 60m^2, and a utility room. All these structures could be built as a permitted activity associated with the existing dwelling on the site.

The key difference in effects between those permitted under the above provisions and Option B of the cohousing residential unit, is that a secondary access is proposed to service the cohousing residential unit. Otherwise, all other effects, including occupation of the living units could occur as a permitted activity should the current owner decide to construct sleep out accommodation and a minor residential unit.

Similarly, the slightly larger 44m^2 living modules associated with the cohousing residential unit described as Option A could also be built as 'accessory buildings' on a rural site as a permitted activity. However, accessory buildings are not intended to be habitable. However, the structures themselves could feasibly be built and the effects of those structures in the Rural Dunes precinct would be the same.

It is considered that the proposed activity will not generate potential adverse effects that would be more than minor. On this basis alone, the Consent Authority could grant consent to the proposal under Section 104D.

In general the activity is not considered to be contrary to the relevant objectives and policies as evidenced in the statutory assessment provided below. However, should the activity be assessed under the Development Incentive provisions, then the activity would also not be contrary to Policy GRUZ-P9.

8. RELEVANT REGULATIONS, OBJECTIVES AND POLICIES

8.1. National Policy Statements

The National Policy Statement on Freshwater, the New Zealand Coastal Policy Statement, and the National Policy Statement on Urban Development are all considered relevant to this application.

The New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement (NZCPS) identifies the extent and characteristics of the coastal environment. This site is within the coastal environment.

Policy 6 of the NZCPS seeks the following:

a. recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;

b. consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth **without compromising the other values of the coastal environment;**

c. encourage the **consolidation of existing coastal settlements and urban areas** where this

will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;

d. recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;

e. consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;

f. consider **where development that maintains the character of the existing built environment should be encouraged**, and where development resulting in a change in character would be acceptable;

g. take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;

h. consider **how adverse visual impacts of development can be avoided in areas sensitive to such effects**, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;

i. **set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment;** and

j. where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value

The proposed cohousing residential unit meets a unique market for affordable housing in the rural environment. This site forms part of the Te Horo Beach community and the site itself is connected to this community via Sims Road and also the esplanade reserve walkway along the beachfront. The addition of another dwelling on this 4ha allotment is considered to be consistent with the outcomes sought for the Rural Dunes precinct having had regard to the overall hamlet subdivisions occurring in the immediate area. The proposal utilises a sensitive low impact design that maintains the existing rural character of the area. There are no identified sensitive areas including dunes that warrant additional controls or conditions. There are no natural features within this site that the development needs to be set back from. The proposal is considered to be consistent with the outcomes sought by Policy 6 of the NZCPS.

Policy 13 of the NZCPS looks to preserve natural character by:

i. avoiding adverse effects on natural character in areas of the coastal environment with *outstanding natural character*; and

ii. avoid *significant* adverse effects, and avoid, remedy or mitigate *other* adverse effects of activities on *natural character* in all other areas of the coastal environment including by identifying these areas in regional and district plans; and

iii. recognising that *natural character* in the coastal environment includes matters such as natural elements, processes and patterns; biophysical, ecological, geological and geomorphological aspects; natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; the natural movement of water and sediment; the natural darkness of the night sky; places or areas that are wild or scenic; a range of natural from pristine to modified; and experiential attributes including the sounds and smell of the sea and their context or setting

The site is not identified as having outstanding natural character in the Regional Policy Statement. The site is identified in the Kāpiti Coast District Plan as being within the coastal

environment and therefore potentially having natural character values associated with the coastal environment that warrant further assessment. The Regional Policy Statement's Objective 4 seeks to protect the natural character of the coastal environment from the adverse effects of inappropriate subdivision, use and development *through*

- the protection of *high natural character areas in the coastal environment.* Kāpiti Coast District Plan has not identified this site as having *high natural character (Policy 3, RPS);*
- Protecting historic heritage values (Policy 22, RPS); and
- Protecting indigenous ecosystems and habitats with significant indigenous biodiversity values (Policy 24, RPS)
- Protecting outstanding natural features and landscape values (Policy 26, RPS);
- Managing special amenity landscape values (Policy 28, RPS); and
- Preserving the natural character of the coastal environment through consideration of resource consents and when varying or changing plans (Policy 35, RPS)

Objective 7 of the RPS also looks to ensure the *integrity, functioning and resilience of physical and ecological processes in the coastal environment are protected form the adverse effects of inappropriate subdivision, use and development*. This is to be achieved through *safeguarding life-supporting capacity of coastal ecosystems* (Policy 37, RPS).

While the site has not been identified as having outstanding or high natural character; nor is it identified as being within a special amenity landscape, there is an opportunity through this consent process to consider whether there is any natural character values within the site that are worthy of preservation' and identification of any coastal ecosystem within the site.

The coastal ecosystems within the site include the consolidated sand dunes that run north south; and small areas of the site that might support indigenous habitats. There are opportunities through this consent process to restore natural character in areas within the site through native plantings; and also to maintain the intactness of the existing sand dunes. The proposal looks to achieve this.

Policy 14 of the NZCPS looks to restore natural character in the coastal environment by identifying areas and opportunities for restoration or rehabilitation and making provision for these areas in plans; and where practicable imposing or reviewing restoration or rehabilitation conditions on resource consents and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches could include:

i. restoring indigenous habitats and ecosystems;
ii. encouraging natural regeneration of indigenous species;
iii. creating or enhancing habitat for indigenous species;
iv. rehabilitating dunes and other natural coastal features or processes;
v. reducing or eliminating discharges of contaminants;
vi. restoring cultural landscape features; or
vii. redesigning structures that interfere with ecosystem processes.

As discussed under Policy 13 above, there are opportunities through this resource consent process to provide some restoration of the historical coastal ecosystems through planting

thereby creating or enhancing linkages between the foredune and the site and enhancing habitat for indigenous species occupying the foredune.

Policies 24 and 25 of the NZCPS looks to identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunami); and then seek to:

- avoid increasing the risk of "social, environmental and economic harm from coastal hazards;
- avoid *redevelopment, or change in land use*, that would increase the risk of adverse effects from coastal hazards; and
- consider the potential effects of tsunami and how to avoid or mitigate them.

According to GWRC's Hazard Mapping, the site at 189 Sims Road is located within the CDEM Evacuation Zone for Tsunami where wave sources of up to 5m could be reasonable anticipated for a tsunami with a minimum 500 year return period.

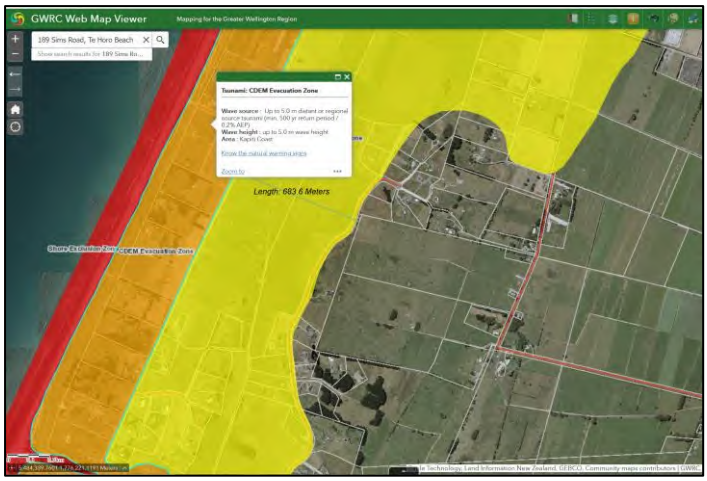


Figure 16: GWRC Map of Tsunami Hazard for 189 Sims Road, Te Horo Beach

The closest highest area for evacuation is to the subdivision area off Harakeke Road to the east of the site and which his located off Te Horo Beach Road. It would be accessible by walking from the site across paddocks for a distance of just under 700 metres. This is likely to take approximately ten minutes walking (indicated by the map below). Alternatively transport by vehicle along Sims Road, Te Horo Beach Road and onto Harakeke Road which would take approximately six minutes of driving.

It is proposed however to construct the cohousing residential unit on an elevated building platform which would be at least at RL 5.3m. This would be above the anticipated wave height of a 500 year return period tsunami.

The National Policy Statement on Freshwater

The National Policy Statement on Freshwater (NPS-FW) considers the effect of development on freshwater systems. The NPS-FW sets targets for water quality and sets limits on resource use (water quantity). It also specifies specific rules relating to wetlands, rivers, and fish passage. Wetlands can include ephemeral wetlands.

There are no waterbodies within this site and ground water was not present at the time of the site visit by the author. The site is not known to have any wetland species present.

The National Policy Statement on Urban Development

The National Policy Statement on Urban Development requires all Tier 1 Councils (Kāpiti Coast District Council falls within this category) to *Provide at least sufficient development capacity in its region or district to meet expected demand for housing:*

(a) in existing and new urban areas; and

(b) for both standalone dwellings and attached dwellings; and

(c) in the short term, medium term and long term."

Urban land is defined in the NPS-UD as being, "any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people."

While the site is located within the Rural Environment zone; the Kāpiti Coast is an urban district and therefore the proposed cohousing model in this rural environment is meeting a demand for affordable housing for a particular sector of people that is generally consistent with Policy 1 of the NPS-UD which states:

"*Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

a) have or enable a variety of homes that:

(i) meet the needs, in terms of type, price and location, of different households; and

(ii) Enable Māori to express their cultural traditions and norms; and

(iii) Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size;

(iv) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

(v) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(vi) support reductions in greenhouse gas emissions; and

(vii) are resilient to the likely current and future effects of climate change."

For this cohousing community, the distance from a traditional urban area or from public transport will be negated by the incorporation of electric charging ports for electric vehicles. Because the community is likely to support older people who may be retired, the proximity to jobs is not critical whereas the connection to accessible open space is. Overall the proposed cohousing model meets a significant demand in the market for shared communal living environments.

The National Policy Statement on Highly Productive Land

The National Policy Statement on Highly Productive Land (NPS-HPL) requires Regional Councils to identify highly productive land within their region which would be subject to the provisions of the NPS-HPL. In the interim, the NPS-HPL defines highly productive land as any rural zoned land that is classified under the Land Use Capability as class 1, 2 or 3.

The site is not within class 1, 2 or 3 LUC soils and therefore is not identified as being highly

productive under this national policy statement.

8.2. National Environmental Standards

The following National Environmental Standards (**NES**) are currently in force and relevant to this application:

- National Environmental Standard for Sources of Drinking Water 2007
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011; and
- National Environmental Standards for Freshwater 2020

There are no drinking water catchments within or downstream of the site. There are also no community water takes downstream of the site. As such, it is considered that the proposal will not be inconsistent with the NES for drinking water.

The site is not identified on the register of sites where activities involving hazardous substances have or may have taken place and therefore it is considered that the proposal does not need further assessment under the NES for assessing and managing contaminants in soil.

There are no waterbodies within the site and no areas that could be identified as wetlands. Therefore the NES for Freshwater does not require further assessment.

No other NES are considered relevant to this application.

8.3. Regional Policy Statement for the Wellington Region

The Operative Regional Policy Statement (**RPS**) outlines the resource management issues of significance to the region and the outcomes sought for each of those issues. It provides a framework for managing the natural and physical resources of the region in a sustainable manner. The RPS identifies objectives, policies and methods, which are designed to achieve integrated management of the natural and physical resources of the whole region.

The RPS covers the following broad issues:

- Air quality;
- Coastal environment, including public access;
- Energy, infrastructure and waste;
- Fresh water, including public access;
- Historic heritage;
- Indigenous ecosystems;
- Landscape;
- Natural hazards;
- Regional form, design and function;
- Resource management with tangata whenua; and
- Soils and mineral.

The RPS identifies objectives, policies and methods, which are designed to achieve integrated

management of the natural and physical resources of the whole region. The RPS has been reviewed in relation to this application. The matters relating to the coastal environment and the relevant objectives and policies in the RPS have been assessed under the New Zealand Coastal Policy section above.

Overall, it is considered that the proposed activity is consistent with the RPS provisions.

8.4. Kāpiti Coast District Plan

Objectives

DO-01 – Tāngata whenua

To work in partnership with the tāngata whenua of the District in order to maintain kaitiakitanga of the District's resources and ensure that decisions affecting the natural environment in the District are made in accordance with the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

DO-02 – Ecology and biodiversity

To improve indigenous biological diversity and ecological resilience through the:

1. *protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
2. *restoration of the ecological integrity of important degraded environments and habitats;*
3. *enhancement of the health of terrestrial and aquatic ecosystems; and*
4. *enhancement of the mauri of waterbodies.*

DO-03 – Development management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas which can be efficiently serviced and integrated with existing townships, delivering:

1. *urban areas which maximise the efficient end use of energy and integration with infrastructure;*
2. *a variety of living and working areas in a manner which reinforces the function and vitality of centres;*
3. *resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;*
4. *higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;*
5. *management of development in areas of special character or amenity so as to maintain, and where practicable, enhance those special values;*
6. *sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;*
7. *an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District; and*
8. *management of the location and effects of potentially incompatible land uses including any interface between such uses.*

DO-O4 Coastal Environment
To have a coastal environment where:

1. *areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified and protected;*
2. *areas of outstanding natural character and high natural character are restored where degraded;*
3. *the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;*
4. *public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and*
5. *Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.*

DO-05 – Natural hazards
To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.

DO-08 – Strong communities
To support a cohesive and inclusive community where people:

1. *have easy access and connectivity to quality and attractive public places and local social and community services and facilities;*
2. *have increased access to locally produced food, energy and other products and resources;*
3. *have improved health outcomes through opportunities for active living or access to health services; and*
4. *have a strong sense of safety and security in public and private spaces.*

DO-011 – Character and amenity
To maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:

1. *relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;*
2. *vibrant, lively town centres supported by higher density residential and mixed use areas;*
3. *neighbourhood centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;*
4. *productive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and*
5. *well managed interfaces between different types of land use areas (e.g. between living, working and rural areas and between potentially conflicting land uses, so as to minimise adverse effects.*

DO-012 – Housing choice and affordability
To meet diverse community needs by increasing the amount of housing that:

1. *is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;*
2. *is affordable and adequate for lower income households; and*

3. *can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;*

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-013 – Infrastructure

To recognise the importance and national, regional and local benefits of infrastructure and ensure the efficient development, maintenance and operation of an adequate level of social and physical infrastructure and services throughout the District that:

1. *meets the needs of the community and the region; and*
2. *builds stronger community resilience, while avoiding, remedying or mitigating adverse effects on the environment.*

DO-014 – Access and transport

To ensure that the transport system in the District:

a. *integrates with land use and urban form and maximises accessibility;*
b. *improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;*
c. *contributes to a strong economy;*
d. *avoids, remedies or mitigates adverse effects on land uses;*
e. *does not have its function and operation unreasonably compromised by other activities;*
f. *is safe, fit for purpose, cost effective and provides good connectivity for all communities; and*
g. *provides for the integrated movement of people, goods and services.*

Comments

The consistency of the proposed development with the relevant objectives is assessed through consideration against the supporting policies below.

Policy GRUZ-P1 Primary Production

Primary production activities will be provided for as the principal use in the District's Rural Zones where adverse effects on the environment are avoided, remedied or mitigated and the life-supporting capacity of air, water, soil and ecosystems is safeguarded.

Comments

The principle use of this site is as a rural lifestyle allotment. The site holds very little primary productive value as described in this application. The use of this site for a cohousing development will facilitate more productive use of this land through the planting of communal gardens and orchards. It will also provide positive benefits through creating new areas of indigenous habitat.

Policy GRUZ-P2 Rural Character

Subdivision, use and development in the Rural Zones will be undertaken in a manner that maintains or enhances the District's rural character, including:

1. *the general sense of openness;*
2. *natural landforms;*

3. *overall low density of development; and*
4. *the predominance of primary production activities.*

Comments

The sense of openness will be adjusted as the borders of phormium tenex become established around the boundaries of this site – however this activity can occur as a permitted activity and has been carried out as such. Once the vegetation becomes established within the site, both residential units (existing and proposed) will be sufficiently screened.

While the sand dune running north-south will be modified to provide for a flood free building platform, the overall sand dune will remain intact and unaffected by the proposed development.

The proposed development will achieve the anticipated low level of density anticipated by the hamlet subdivision provisions for the Rural Dunes Precinct. Primary production activities adjacent to the site (diary farming) will not be adversely affected by the proposal. There is sufficient distance between the diary shed and the proposed cohousing residential unit to avoid reverse sensitivity issues.

In general it is considered that the low profile of the cohousing structures, the screening once vegetation is established and the large size of the underlying parent allotment will retain the overall rural character of the immediately surrounding area.

Policy GRUZ- P6 – Sensitive Activities

Ensure that new sensitive activities establishing in the Rural Zones are designed and located to avoid, remedy or mitigate potential reverse sensitivity effects on primary production activities, and other lawfully established activities.

Comments

The proposed cohousing residential unit will be orientated to the north, north-west and be a substantial distance from the closest farming buildings. It will be positioned approximately 400 metres from the diary shed on the adjacent property. There are no other primary production industries that could create potential reverse sensitivity effects.

Policy GRUZ-P7 Growth Management

Avoid the use of land in the General Rural Zone for urban development or rural lifestyle development where such a proposal would:

1. *compromise the use and productive potential of land for primary production activities;*
2. *compromise the District's ability to maintain a consolidated urban form in existing urban areas;*
3. *compromise the distinctiveness of existing settlements or reduce rural character values between and around settlements;*
4. *adversely affect the vitality of the District's Centre Zones;*
5. *make inefficient use of the transport network; or*
6. *increase pressure for public services and infrastructure (including transport and community infrastructure) beyond existing capacity.*

Comments

As evidenced in this report, the site holds very little productive values. The soils are identified by Manaaki Whenua as non-arable class 7 and 8 soils with high erosion potential. This proposal will see significant plantings (both indigenous species and orchard species) throughout the site. The cohousing

model does not challenge the consolidated urban form in existing urban areas as it is meeting a need for this specific type of housing type in a rural zone. It does not compromise the distinctiveness of the existing Te Horo settlement or reduce rural character values, as the resulting density is in keeping with that anticipated by the hamlet subdivision provisions for the rural dunes precinct. Provision of electric car charging will support residents to utilise electric vehicles. Overall, the proposal represents an affording housing model through the cohousing approach and supports residents who would otherwise not be able to afford (time or resources) to live in a rural environment.

Policy GRUZ-P9 Residential Units and Buildings (excluding minor buildings)

New residential units (excluding visitor accommodation which is not temporary residential rental accommodation) and other buildings (excluding minor buildings) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:

1. *limiting the number of residential units and minor residential units to one of each per subject site, except where Development Incentive Guidelines are complied with;*
2. *managing the location and scale of buildings (excluding minor buildings); and*
3. *recognising the operational requirements for buildings (excluding minor buildings) that are ancillary to primary production activities.*

Comments

If Council accepts that the Development Incentive provisions can apply to this development, then the proposal becomes consistent with this policy. Otherwise, the construction of a second residential unit on this site is inconsistent with the policy. It has been demonstrated through the provision of the Option B that a complying set of structures could be built as a permitted activity (that is cohousing comprising sleep outs that do not exceed 30m^2 and a minor flat to be occupied as the main living and kitchen space which does not exceed 60m^2).

If Council chooses to disregard the effects that could be generated by the Option B proposal, then when assessing Option A it becomes a matter of assessing the potential residual effects of slightly larger buildings. The effects of this on rural character and the coastal environment have been assessed and considered to be no more than minor. All other residual effects that can be considered such as the provision of separate infrastructure servicing and the construction of a secondary access into the site can be appropriately mitigated through the design of these services and this access. Furthermore, positive effects for the site including the establishment of new indigenous habitats of vegetation and provision of energy efficient construction design offset and/or mitigate any residual adverse effects.

Policy GRUZ-P10 Rural Dunes Precinct

Subdivision, use and development in the Rural Dunes Precinct will be undertaken in a manner which:

1. *supports the primary production activity focus of the Rural Zones while protecting the valued landforms and ecological character, including dunes and wetlands of the Precinct;*
2. *retains an overall low density scale and intensity to retain an overall rural character;*
3. *avoids activities, such as industrial, commercial or retail activities which are not ancillary activities to primary production activities;*

4. *ensures sensitive areas and areas of visually sensitive open space in the Rural Dunes Precinct are protected;*
5. *clusters development in areas characterised by undulating topography where the development can be accommodated in a sensitive manner, with minimal disruption to natural landform;*
6. *locates buildings and other structures in a way which avoids adverse visual and landform effects on dominant dune ridges;*
7. *provides areas which are capable of accommodating a primary residential building which is not at risk from identified natural hazards; and*
8. *encourages increases in biodiversity, water quality and energy efficiency.*

Comments

The matters set out in this policy have already been addressed in the commentary under Policies GRUZ-P7 and P9. The cohousing residential unit will be constructed above the 1% AEP ponding level.

Policy EW-P1 - Earthworks

Earthworks activities excluding extractive industries, the removal and replacement of underground storage tanks, and earthworks defined in and regulated by the NESPF will:

1. *be managed to protect geological features identified in Schedule 6 from disturbance; and*
2. *be sympathetically located and of a scale that protects the values of outstanding natural features and landscapes identified in Schedule 4; and*
3. *avoid or mitigate erosion and off-site silt and sediment runoff to the Council's reticulated stormwater system and waterbodies; and*
4. *be managed to ensure adverse effects on natural landforms, residential amenity values and rural character values are remedied or mitigated.*

This policy does not apply to extractive industries, the removal and replacement of underground storage tanks, and earthworks defined in and regulated by the NESPF.

Comments

The earthworks are are limited to the construction of the new access to service the cohousing residential unit; and to create a flood free building platform within the site. The earthworks will not result in any significant changes to the landforms within the site outside the area of the building platform. All earthworks will be carried out to ensure that construction noise and dust will be appropriately managed.

Policy UEDI-P1 – Urban Design

Quality urban design outcomes will be promoted so that public and private places and spaces:

1. *are liveable and safe;*
2. *enhance the local economy, environment and community;*
3. *are sustainable, enduring and resilient;*
4. *provide a strong sense of place reflecting cultural values and distinct community identities;*
5. *are enjoyable, comfortable, welcoming and provide a diversity of experiences; and*
6. *are easy to move around and through, by encouraging a well-connected and integrated*

transport network;

7. *at all levels of urban design, from macro (urban structure and subdivision) to micro (building details and materials) scale.*

Comments

The proposed cohousing model is designed to achieve quality urban design outcomes for both the community of residents and for adjoining residents.

Policy UEDI-P3 - Incentives

To support and encourage development (including subdivision) that demonstrates a permanent net environmental benefit, in the areas of water quality, biodiversity, and renewable energy, and energy efficiency, significantly beyond the minimum levels required by this Plan.

Comments

The proposal for use of the Development Incentives has demonstrated a permanent net environment benefit in accordance with the provisions of the Development Incentive Guidelines. As such, it is recommended that the Council assess the application under this provisions and provide for an additional development benefit for this site.

Policy NE-P4 - Incentives

Where new development can achieve permanent net benefits to the natural environment as a result of that development, over and above any requirements to avoid, remedy or mitigate (including off-setting as in NE-P3), development incentives may be granted. In determining the appropriateness of awarding development incentives to a given activity, the proposal must:

1. *exhibit a substantial net increase in one or more of the following:*
2. *protection and enhancement of indigenous vegetation or terrestrial habitats for indigenous fauna; or*
3. *protection and enhancement of water quality and/or improved habitats for indigenous fauna in aquatic ecosystems;*

and

a. *provide sufficient information relating to:*
b. *whether or not permanent achievement of the benefit(s) can be realised and how, including descriptions of any legal instruments to be utilised to achieve those benefits; and*
c. *the extent to which the positive benefits are consistent with the scale, nature and type anticipated in Council's Development Incentives Guidelines; and*
d. *the extent to which the net benefit of the total development achieved by the proposal offsets any increase in adverse effects generated by the development incentives applied for.*

Comments

The proposal involves the use of the energy efficiency provisions in the Development Incentive Guidelines. The Guidelines note that while the energy efficiency provisions can be used in conjunction with the biodiversity incentives in the rural zone they can be used on their own. A total of 100 points can be achieved using the energy efficiency provisions. However, additional planting is also proposed to incorporate biodiversity outcomes as required by the incentive provisions (**refer to Gordon Moller's plan CCH2 Rev D in Appendix 2)**.

It is proposed that the incentives will be maintained in perpetuity for the life of the cohousing residential unit through the preparation of a resident's agreement which will be registered against the title of the site and which will form part of any tenancy agreement. This information can be provided as a condition of consent.

Policy OSZ-P1 – Reserve contributions

Reserve contributions will be used for acquisition, protection and enhancement of areas of cultural, ecological or amenity value.

Comments

The Applicant anticipates the payment of reserve contributions based on one additional residential unit are payable.

Policy NH-P2 – Risk Based Approach

A risk based, all hazards approach will be taken to subdivision, land use, and development within areas subject to the following natural hazards:

1. *flood hazards;*
2. *earthquake hazards; and*
3. *fire hazards.*

Hazard categories will be developed for flood and seismic hazards to guide decision making and help minimise potential harm to people and damage to property due to these hazards, while allowing appropriate use.

Comments

Part of the site is identified as being susceptible to ponding risk in a 1 in 100 year rainfall event.

Finished floor levels of all habitable buildings will be constructed above the 1% AEP level of RL 5.3m. The site is within the tsunami evacuation zone. In this zone, wave height of up to 5m in a 500 year return period earthwork can be expected. While the cohousing residential unit will be constructed above 5m, the site is only 6 minutes by vehicle or 10 minutes by walking to the closest high point for evacuation purposes.

Policy NH-P3 – Managing Activities in Natural Hazard Prone Areas

In areas identified on the District Plan Maps, new subdivision, use and development will be managed in a way that avoids increasing risks from natural hazards. Subdivision, use and development will be allowed only where it can be shown that any potential increase in risk exposure on or beyond the land itself has been avoided, remedied or mitigated.

Comments

As noted above under Policy NH-P2

Policy NH-FLOOD-P11 – Flood Risk Levels

A higher level of control on subdivision, use and development will be applied within river corridors, stream corridors, overflow paths and residual overflow paths areas. A generally lesser level of restriction on subdivision, use and development will be applied in ponding, residual ponding, shallow surface flow, flood

storage and fill control areas.

Comments

The site is identified as being partially within a ponding area. The risk to human life and buildings is also low on the basis that buildings can be constructed above the recommended 1% AEP level. Because ponding hazards are unlikely to involve flowing water, the risk to human life and buildings is very low. On this basis development in this location is considered appropriate.

Policy CE-P1 Coastal Environment Characteristics

Recognise the extent and characteristics of the coastal environment including:

1. *areas or landforms dominated by coastal vegetation or habitat of indigenous coastal species;*
2. *landform affected by active coastal processes, excluding tsunami;*
3. *elements or features, including coastal escarpments, that contribute to the natural character, landscape, visual quality or amenity value of the coast; and*
4. *sites, structures, places or areas of historic heritage value adjacent to, or connected with, the coast, which derive their heritage value from a coastal location*

Comments

The site is located within 500m of the coastal marine area and as such is highly influenced by the coastal processes and coastal geomorphology. The site contains consolidated sand dunes. It is open to the predominant north-westerly winds and therefore can be subject to erosion if there isn't sufficient ground cover. Despite the site being highly modified, containing poor quality pasture grasses, it is representative of coastal sites. These values could be described as wild, windswept and generally natural. The development looks to interfere as little as possible with the site. There will be some fill required to create a flood free building platform, but the access into the site will follow existing landforms. Planting along the boundaries and throughout the site will screen the development while also restoring some of the original natural habitat that would have been found in this area.

Policy CE-P3 Preservation of Natural Character

Preserve natural character in the coastal environment, and protect it from inappropriate subdivision, use and development, including by:

1. *avoiding adverse effects of activities on natural character in areas of outstanding natural character;*
2. *avoiding significant adverse effects, and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas of the coastal environment;*
3. *reinstating dunes which function as natural buffers where practicable;*
4. *providing managed public access ways to the beach and foreshore and limiting damage to dunes from unmanaged access;*
5. *regulating encroachment of permanent structures and private uses onto the beach or public land;*
6. *removing existing unnecessary structures and associated waste materials from the beach; and*
7. *retaining a natural beach and foreshore including a dry sand beach where practicable.*

Explanation

This policy is to give effect to the NZCPS 2010 and the WRPS.

Comments

The site is not identified in the District Plan as containing outstanding natural character values. As discussed under the section in this assessment on the New Zealand Coastal Policy Statement, the proposal will not result in significant adverse environmental effects. Therefore, the proposal is consistent with both the objectives of the NZCPS and these policies in the District Plan.

No other matter set out in this policy is relevant to this site.

Policy CE-P4 Restore Natural Character

Promote restoration of the natural character of the coastal environment where practicable, by:

1. *creating or enhancing indigenous habitats and ecosystems, using local genetic stock;*
2. *encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests;*
3. *rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes;*
4. *restoring and protecting riparian and intertidal margins;*
5. *removing redundant coastal structures and materials that do not have heritage or amenity values; or*
6. *redesign of structures that interfere with ecosystem processes.*

Explanation: This policy gives effect to the NZCPS.

Comments

It is proposed to enhance indigenous habitats and ecosystems within this site through new plantings of indigenous species suitable to this coastal environment.

Policy CE-P7 Natural Dunes

Natural dune systems will be protected and enhanced (including through restoration) and natural dune function will be enabled where practicable.

Comments

There will be limited disturbance to the consolidated dunes that run north-south through the site.

Policy INF-GEN-P11 – Quality of infrastructure design and services

Development and subdivision, and the provision of associated infrastructure will be undertaken in accordance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements, 2012.

Comments

KCDC's subdivision and development principles and requirements will be observed throughout the development's design and construction as set out in Land Matter's Preliminary Engineering Report contained **in Appendix 3**.

Policy INF-GEN-P12 – Efficient resource use

Subdivision and development, including associated infrastructure, will be encouraged to utilise the following resource efficiency and conservation measures, as well as renewable energy generation:

1. *solar access and orientation to maximise solar gain to buildings;*
2. *access connections which maximise energy efficiency of vehicle movements;*
3. *clean technologies such as:*
   a. *solar panelling;*
   b. *domestic scale wind turbines;*
   c. *energy efficient new buildings and alterations to existing buildings;*
4. *the use of energy efficient materials;*
5. *provision for the harvesting of rainwater and/or re-use of greywater for non-potable purposes;*
6. *carbon accounting and emission reduction;*
7. *adherence to the principles of cleaner production and the waste management hierarchy through waste avoidance, recycling of materials and reduction of waste disposed of; and*
8. *other types of small and community scale distributed electricity generators.*

Development and subdivision, and the provision of associated infrastructure will be undertaken in accordance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements, 2012.

Comments

Opportunities for energy and resource efficiency, including water re-use, passive solar design and effective insulation are proposed to be incorporated into the building design for the cohousing residential unit.

Policy INF-MENU-P17 – Hydraulic neutrality - stormwater

Subdivision and development will be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation.

Comments

Hydraulic neutrality for stormwater run-off can be achieved for the new development. There will be no change to the stormwater discharging from the existing dwelling within the lot.

Policy INF-MENU-P20 – Water supply

All new subdivision, land use or development will have an adequate supply of water in terms of volume and quality for the anticipated end uses, including the provision of fire fighting supply. Where a new connection to the reticulated network is proposed, evidence may be required to support its viability.

Comments

New rainwater collection will supply potable water to the cohousing residential unit sufficient for up to 12 residents and storage for up to 30 days. A separate dedicated fire-fighting water supply will also be provided.

Policy INF-MENU-P21 – Wastewater

Subdivision, land use and development will ensure that the treatment and disposal of wastewater will be adequate for the anticipated end uses appropriate to the location. The treatment and disposal of wastewater will be undertaken in a manner that avoids, remedies or mitigates adverse effects on the environment and maintains public health and safety. Where a new connection to the reticulated

network is proposed, evidence may be required to support its viability.
Comments A new on-site wastewater treatment system and disposal field is proposed to service the cohousing residential unit. This system will require a consent from Greater Wellington Regional Council's Proposed Natural Resources Plan for new wastewater system.

Policy TR_PARK-P8 – Parking (Accessible carparking provisions) ***Plan Change 1A***
All new subdivision and development shall provide for safe vehicular and pedestrian access and appropriate vehicle parking areas by: 1. *providing parking numbers, layouts and dimensions consistent with parking standards;* 2. *supplying adequate off street parking to meet the demand of the land use while having regard to the following factors:* a. *the intensity, duration location and management of the activity.* b. *the adequacy of parking in the location and adjacent areas.* c. *the classification and use of the road (as per transport network hierarchy in Appendix 11.2), and the speed restrictions that apply.* d. *the nature of the site, in particular its capacity to accommodate parking.* e. *the characteristics of the previous activity that utilised the site;* 3. *taking effects on neighbouring areas into account when designing the location, layout and number of parking spaces (including car and cycle parks and disability car parks);* 4. *ensuring the location, layout and number of disability carparks and cycle parks is safe, user-friendly and appropriate.; and* 5. *achieving a balance between encouraging mitigation of parking overflow effects (e.g. shared use of car parking), and discouraging car-based travel through use of travel plans.*
Comments Parking will be provided on site for residents. Additional on-site parking will be provided for visitors. It is proposed to provide a e-charging port for residents to use to encourage the use of electric vehicles.

8.4.1. Summary of District Plan assessment

Based on the above assessment, it is considered the proposed activity is consistent with the intent, objectives and policies of the Operative District Plan.

8.5. Other relevant matters 104(1)(c)

There are no other matters, in accordance with Section 104(1)(c) of the RMA, considered to be of relevance to the determination of this application.

9. NON-NOTIFICATION

Section 95D (a) of the RMA provides that, in forming an opinion on whether an activity is likely to have more than minor adverse effects (for the purposes of a public notification decision), the effects on owners and occupiers of adjoining land must be disregarded. That aside, the applicants have obtained the written approval of the two immediately adjoining landowners and are also the landowners of the

adjacent land. Section 95D(e) also directs consent authorities to disregard the effects of an activity on a person who has given written approval to the relevant application.

In determining whether to publicly notify an application, a consent authority must first determine whether the applicant has requested public notification; or whether it is required under section 95C. The applicant is not seeking for the application to be publicly notified.

Having made a decision under Section 95C not to publicly notify an application, the consent authority must determine whether an application should be limited notified. Before making a determination for limited notification, the consent authority must determine whether the activity is subject to a rule or national environmental standard that precludes limited notification; or is for a controlled activity. The activity is not precluded from limited notification and nor is it for a controlled activity.

The consent authority must then determine whether there are any affected persons in accordance with section 95E. A consent authority may disregard the effects of an activity on a person, if those effects are permitted by an activity in a plan or national environmental standard. A consent authority may disregard an adverse effect on a person if the effect does not relate to a matter for which a rule or national environmental standard controls or restricts discretion. A consent authority must disregard any effects on persons over which the activity will occur or on persons whose land is adjacent to that land. A consent authority must also disregard the effects on a person where they have provided their written approval to the activity. For this application, all effects on adjoining and adjacent property owners can be disregarded because the Council shall disregard immediately adjoining or adjacent landowners as required under Section 95D(a)(ii) of the Act.

For all remaining effects, section 95A(8)(b) the consent authority shall determine in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that *are more than* minor.

As documented in this application, all actual or potential adverse environmental effects of the proposal will be managed to ensure they are minor or less than minor. There are no special circumstances that would warrant limited notification Therefore, council is not required to notify the application under Section 95A(2)(a) of the RMA.

10. PROPOSED MITIGATION MEASURES

The applicant has proposed a number of mitigation measures, that have been set out in this application, described in the attached reports and shown on the attached plans. Those measures include, but may not be limited to the following:

1. Provision of detailed engineering design to ensure compliance with Council's SDPR and NZS4404:2010 for the installation of all on-site services including power and telecommunication services;

2. Provision of detailed engineering design to ensure compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008;

3. Preparation of a Resident's Association Agreement which sets out the energy efficiency requirements to be observed for the life of the cohousing residential unit and the maintenance requirements associated with those elements; and

4. Landscaping in accordance with the landscaping plans submitted with this application.

The applicant would accept a condition that requires a covenant to be entered into and registered on the title which sets out the obligations under this consent for the Residents Association.

11. CONCLUSION

The cohousing model proposed for this site is a relatively new concept in New Zealand for delivery of affordable and accessible housing. With the cost of housing increasing; and demand for shared resources, cohousing provides a unique response that also provides other social and environmental benefits.

The applicant states that there is demand for cohousing models in both urban and rural environments. While the District Plan in the urban environment addresses similar models through its retirement village and shared accommodation planning mechanism, there is no similar planning provision for the rural zone. Therefore, each application in the rural zone is having to be assessed on a case by case basis which increases costs and increases uncertainty. However, the District Plan along with the National Policy Statement on Urban Development recognises at a policy level the need to provide for diversity through a range of housing types in the type of housing models being constructed. Cohousing in both rural and urban areas achieves this outcome.

The District Plan's Development Incentive provisions seek to support energy efficient and passive solar developments and this application is seeking to uptake those provisions.

As detailed elsewhere in this report, the proposal is considered to be consistent with all relevant objectives and policies found in the regional and district planning documents and the actual and potential effects of the proposal can be avoided and/or mitigated to ensure they will be less than minor.

The proposed development is therefore considered to be consistent with the purpose of the RMA.

We request that this resource consents be granted on a non-notified basis subject to the conditions proposed.

Attachments

1. Current Record of Title
2. Moller Architects Plan Sets for Options A and B
3. Land Matter's Preliminary Engineering Design
4. Bode Construction System
5. Correspondence with GWRC regarding Flood Hazard
6. Pre-application Meeting Minutes

APPENDIX 1

CURRENT RECORD OF TITLE

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN8A/523**
Land Registration District	**Wellington**
Date Issued	15 May 1970

Prior References
WN422/162

Estate	Fee Simple
Area	4.2138 hectares more or less
Legal Description	Lot 9 Deposited Plan 31319

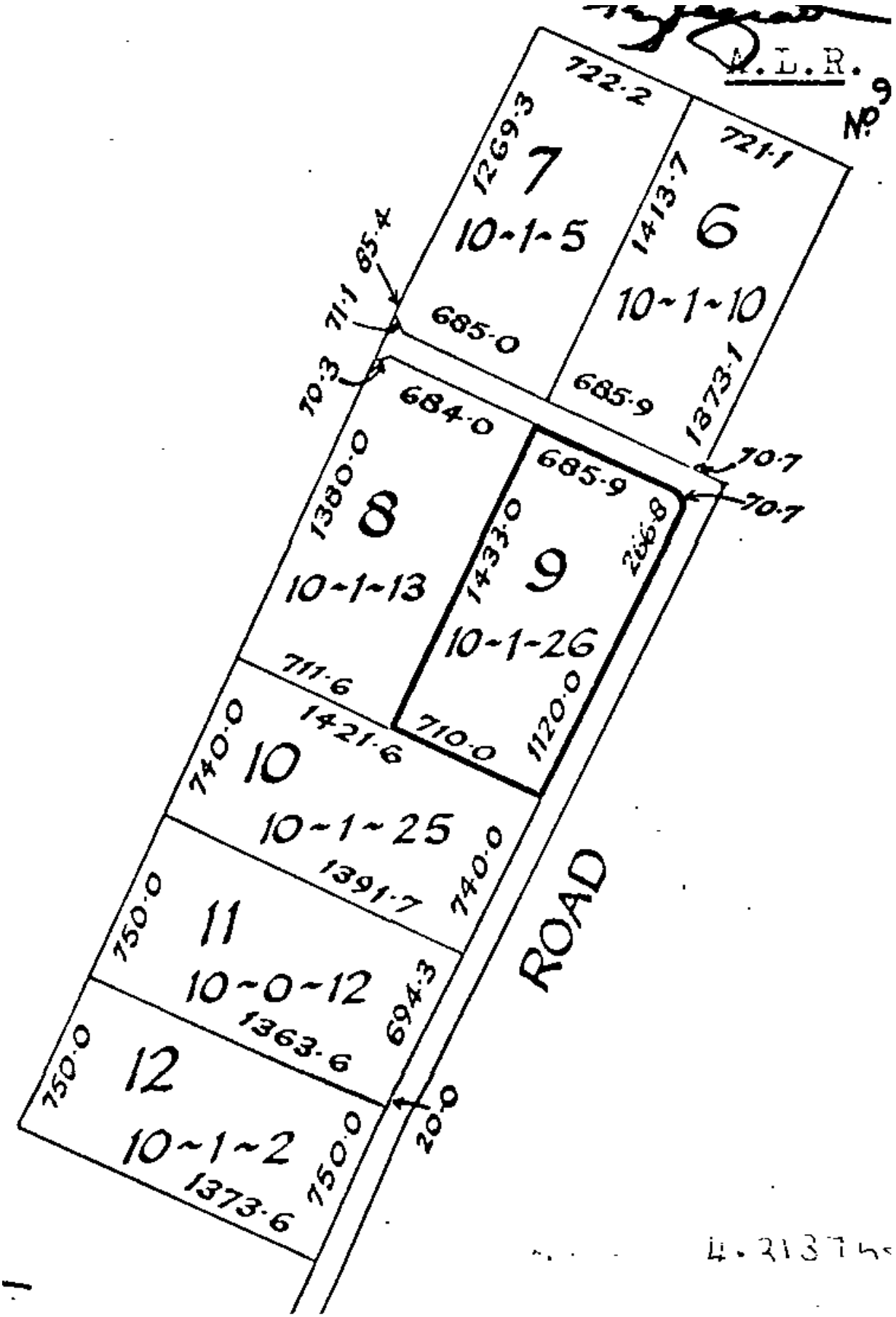
Registered Owners
Ian Bracken Cassels and Patricia Caitlin Taylor

Interests

Subject to drainage rights created by Transfer 66685

912717 Compensation Certificate under Section 17 Public Works Amendment Act 1948 - 5.4.1972 at 9.01 am

11238161.3 Mortgage to Westpac New Zealand Limited - 28.9.2018 at 2:16 pm


A.L.R.
No 9
7
10-1-5
1269·3
722·2
6
10-1-10
1413·7
721·1
685·0
71·1
65·4
10·3
684·0
685·9
1373·1
70·7
8
10-1-13
1380·0
9
10-1-26
1433·0
685·9
266·8
70·7
711·6
710·0
1120·0
10
10-1-25
1421·6
740·0
740·0
11
10-0-12
1391·7
750·0
694·3
12
10-1-2
1363·6
750·0
750·0
1373·6
20·0
ROAD

CC 912717

C.T. 8A/523

DEPARTMENT OF JUSTICE

Telephone 48-860
Private Bag,
Lambton Quay P.O.

Land and Deeds Registry Office,
WELLINGTON

17 May 1972

~~The District Commissioner of Works,~~

~~Ministry of Works, District Office,~~

~~Private Bag,~~

~~WELLINGTON.~~

NOTICE UNDER SECTION 43 OF THE LAND TRANSFER ACT 1952

(1) NOTICE is hereby given that the undermentioned document(s) is/are returned to you to satisfy the requisition hereafter set out. The fees will be forfeited and the document(s) refused registration pursuant to section 43 of the Land Transfer Act 1952 unless the requisition below is satisfied within one month from the date of this notice. If satisfaction of the requisition cannot be completed in the period allowed, the document(s) may be withdrawn from registration.

ALL ALTERATIONS REQUIRE AUTHENTICATION.

(2) REQUISITION: COMPENSATION CERTIFICATE 912717.

Amend legal description by inserting area and correct C.T. reference.

No dues

GIVEN under my hand this 17 day of May 1972

for District Land Registrar

NUMBER	FEES
CC 912717	$NIL

Abstract: 2344
Date: 5.4.1972

P.W. 365

COMPENSATION CERTIFICATE

TRICT LAND REGISTRAR of the Land Registration District of Wellington

PURSUANT to section 17 of the Public Works Amendment Act 1948, this Compensation Certificate is issued to you to be deposited in your Registry and a memorial thereof registered against the title to all land affected thereby:

(a) Description of the land affected by the Certificate:

Area of ten acres one rood twentysix perches (10a 1r 26p) being Lot 9 D.P. 31319 situated in Block VIII Waitohu Survey District and being all Certificate of Title ~~8D/533~~ 8A/523 (Wellington Land District).

(b) Brief particulars of the Agreement: *Date:* 9 July 1971

Agreement to lease 9.2 perches for an anemometer mast

(c) Names and addresses of parties to Agreement (other than Minister):

Leslie Walter Sims, 16 Atmore Avenue OTAKI.

Nancy Biggar, 5 Hiropito Road, WAIKANAE.

(d) (i) Place where Copy of Agreement may be inspected: Office of District Commissioner of Works, Ministry of Works, Sydney Street West, Wellington

(ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 11.30 a.m. and 2 p.m. to 4 p.m. on any day when Government Offices are open to the public.

(iii) Reference by which Agreement may be identified: 20/0

This Compensation Certificate is signed by me on behalf of the Minister of Works pursuant to an authority given to me by him dated the 19th day of March 19 72

Dated at Wellington, this 4th day of April 19 72

Signed by DAVID CHARLES McCASKILL

in the presence of

Person authorised by the Minister of Works.

Witness:

Address:

Occupation: Clerk

912717 2

P.W. 365

Compensation Certificate No.

Correct for the purposes of the Land Transfer Act.

Particulars entered in the Register Book, Vol. 8A, folio 523, the 5 day of APR 1972, at 9.01 o'clock.

Authorised Officer.

District Land Registrar.

of the District of

8D/523.

LAND & DEEDS
Nature: CC
Firm: MOW
-5 APR 1972
Time: 9.01
Fee: NIL
Abstract No. 2344

Ministry of Works,

4,000/3/66 - 17288 W

INL 5075.

NEW ZEALAND.

(U)

Memorandum of Transfer.

66685 TE

Whereas James Gear sometime of Porirua but now of Te Horo near Otaki, Farmer, (hereinafter called "the Vendor") is ~~_____~~ being registered as the proprietor of an estate of freehold in fee simple subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten or endorsed hereon, in all that piece of land situated in the Land District of Wellington, containing Six hundred and forty three (643) acres

be the same a little more or less and being parts of Ngakaroro No 5A No 5B No 5C and No 5D and part of the land comprised in Certificate of Title volume 137 folio 286 and the whole of the land comprised within green boundaries upon a plan deposited in the Land Transfer Office, Wellington No B 25 and signed by the Vendor and Subvendor and sealed by the Horowhenua County Council

2. And whereas the Vendor has sold and Charles Kile of Otaki aforesaid, Settler, (hereinafter called "the Subvendor") has bought the said land at the price of Eleven thousand one hundred and ~~sixty~~ seven pounds (£11,167)

3. And whereas upon the treaty for the said sale it was agreed that the provisions hereinafter set forth concerning easements and otherwise should be entered into.

4. And whereas the Subvendor has sold all the said land to Thomas James Storey of Picton, Settler, (hereinafter

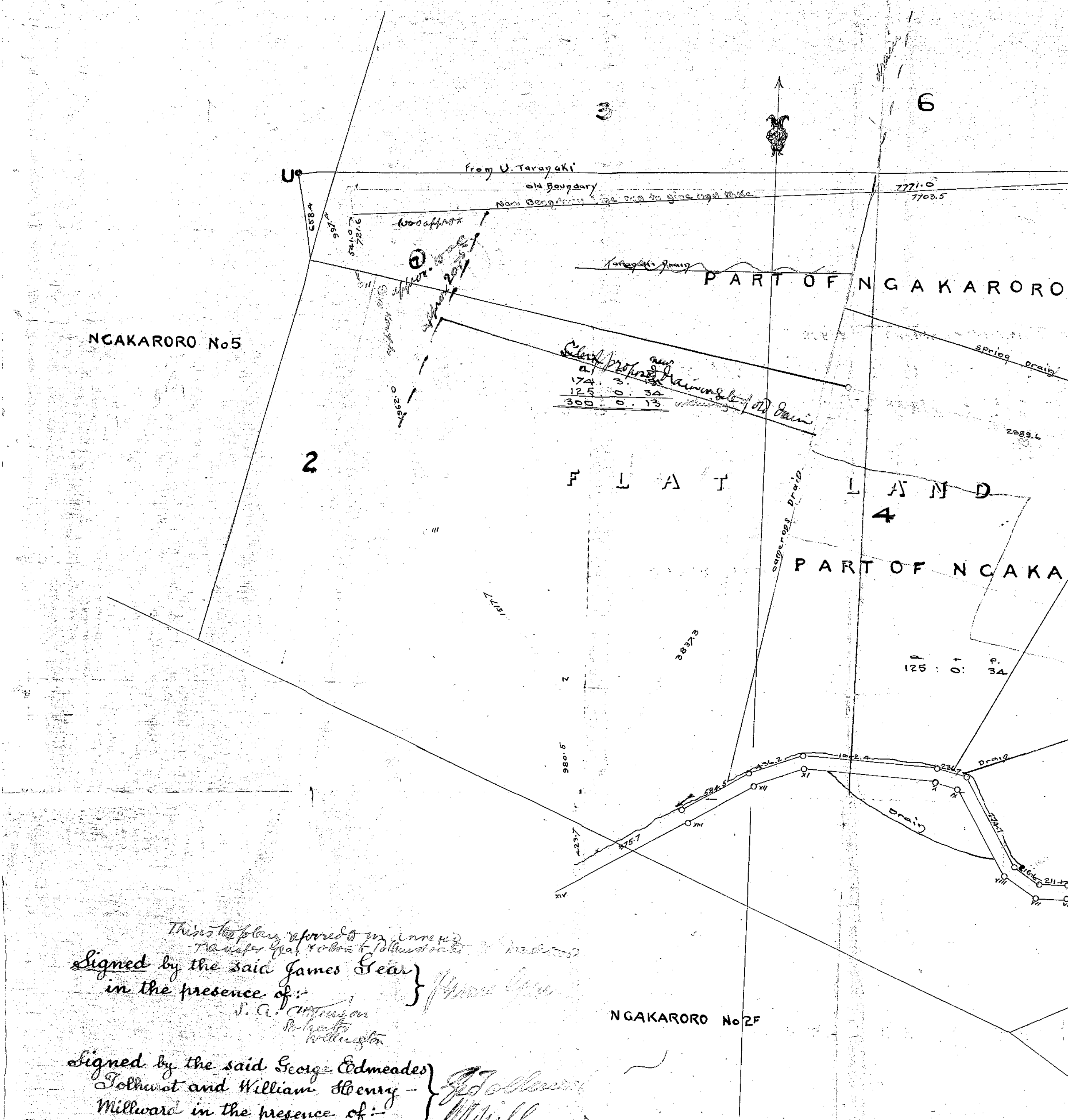
In consideration of the sum of

paid to by

the receipt of which sum hereby acknowledged

137/286

(643-0-0 more or less) No 5A, 5B, 5C, 5D, Ngakaroro



Signed by the said James Gear in the presence of:- } James Gear

S. A. Atkinson
Solicitor
Wellington

Signed by the said George Edmeades Tolhurst and William Henry Millward in the presence of:- } G. E. Tolhurst
W. H. Millward

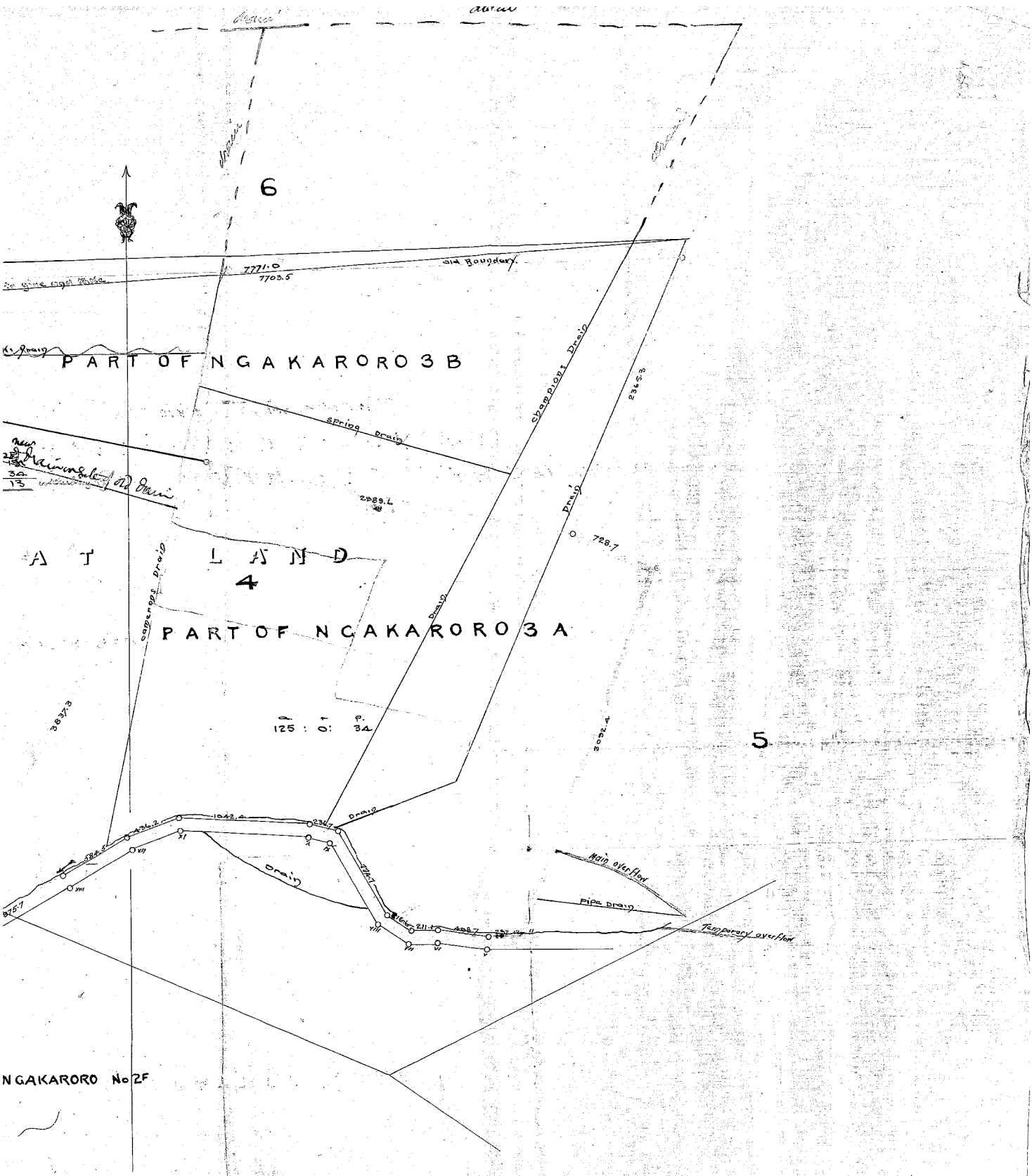
S. A. Atkinson
Solicitor
Wellington

Signed by the said George Gerald Tolhurst in the presence of:- } Gerald Tolhurst

S. A. Atkinson
Solicitor
Wellington

Signed by the said Charles Guy Powles in the presence of:- }

PLAN OF
PARTS OF NGAKARORO 3A
KAITAWA S D BLOCK
SCALE 5 CHAINS TO AN INCH



PLAN OF

TS OF NGAKARORO 3A, 3B WAITOHU S.D

KAITAWA S D BLOCK N° 11

SCALE 5 CHAINS TO AN INCH

called "the Purchaser") for the sum of Thirteen thousand two hundred and nine pounds (£13,209) and has requested the Vendor to transfer to the Purchaser as herein appears.

5. Now these presents witness that in pursuance of the premises and in consideration of the sum of Eleven thousand one hundred and sixty seven pounds (£11,167) this day paid by the Subvendor to the Vendor (the receipt whereof is hereby acknowledged) the Vendor at the request and by the direction of the Subvendor testified by his being a party hereto and executing these presents hereby transfers to the Purchaser all his estate and interest in the said piece of land containing six hundred and forty three (643) acres subject however as herein appears and the Subvendor in consideration of the sum of £13,209 this day paid by the Purchaser to the Subvendor (the receipt whereof is hereby acknowledged) hereby confirms such transfer.

6. And these presents further witness that in pursuance of the premises and for the consideration aforesaid the Vendor hereby reserves to himself his executors administrators and assigns the owner or owners for the time being of the land described in the second schedule hereto all easements and other rights affecting the said land hereby transferred howsoever arising whether by these presents or otherwise and in particular.

F.L.
J.H.W.

(1) In the discretion of the Vendor his executors - - - administrators and assigns

(A) The right at all times and from time to - - time to make and maintain and use any drains from the land described in the second schedule hereto

(i) To the drain on the Eastern boundary of the land hereby transferred and known as the "Whare Drain" and

(ii) Also to the Mangaone Stream or drain across the land described in the first schedule

hereto and

(B) The right to continue to use for all time and from time to time

(i) The two drains now running from the land described in the second schedule hereto into the said "Whare Drain" and

(ii) All other drains (if any) and whether shown in the said plan or not) now or heretofore used or enjoyed by the Vendor in connection with any part of the land described in the second schedule or of any other lands now owned by the Vendor at or near Te Horo aforesaid (herein called "the residue of the lands of the Vendor") or by the legal or beneficial owner or owners for the time being of any land in which the Vendor or any of his family have any interest at or near Te Horo aforesaid (herein called "the settled land") in connection with any part of such settled land.

(2). The rights of way and passage and of carrying water pipes across and other rights herein given over the land described in the first schedule hereto in favour of the land described in the second schedule hereto amongst which rights are the following rights that is to say

(A) In favour of the owners and occupiers for the time being of the said land described in the second schedule hereto and every part thereof and of the tenants servants agents workmen and visitors of such owners and occupiers and as appurtenant to such land and every part thereof perpetual rights of way and passage ingress egress and regress (over the whole of the land described in the first schedule and in particular to the whole of the boundary abutting on the

Mangaone Stream or Drain and to the boundary abutting on the said road being dedicated by the Vendor) and with and without horses carriages carts and other vehicles and every description of stock, and

(B) Also in favour of all such persons and as appurtenant as aforesaid perpetual rights in respect of and over the whole of such land as aforesaid to depasture every description of stock belonging to or in the care of any of such persons and

(C). Also in favour of all such persons and as appurtenant as aforesaid perpetual rights of laying pipes in through under and over such land as aforesaid or any part thereof for the purpose of abstracting water from the Mangaone Stream or Drain or of conducting water into such stream or drain.

And in respect of all the aforesaid easements in this Clause No. subclause two in favour of the persons aforesaid and as appurtenant as aforesaid the full right from time to time to enter and repair such way and passage and also to take up relay and repair any existing and future pipes or drains and to lay down fresh pipes and drains whenever such owners or occupiers may desire so to do provided always and it is hereby agreed and declared that the said rights of carrying pipes of entering and repairing the said way of taking up relaying and repairing pipes or drains and of laying down fresh pipes and drains in this clause No. 6 (2) given to the Vendor his executors administrators and assigns as regards the land described in the first schedule hereto shall be exercised with reasonable expedition and without undue interruption of the rights of the owners and occupiers for the time being

of the land hereby transferred and of the tenants servants agents workmen and visitors of such owners and occupiers Provided always that in the exercise of the rights given in this clause (2) excepting those in subclause B the Vendor his ex-ecutors administrators and assigns shall not at any one time leave more than half the width of the land described in the first schedule hereto, impassable, and

(3) All other rights herein reserved or created or referred to.

7. And the Subvendor and the Purchaser each for himself and his respective executors administrators and assigns do hereby respectively acknowledge that the land hereby transferred is transferred subject to all the aforesaid easements and other rights hereinbefore reserved and referred to and the Vendor, Subvendor and Purchaser hereby request the District Land Registrar to note the easements herein reserved and stated upon the respective Certificates of Title affected thereby.

8. And it is hereby declared that all the rights and easements hereby reserved created or otherwise subsisting over or in relation to the land hereby transferred shall respectively run with the land described in the second schedule hereto and the said residue of the lands of the Vendor and the said settled lands and that the land described in the first schedule hereto and the said six hundred and forty three acres and any part of either that may be affected as the case may be shall respectively be subject to such rights and easements and the Subvendor and the Purchaser each for himself and his respective executors administrators and assigns hereby covenants with the Vendor his executors administrators and assigns that the Subvendor and the Purchaser and the executors administrators and assigns of each respectively shall in all

respects recognise and observe and permit to be exercised all such rights and easements as aforesaid treated as running as aforesaid and as being charged and subsisting on the lands hereby transferred.

9. It is hereby agreed and declared and the Subvendor and the Purchaser of the one part and the Vendor of the other part mutually covenant the one with the other for their respective executors administrators and assigns

(a) That fences shall be erected and maintained on both sides of the Whare Stream and on the Southern side of the Mangaone Stream or Drain for the Eastern half of the boundary between the Vendor and the Purchaser and on the Northern side of the said Stream or Drain for the Western half of such last mentioned boundary provided always that no fence shall be erected by the Subvendor or the Purchaser or the executors administrators or assigns of either or any occupier or occupiers under them or any of them either on the Northern edge of the Mangaone Stream or Drain where it constitutes the Southern boundary of the land comprised in the first schedule hereto or on any other part of the said land described in the first schedule hereto lying between the said last mentioned Stream or Drain and the land described in the second schedule hereto. The costs of erection and maintenance of the fences on either side of the Mangaone Stream or Drain shall be borne by the Vendor his executors administrators and assigns and the Purchaser his executors administrators and assigns in equal shares. Provided further that the Vendor his executors administrators and assigns or any occupier or occupiers under him or them shall not be bound but shall be at liberty to erect a fence on the said Northern edge or any part thereof of the said

Mangaone Stream or Drain where it constitutes the Southern boundary of the said land described in the first schedule, And it is hereby further covenanted as aforesaid.

(b) That the duty and costs of erecting and maintaining fences under this clause 9 whether now on the ground or not shall be upon and be borne by the following persons namely by the Subvendor and the Purchaser and their respective executors administrators and assigns as to the fences on the Western side of the Whare Drain

10. And the Subvendor and the Purchaser do hereby each for himself and his respective executors administrators and assigns covenant with the Vendor his executors administrators and assigns that the Subvendor and the Purchaser or their respective executors administrators or assigns will in the month of March in every year and at such other times during each year as may be reasonably necessary in a proper and workmanlike manner repair deepen cleanse and maintain in good order all the ditches watercourses and drains in upon about or belonging to or upon the boundaries of the land hereby transferred and in particular the said Whare Drain and the said Mangaone Stream or Drain Provided always that if the Subvendor and the Purchaser or their respective executors administrators or assigns fail in the performance or observance of this covenant it shall be lawful for but not obligatory upon the Vendor or his assigns or the occupier or occupiers for the time being of any land (whether situate up or down stream) served by the said ditches watercourses and drains in upon or about or belonging to or upon the boundary of the land hereby transferred and in particular by the said Whare Drain and the

said Mangaone Stream or Drain to enter into and upon the said land hereby transferred from time to time with workmen and others and at the expense of the Purchaser and his assigns to repair deepen cleanse and maintain the said ditches drains and watercourses giving to the Purchaser or his assigns twenty one days' notice in writing previous to such entry And the Subvendor and the Purchaser hereby further covenant each for himself and his respective assigns that the Subvendor and the Purchaser or their respective assigns will forthwith on demand pay to the Vendor or his assigns all sums of money expended by him or them for such purposes.

11. And it is hereby declared that all the ditches watercourses drains and streams now in upon or about or belonging to or upon the boundaries of the land hereby transferred shall for all purposes be deemed and taken to be natural streams and permanent watercourses and that this present transfer is subject to the riparian and other rights in the said several ditches watercourses drains and streams of the respective owners and occupiers for the time being of the said land described in the second schedule hereto and all the said residue of the lands of the Vendor and of the said settled lands in or through which the said ditches watercourses drains and streams or any of them pass as aforesaid Provided always that no covenant shall be herein implied on the part of the Vendor in relation to the said ditches drains or watercourses or streams or any of them save the covenant relating to the payment of the half share of the costs hereinafter mentioned.

12. Provided always and it is hereby agreed and declared that the cost of and incidental to the repairing deepening cleansing and maintaining by the Purchaser or his assigns in good order as aforesaid of all drains on any or any part of any of the boundaries of the land hereby transferred shall be borne and paid by the Vendor or his assigns

of the one part and the Subvendor and the Purchaser or their respective assigns of the other part in equal shares and the Purchaser or his assigns shall from time to time on the completion of the said work in manner aforesaid and in accordance with the provisions of this covenant be entitled to demand and recover from the Vendor or his assigns (and the Vendor or his assigns will on such demand and subject as aforesaid pay to the Purchaser or his assigns) such half share of the said cost as aforesaid and that in case any dispute shall arise between the Vendor or the Subvendor or the Purchaser or other the parties affected by these clauses No. 10, 11, and 12, touching anything comprised in these clauses No 10, 11, and 12, the same shall be settled by two referees or their umpire under the Arbitration Act for the time being in force and these presents shall be deemed "a submission" thereunder.

13. And each of the parties hereto hereby covenants with the others and other of them that each covenanting party and all persons claiming under him will upon every reasonable request by and at the cost of the other parties or party or those claiming under him execute and do any transfers assurances and acts for further assuring to him or them all lands rights easements and advantages to be taken or had by him or them under these presents and for enabling him or them to be duly registered as the proprietor or proprietors of the same respectively and to freely enjoy the same respectively according to the intention of these presents.

14. The first schedule hereinbefore referred to.

All that piece of land being part of the land hereinbefore transferred and forming part of Ngakaroro No 5 "B" and "A" being part of the land in Certificate of Title Volume 137 folio 236 and all of the land shown in diagram "B" on the said plan to be deposited in the Land Transfer Office as aforesaid and bounded as follows

Lot 1 DP 20017

J.L.

J.H.W.

(See Schedule of Easements)

on the East by a new road dedicated by the Vendor 119 links on the South by the Mangaone Stream and on the West by a drain running into the Mangaone drain and known to the Vendor and Purchaser as the "Whare Drain" 110 links and on the North by other parts of Ngakaroro No 5 "B" and "A" 500 links as the same is more particularly delineated in the plan thereof drawn on the said plan

15. The second schedule hereinbefore referred to.

All that piece of land containing about four hundred and twelve acres be the same a little more or less comprising the residue of the land in the said Certificate of Title volume 137 folio 286 (after deducting the 6¼3 acres hereby transferred) that lies to the North of the road dedicated by the Vendor shown on the said plan ~~to be~~ deposited and to the North of the land described in the first schedule hereto.

J. G. J. H. W.

In witness Whereof we have hereunto subscribed our names this Fourteenth day of February 1908.

Signed by the above-named James Gear in the presence of. Thomas Henry Windley J.P. Farmer Te Horo

James Gear

290-0-29
125-0-34
415-1-13

Signed by the above-named Charles Kilsby in the presence of. ~~R. J. Loughnan Law Clerk Otaki~~ Geo. Harper Solicitor Otaki.

C. Kilsby

Signed by the above-named Thomas James Storey in the presence of. ~~R. J. Loughnan Law Clerk Otaki~~ Geo. Harper Solicitor, Otaki.

T. J. Storey

1920

66685

Contract for the Disposition of the Land Transfer Act.

Martin v Martin

situated in

Solicitor for the

James Gear Cain

Thomas James Storey

Particulars entered in the L

Folio 336, the 12

day of March, 19

10 o'clock in the afternoon.

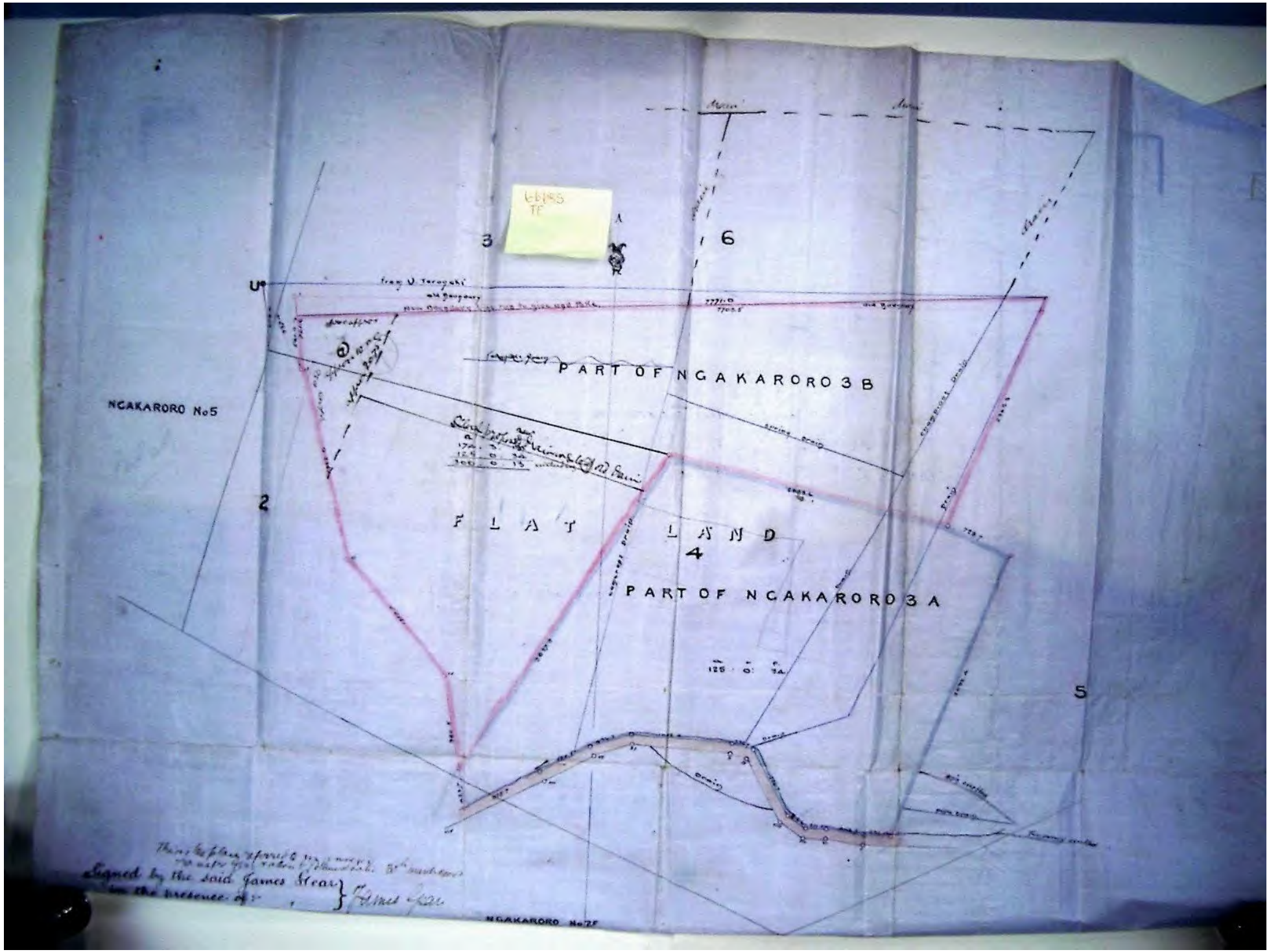
Deputy Re

G. H. HARPER

Solicitor,

Otaki.

FRANK PRINTER, OTAKI.


NGAKARORO No5
PART OF NGAKARORO 3B
FLAT LAND
PART OF NGAKARORO 3A
NGAKARORO No2E
Signed by the said James Grear
in the presence of:
James Grear

APPENDIX 2

MOLLER ARCHITECTS PLAN SET

OPTION A

CLOSE COUPLED
CLUSTER HOUSE TEHORO - from NORTH WEST
THE WELLINGTON COMPANY

CCH 01
Moller 6.22

Moller
Architects

Kapiti Coast District Council

Kāpiti Coast DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Key to map symbols

CLOSE COUPLED
CLUSTER HOUSE
189 SIMS ROAD
TE HORO BEACH
for
THE WELLINGTON
COMPANY

Moller 6.22

MOLLER ARCHITECTS

CCH 1

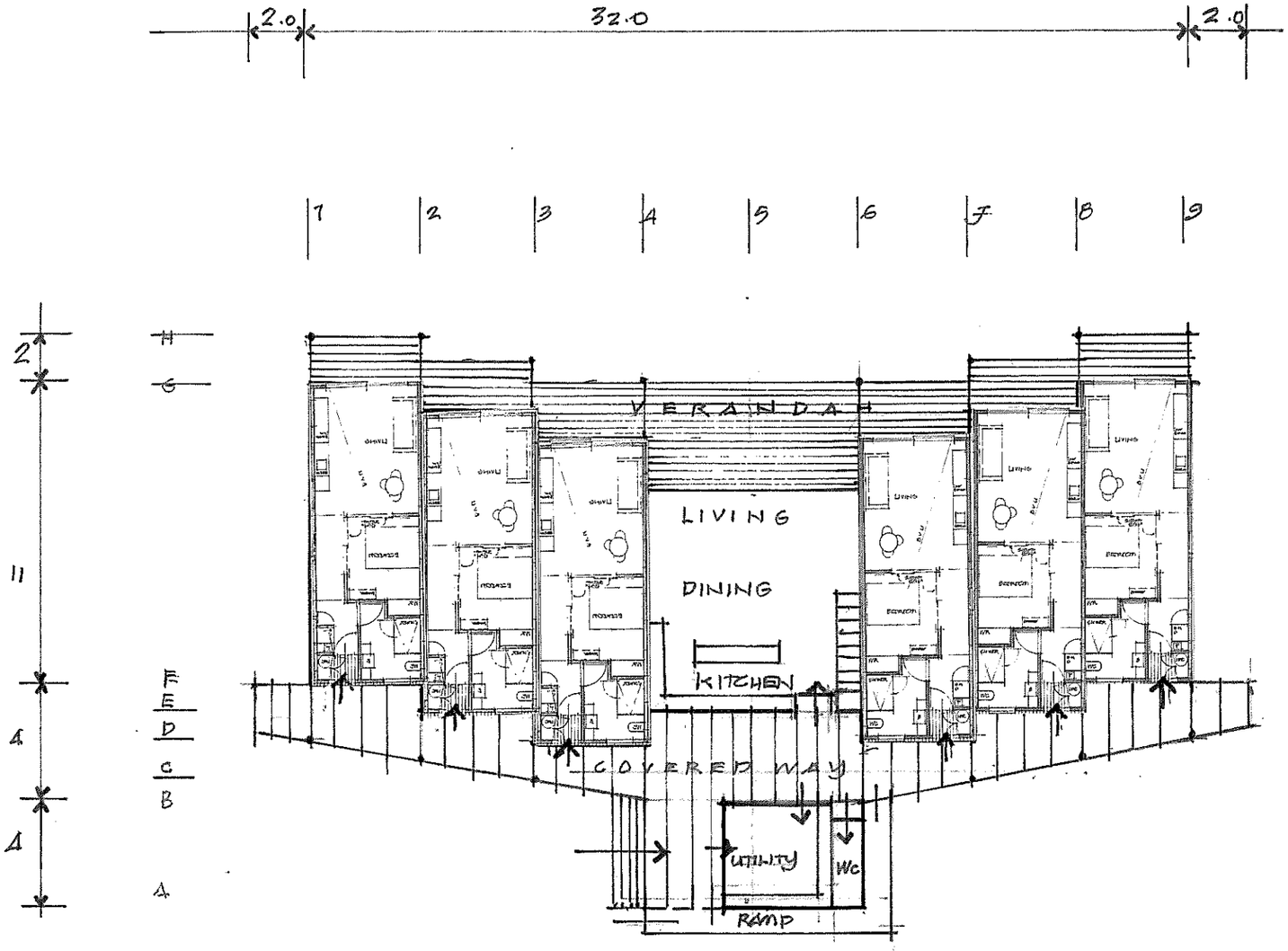
N

0 50 100 Metres

Scale 1:2,000 at A3

Date Printed: March 11, 2022

Map Credits: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors



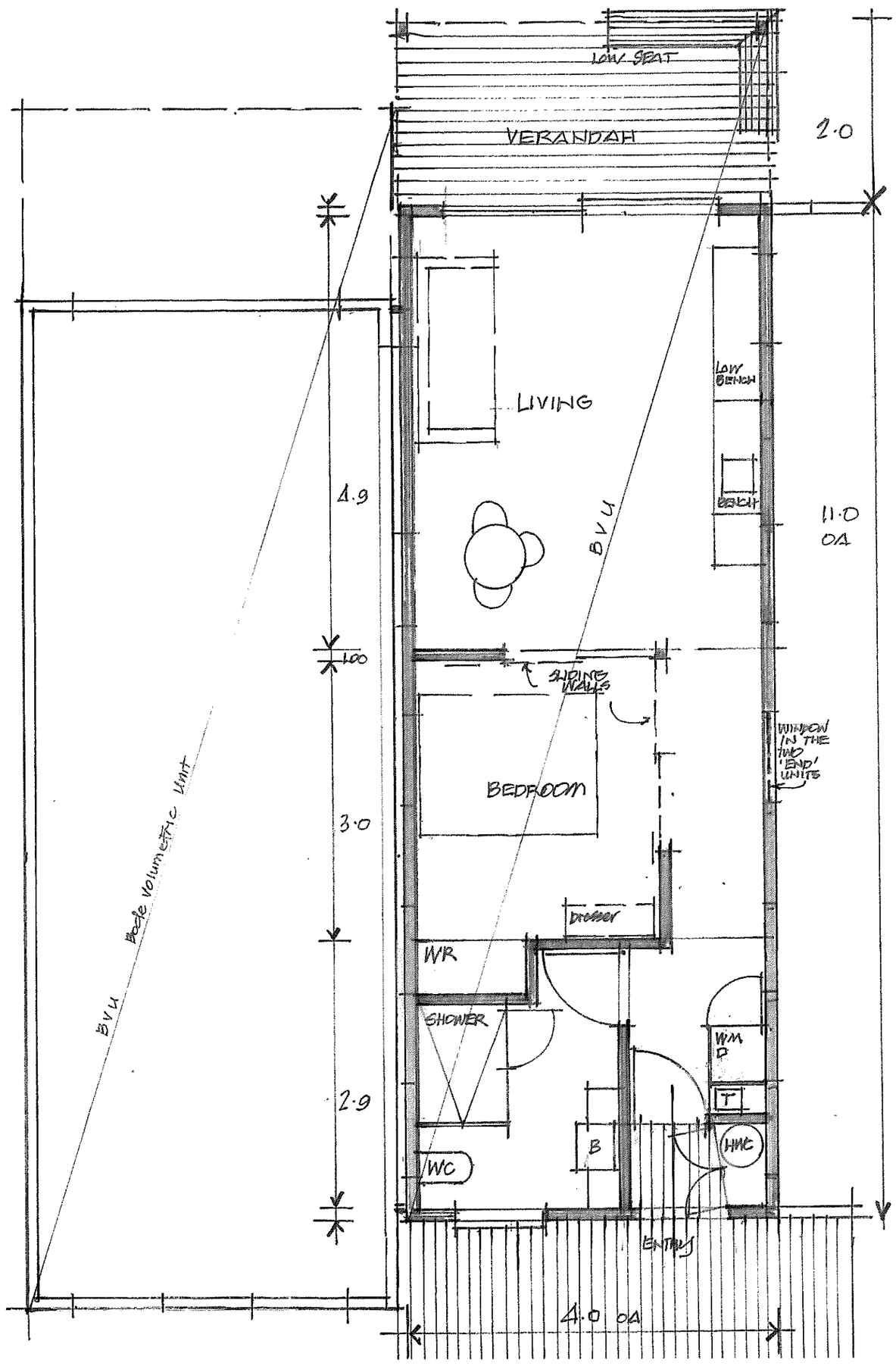
FLOOR PLAN 1.200 (A3)

0 4 8 12

CLOSE COUPLED CLUSTER HOUSE
169 SIMS ROAD TEHORO BEACH
THE WELLINGTON COMPANY

MOLLER ARCHITECTS LTD moller 8.22

CCH 2

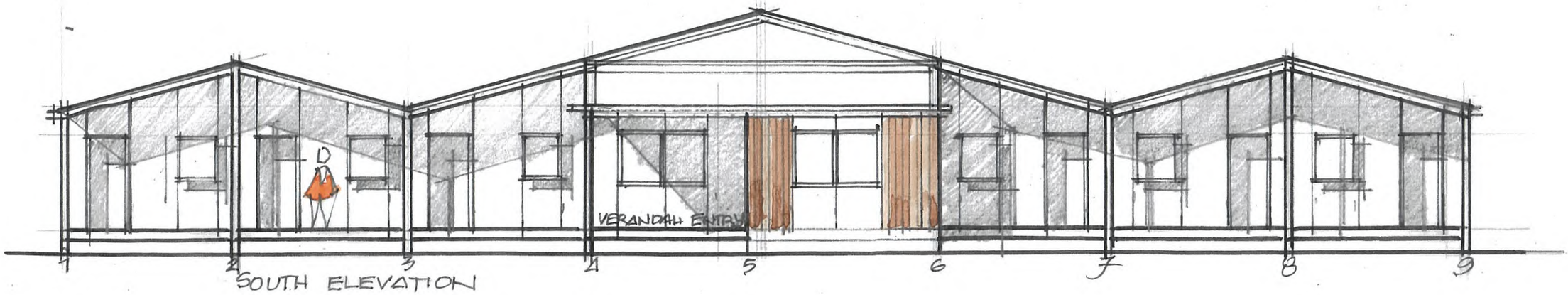


CLOSE COUPLED
CLUSTER HOUSE

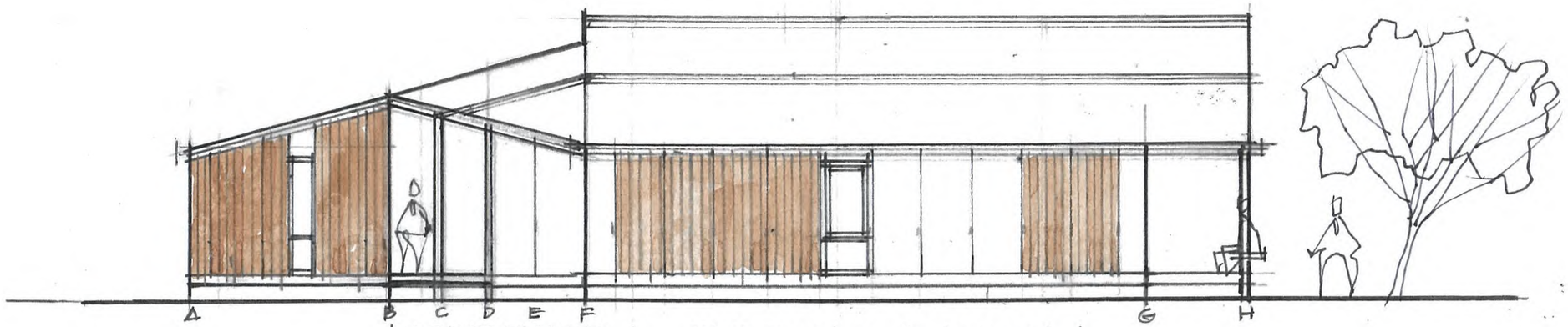
TYPICAL BED/SITTING ROOM
44 m² Scale 1.50 at A3
189 SIMS ROAD
TEHORO BEACH
for THE WELLINGTON COMPANY

MOLLER ARCHITECTS LTD
moller 6.22

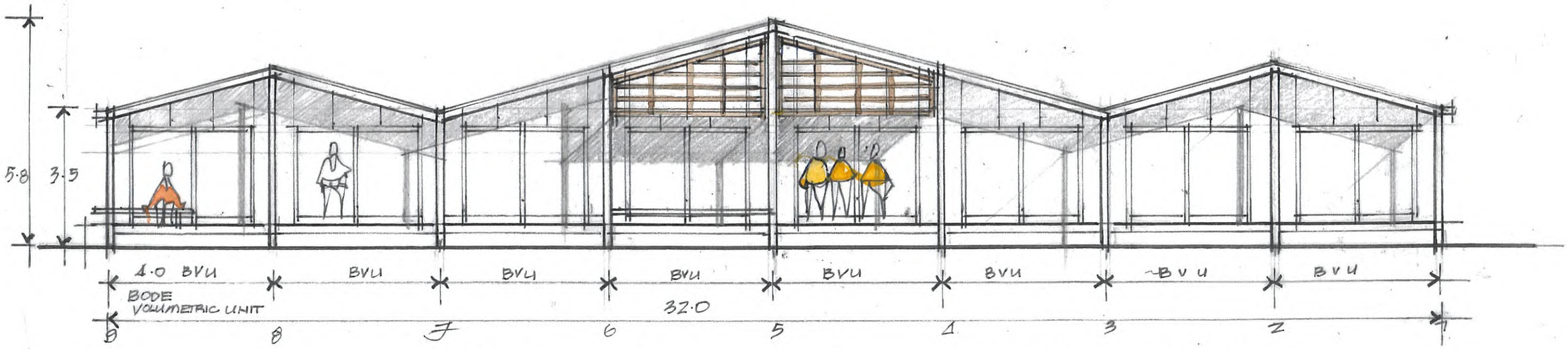
CCH 3



SOUTH ELEVATION



EAST ELEVATION West Elevation similar handed



NORTH ELEVATION

MOLLER ARCHITECTS LTD
moller 6.22

CLOSE COUPLED CLUSTER HOUSE
189 SIMS ROAD TE HORO BEACH
for THE WELLINGTON COMPANY

CCH 1

CLOSE COUPLED
CLUSTER HOUSE TEHORO from S/EAST
THE WELLINGTON COMPANY

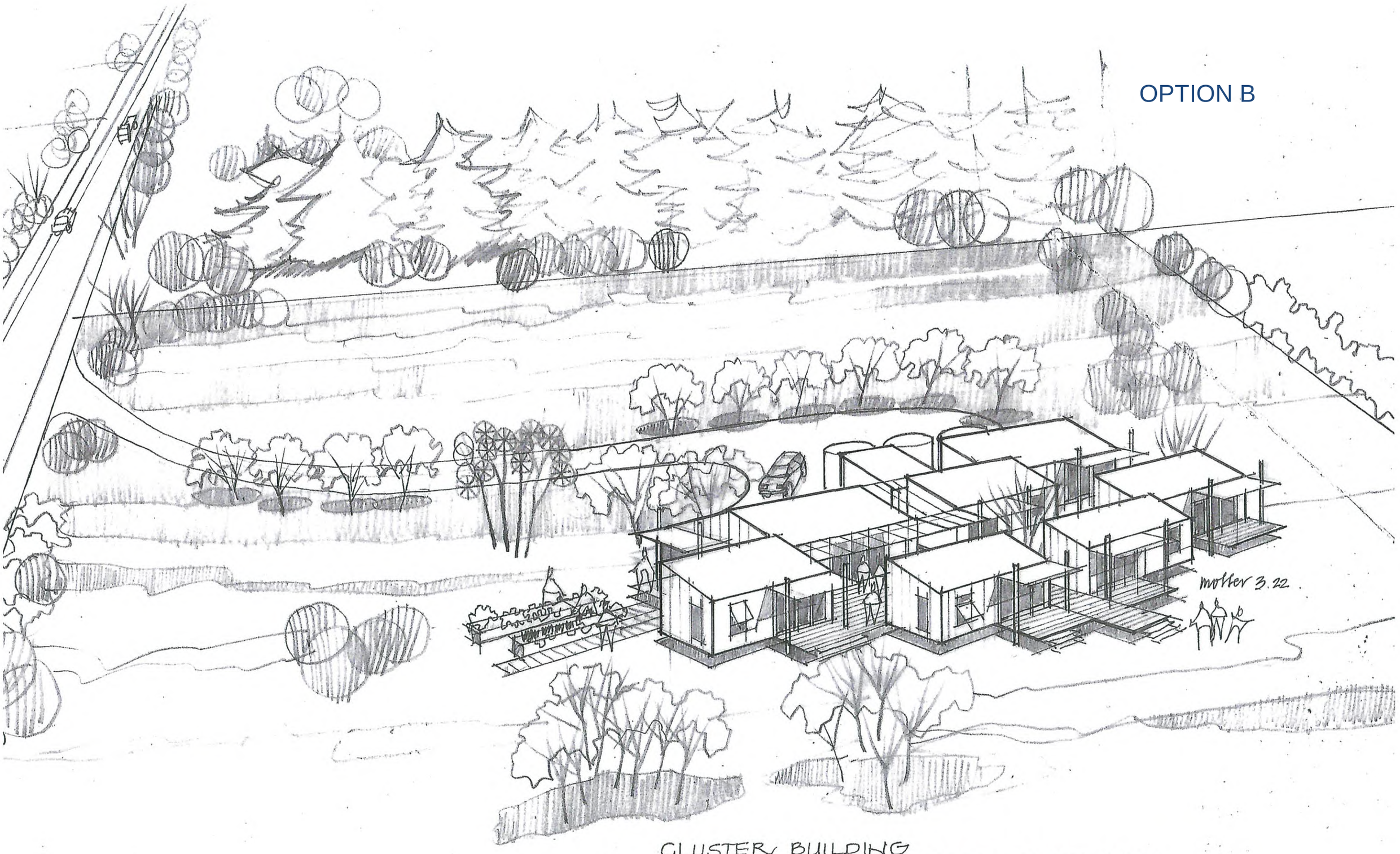
molter 6 22.

MOLLER ARCHITECTS LTD

Moller
Architects

CCH 5
molter 6. 22

OPTION B



CLUSTER BUILDING
MINOR DWELLING & ACCESSORY BUILDINGS
189 SIMS ROAD TEHORO BEACH
THE WELLINGTON COMPANY

GSR 5

Kapiti Coast District Council

Kāpiti Coast DISTRICT COUNCIL

Key to map symbols

PROPOSED
CLUSTER BUILDING

MINOR DWELLING
& ACCESSORY BUILDINGS
189 SIMS ROAD
TE HORO BEACH

THE WELLINGTON
COMPANY

MOLLER ARCHITECTS
3.2022

1.1000

G. SR 2

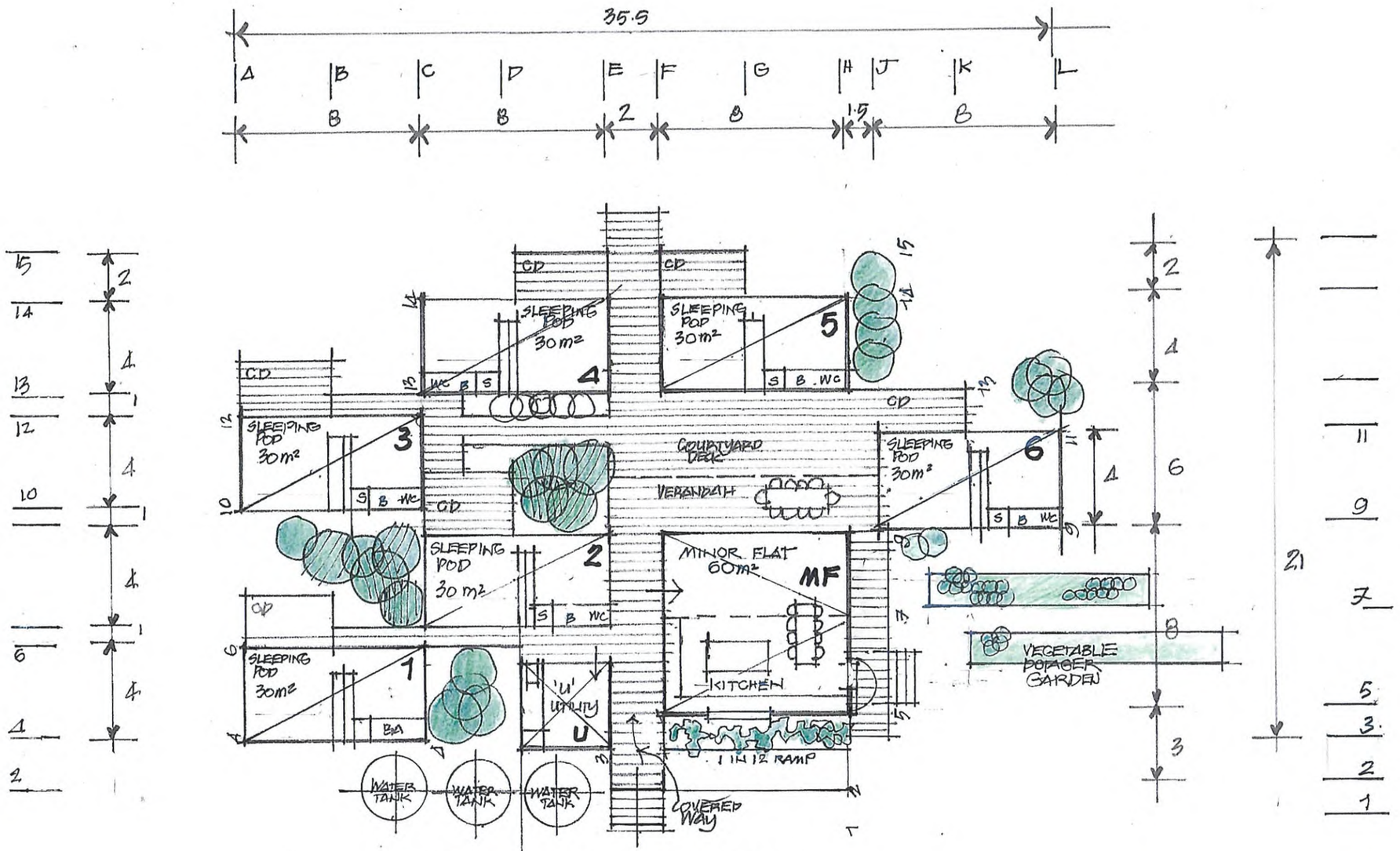
N

0 25 50 Metres

Scale 1:1,000 at A3

Date Printed: March 11, 2022

Map Credits: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors



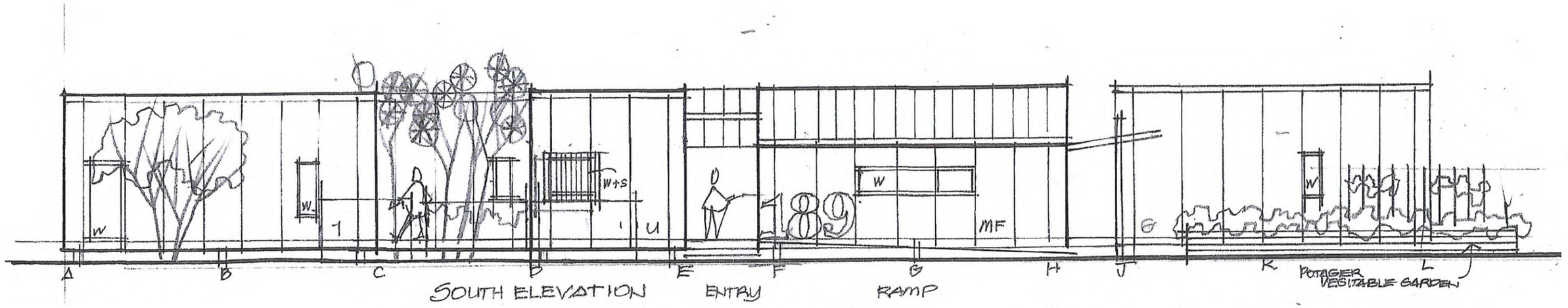
FLOOR PLAN 1.200 @ A3

CLUSTER BUILDING - MINOR DWELLING & ACCESSORY BUILDINGS
SIX BODE TT32 FACTORY MADE VOLUMETRIC UNITS.
189 SIMS ROAD TEHORO BEACH

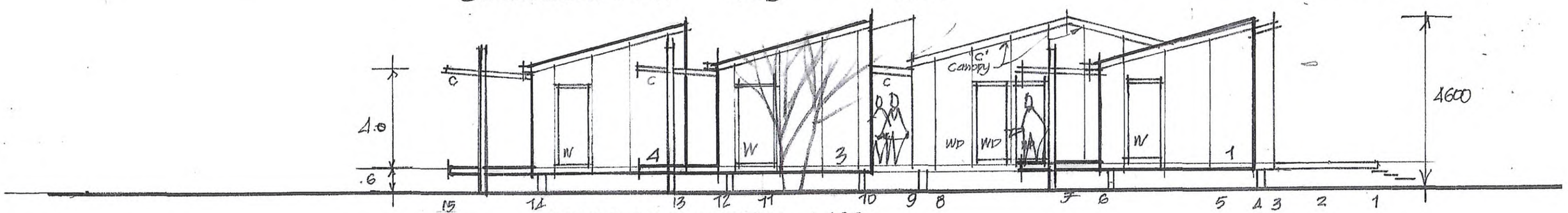
THE WELLINGTON COMPANY

MOLLER ARCHITECTS LTD moller 3.22

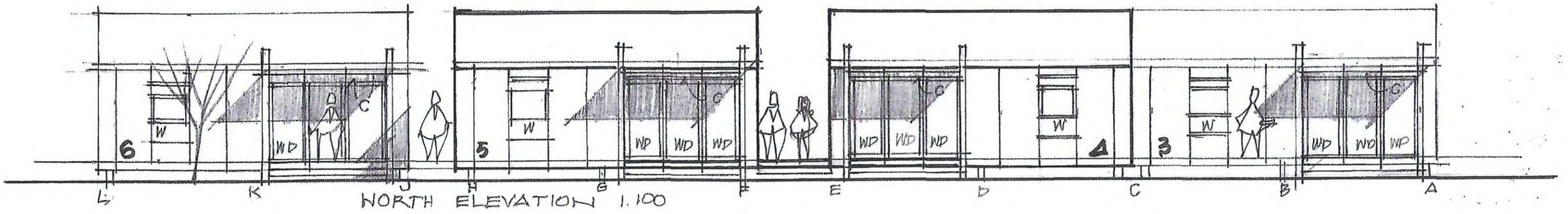
G.SR 3



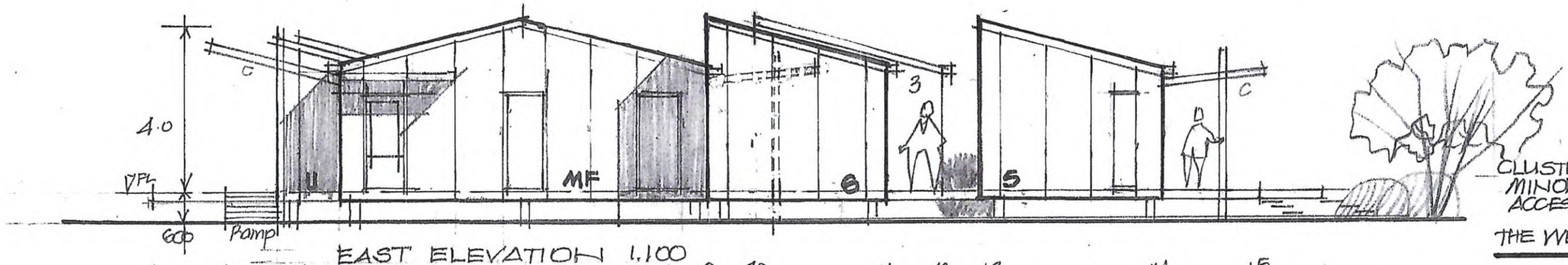
SOUTH ELEVATION ENTRY RAMP



WEST ELEVATION 1.100



NORTH ELEVATION 1.100



EAST ELEVATION 1.100

CLUSTER BUILDING
MINOR DWELLING & ACCESSORY BUILDINGS

THE WELLINGTON COMPANY

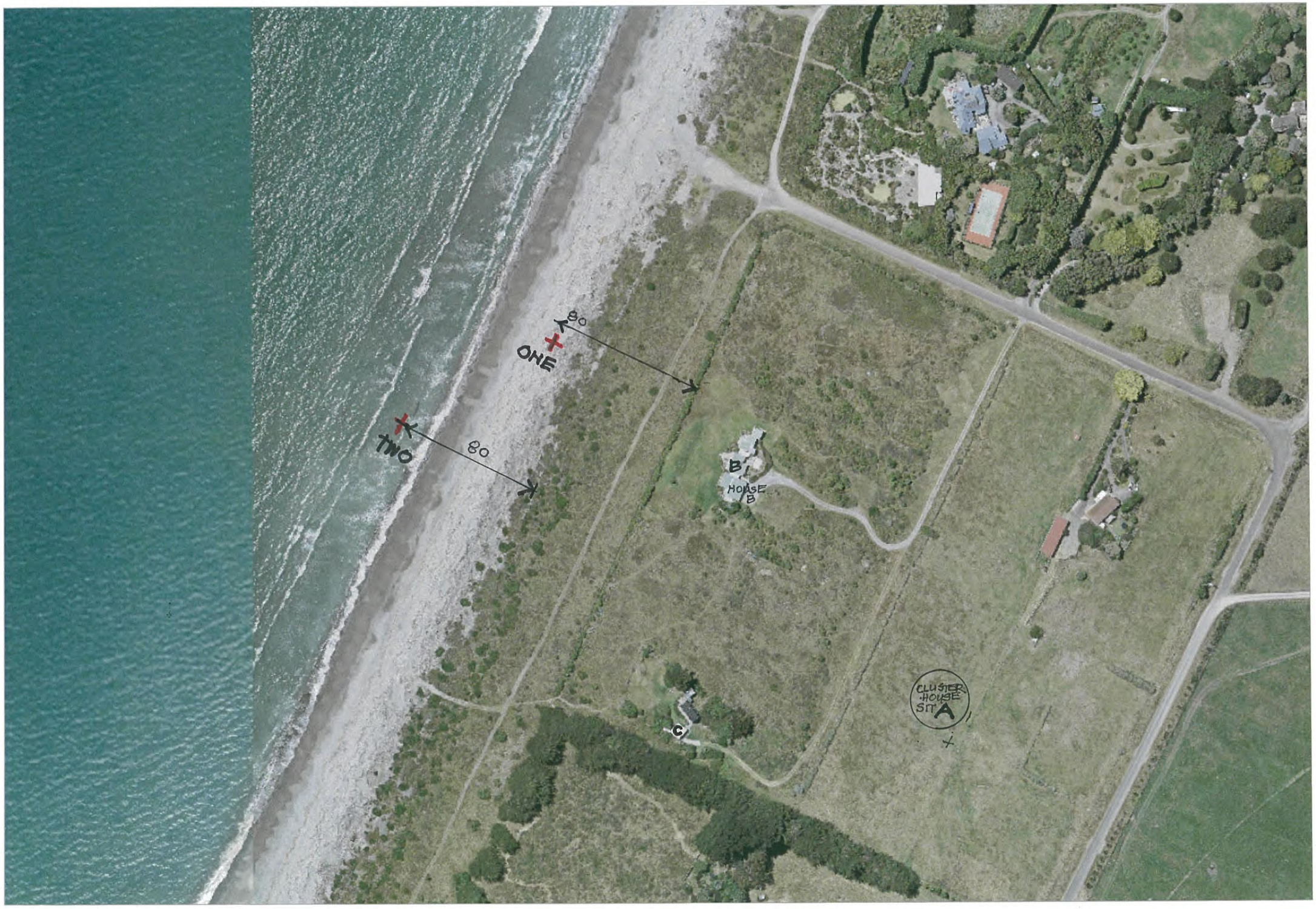
MOLLER ARCHITECTS LTD
myfler 3 2022

GSR 4

GORDON MOLLER'S VISABILITY ASSESSMENT

Kapiti Coast District Council

Kāpiti Coast DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua



Key to map symbols

PROPOSED
CLUSTER BUILDING
189 SIMS RD
TE HORO BEACH
The Wellington company
MOLLER ARCHITECTS
GSR 6
6.22

N

0 50 100 Metres

Scale 1:2,000 at A3

Date Printed: May 18, 2022

Map Credits: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

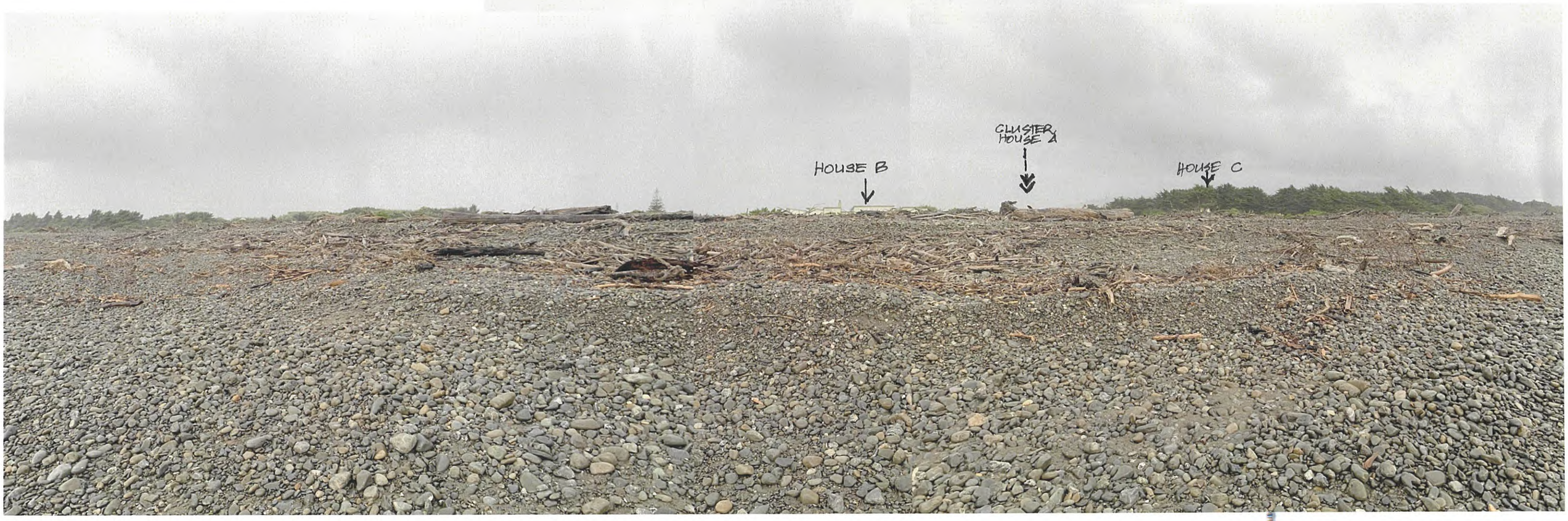


PHOTO LOCATION ONE

80 metres from Beachfront property Boundary

(Hills not showing because of misty rain at the time)

PROPOSED CLUSTER BUILDING
189 SIMS RD. TE HORO BEACH

MOLLER ARCHITECTS.

6.22

G.SR 7

PHOTO LOCATION TWO
80 metres from Beach Edge vegetation
(Hills not showing because of misty rain at the time)

PROPOSED CLUSTER BUILDING
189 SIMS ROAD TEHORO BEACH
MOLLER ARCHITECTS
6.22

GSR 8

APPENDIX 3

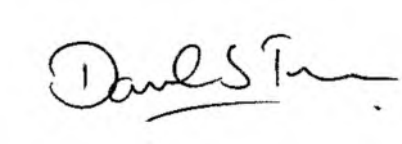
LAND MATTER'S
PRELIMINARY ENGINEERING DESIGN

ENGINEERING REPORT
Rural Cohousing
189 Sims Road, Te Horo

Client
Far Fetched Ltd
October 2022
Revision 1

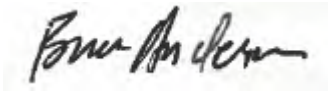
ENGINEERING REPORT FOR: Far Fetched Ltd

Reviewed by:



Dan Turner - Senior Civil Engineer, BEng Hons

Prepared by:



Brian Anderson - Civil Engineer, BEngTECH, NZCE

Date: 07/10/2022
Version: **Revision 1**
Job Ref: 898

1. BACKGROUND & INTRODUCTION

Far Fetched Ltd is applying for a resource consent to provide cohousing on their rural property at 189 Sims Road, Te Horo Beach. The property affected is Lot 9 DP 31319 held in Record of Title WN8A/523.

This report considers the engineering feasibility of cohousing. The report addresses the following:

- Potable water supply
- Stormwater and wastewater disposal
- Ponding
- Utilities
- Access design
- Earthworks
- Soil strength for house foundations
- Firefighting water supply
- Landscaping

2. THE LAND

The site is located at the northern end of Sims Road in Te Horo Beach. It is a corner site and is located on the western side of Sims Road.

There is an existing dwelling located in the northern third of the property with access from the north. The site is generally flat with a low rolling pastural ridge running north south through the site. The site is generally covered in pastural grass with plantings of flax around the site. The site is bounded to the north and east by Sims Road.

Figure 1 *– Indicative Development Plan (outlined in yellow)*

3. THE CURRENT SITUATION – BASE ENGINEERING INFORMATION

3.1. Geology and Soils

There are two distinct soil types mapped in the area of the site. These are Sandy Gley and Sandy Recent and classed as having a rapid permeability.

No specific excavations were undertaken on the site, we have investigated the neighbouring properties in the past and ground conditions are consistent which indicate sandy alluvial gravels overlining coarse sands and silts.

3.2. Three Waters

There are no KCDC sanitary sewer or stormwater services available on Sims Road.

3.3. Utility Services

This section outlines the existing utility services provided on Sims Road.

3.3.1. Power

Overhead power lines are located on Sims Road, with an underground cable suppling the existing dwelling.

3.3.2. Telecommunications

Chorus telecommunication cables are located along Sims Road. Rural wireless broadband is also available from some providers.

3.3.3. Gas

There are no existing gas lines on Sims Road.

3.4. Vehicle Access

The current access to the lot is from the north western section of Sims Road and is via a sealed driveway. A new access from Sims Road will be installed in the southern part of the lot to provide access to the cohousing development. Access will be as per KCDC rural residential vehicle crossing standard.

3.5. Natural Hazards

189 Sims Road is denoted in a ponding zone in the Flood Hazard map by KCDC. The flood level for ponding has been provided by Greater Wellington Reginal Council as RL 5.3. There are several sections within the middle ridge of the property which are above RL 5.3, which are noted on the flood hazard map.

3.6. Ecological Sites

No ecological sites identified.

4. ENGINEERING ASSESSMENT

This section describes how the three waters, utilities, roading and earthworks may be implemented within the development. The objective is to show that the development of cohousing is achievable within the lot. This report is intended to be referenced in support of a resource consent application.

Once resource consent has been granted a detailed design process will be undertaken for the access and utility connections. The three waters and driveway detailed design will be developed with dwelling building consent drawings.

The construction of the development will take place in one stage. Refer to Appendix A for the proposed plans.

No specific excavations were undertaken on the site, we have investigated the neighbouring properties in

the past and ground conditions are consistent which indicate sandy alluvial gravels overlining coarse sands and silts.

4.1.1. Potable Water Supply

There is no KCDC potable water supply available. The existing dwelling potable water is supplied by rainwater collection form the roof. There is an existing bore located on site in a pump shed.

It is proposed to collect rain water from the roof of the development and store it in a single or multiple tanks. First flush water diverters to remove debris from the roof and gutter and water filters are recommended with these systems. Ongoing maintenance will also be required with a rain tank so adequate access for maintenance should be considered when designing the rain tank and choosing its location.

A minimum storage capacity for potable water of 65,000 litres is proposed based on a 180 litre / day use for 12 people for 30 days. Refer to section 4.7 for further details regarding water storage capacity requirements.

A reduction to 145 litres / day could be used based on Greater Wellington Regional Council rule R63 which would require the usage of low flow fittings to reduce the demand.

4.1.2. Stormwater Disposal

Stormwater from roof and hard stand areas for the development will be captured and conveyed to soak pits located near building the platform.

To determine the indicative soak pit size the following criteria was used:

- An impervious area of 900m^2 (cohousing roof and surrounding platform area)
- A runoff coefficient of 0.9 (from E1)
- Rain crate soak pit with a void ratio of 0.95.
- 110mm rainfall for a 1 in 100-year storm event with climate change included from KCDC SDPR. Has been used due to site being located within the ponding zone (secondary flow path is available)
- A storm duration of 60 minutes (from E1)

The indicative soak pit size is 7.9m long x 2m wide x 1.3m high. The soak pit base will be excavated to 1.88m to provide 600mm of cover to the soak pit and to ensure the base is located within the sand and above the water table. The water table was identified at RL 1.3 in the neighbouring properties.

Percolation rate of 150mm/hr which has had a factor of safety of 4 applied has been used which is considered conservative for sand and gravel soils identified. Soak will be confirmed at the time of detailed design and soak pit amended accordingly.

The indicative soak pit size using the above criteria is shown on the drawings in Appendix A.

4.1.3. Wastewater Disposal

There is no council supplied wastewater at Sims Road. It is recommended that domestic wastewater be treated and disposed of on site. Soils present are sandy alluvial gravels overlining coarse sands and silts which corresponds to soil category 1 as derived from Table 5.1, AS/NZS 1547:2012.

The Horizons Regional Council (HRC) manual for Onsite Wastewater Systems Design and Management (OWSDM) is the preferred method of designing wastewater management systems. In the OWSDM the preferred wastewater disposal method for silt soils is advanced secondary treatment with a pressurized compensating dripper irrigation system (PCDI) or similar pressurised low pressure system. These systems ensure even distribution of treated wastewater over the entire trickle field.

It is recommended that a subsurface dripper irrigation system be used with a maximum pipe depth of 250mm below ground level as per GD06 On-site Wastewater Management in the Auckland Region, Section E2.2 and Table 44 states that the areal loading for a category 1 soil is 5 mm/day.

For the proposed development the assumed wastewater flow rate is 180 litres / day / person as per Table H3 from ASNZS:1547 with an indicative occupancy of 12 people. The peak daily effluent production is 2160 litres / day. The design land application area has been determined as 432m^2 with a reserve area of 216m^2 as per GD06 Section E2.2. Refer drawing 898-GA-201 in Appendix A for trickle field location.

A septic tank similar to a Hynds Lifestyle Elite 2 tank system would be appropriate for the development. These systems can accommodate 3,000 litres / day.

A trickle field (including reserve area) should be set back 5.0m from any boundary, 20m from any surface water body and 20m from any potable water bore as per the Proposed Natural Resources Plan for the Wellington Region (PNRP) Rule R75 as permitted activity requirements. The proposed designs and layouts outlined above and shown in the drawings in Appendix A comply with this rule.

The designs outlined above are based on an assumed occupancy and 180 litres / day / person. This could be reduced to 145 litres / day /person based on Rule 63 from GWRC PNRP. The actual occupancy will dictate the size of the advanced secondary treatment system. A detailed design of the wastewater system will be required when a building consent is submitted for the cohousing building.

4.2. Utilities

4.2.1. Power

Overhead power lines are located on Sims Road, with an underground cable suppling the existing dwelling. The development can be serviced from the existing network with overhead or underground cables.

4.2.2. Telecommunications

Chorus telecommunication cables are located along Sims Road. Rural wireless broadband is also available from some providers. One new connection will be made from the existing network to the development. Rural broadband via the cellular network is available that may have better download speeds.

4.2.3. Gas

There is no existing gas supply on Sims Road. No gas connections are proposed for this development.

4.3. ROADING & TRANSPORTATION

4.3.1. Vehicle Access to Sims Road

A new access will be created on Sims Road to the development. The existing access to the existing dwelling from the northern section of Sims Road will remain unchanged and will not be used to access the development.

The new access will be a rural residential vehicle crossing as per KCDC-RD-017 will be constructed in the southern part of the property. Sims Road in this area is straight with no sight line obstructions.

4.3.2. Driveway

The driveway to the development is proposed as a crowned 6m formation and will provide two way access constructed of an all weather surface. Runoff will be captured by a swale formed along both sides of the alignments with soakage to ground in the sand. The driveway will extend up to the building with parking for 8 vehicles and allowance for fire-fighting trucks to manoeuvre.

4.3.3. Sight Distance

The sight lines were checked for the access location as per Diagram A3 in Schedule 11.1 Diagrams in the KCDC district plan and are compliant. The sight distance length of 80m was taken from District Plan clause 11.E.1, Table 2, based on a posted speed limit of 80km/h onto a local road.

4.3.4. Lighting

No lighting is proposed for the development.

4.4. EARTHWORKS

Earthworks are proposed for the development. Filling will be required to construct the building platform and the driveway to the platform, typically to be able to place the proposed building above the recommended building level of RL5.3 the majority of the earthworks will be fill. Associated earthworks for water tanks and sanitary sewer systems will be required as per the systems designed.

4.5. BUILDING FOUNDATIONS

4.5.1. Foundation Testing

No foundation testing was undertaken as part of this report as the building platform will be typically in fill. Filling will be conducted as per NZS 4431:2022 and NZS3604:2011 to the standard of good ground.

The buildings are prefabricated, and foundation design will be by others and parameters used for the design can be assumed to be in accordance with the standards above.

No liquefaction assessment has been undertaken as part of this report and may be required at the time of building consent.

4.6. FIRE FIGHTING PROVISION

The building will require a water storage supply as specified in New Zealand Fire Service Firefighting Water Supplies Code of Practice, SNZ PAS 4509:2008. In general, a building with a sprinkler system will need to provide at least 45,000 litres of water to fight a fire. There will be no change to the water supply demand if no sprinkler system is provided as per SNZ PAS 4509:2008 requirements.

A firefighting connection kit will be required at the base of firefighting tanks and an appropriate access and hard stand area be provided as per SNZ PAS 4509:2008. Water storage tanks or ponds can be used as sources of water. SNZ PAS 4509:2008 specifies appropriate hard stand areas, fittings and locations for the firefighting water source.

4.7. WATER STORAGE REQUIREMENTS

4.7.1. Water Storage Requirements for the development

The total water storage requirement for the proposed building is 45,000 litres for fire fighting purposes.

A minimum storage capacity for potable water of 65,000 litres is proposed based on a 180 litre / day use for 12 people for 30 days. This brings the total water storage requirements to 110,000 litres for the development.

A 65,000 litre concrete underground tank for the potable water can be provided and two 25,000 litre above ground tanks for fire fighting purposes ca be provided.

4.8. PONDING MITIGATION

Approximately 2150m3 of material will be placed within the ponding area identified on KCDC's Flood Hazard map. This represents less than 0.1% of the total ponding catchment. Ponding is slow or settled waters that occurs during storm events. The proposed fill material will not be placed in a location where it would displace ponding water on adjacent properties. It is considered that no compensatory storage is required.

4.9. LANDSCAPING

The applicant is proposing landscaping along the boundaries and in the south-western corner of the site. Landscaping in and over the on-site wastewater disposal fields should be species that are recommended by the system installer and should be limited to species with non-invasive root species. Landscaping and planting along the front boundary should protect sightlines for vehicles exiting the new driveway.

5. CONCLUSIONS & RECOMMENDATIONS

Based on the site investigations and discussions in this report a rural cohousing development is achievable. This report is a preliminary design only and further detailed design will be required.

Prior to the occupation of the cohousing building the following infrastructure should be constructed:

Water Supply

1. A minimum potable water supply of 65,000 litres utilising harvested rainwater off the roof into rain tanks for the building. Firefighting supply of 45,000 litres shall be provided.
2. It is recommended that the building contain a residential sprinkler system.
3. A UV water treatment system should be installed so that water is treated prior to delivery to drinking water taps. Provision should be made to maintain the UV system in accordance with the manufacturer's recommendations

Stormwater

1. Stormwater neutrality for proposed development can be achieved by disposing stormwater into a soak pit.
2. Runoff from the driveway will discharged into swales along the driveway and discharged to ground.
3. The driveway shall be maintained with a permeable surface.

On-site Wastewater

1. Wastewater can be disposed of via an advanced secondary treatment with a PCDI system.
2. Note: a consent from GWRC under Rule 63 may be required if the discharge rate exceeds 2,000 litres per day. This will be required if values used are 180 litres / day / person however if 145 litres / day / person is used discharge rate will be below 2,000 litres per day.

Power Supply and Telecommunications

1. Power will be provided by existing infrastructure on Sims Road.
2. Telecommunications will be provided by connecting to the existing network in Sims Road or via the Rural Broadband via the cellular network.

Foundation Design

1. Foundation design can be assumed to be in accordance with NZS 4431:2022 and NZS3604:2011 good ground which will be confirmed at the completion of the works.
2. A liquefaction assessment may be required for building consent and should be allowed for.

Firefighting

1. A dedicated firefighting water source will be required for the development in accordance with the recommendations of this report. A minimum supply of 45,000 litres is required. It is recommended that residential sprinkler systems be installed for the building.
2. The dedicated firefighting water supply should be placed in a location where FENZ appliances can easily access and all details to be compliant with SNZ PAS 4509:2008.
3. The water supply should be marked as 'dedicated fire fighting supply only'.

Landscaping

1. Plant species located adjoining and over the on-site wastewater disposal field should be a non-invasive species as recommended by the installer.

APPENDIX A – DRAWINGS

CLIENT: THE WELLINGTON COMPANY

ADDRESS: 189 SIMS RD, TE HORO BEACH

PROJECT: RURAL COHOUSING

RESOURCE CONSENT DRAWINGS

SITE LOCATION PLAN

NOTES:
1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
2. EXISTING UTILITIES SHOWN INDICATIVELY ONLY.

LEGEND:

- SS — PRESSURISED SANITARY SEWER
- SW — STORMWATER PIPE
- PW — POTABLE WATER MAIN
- SANITARY SEWER MANHOLE
- STORMWATER MANHOLE
- STORMWATER SUMPS
- SOAK PIT
- CHORUS — CHORUS DUCT
- PWR — POWER DUCT
- OH — OVERHEAD POWER

50 25 0 50 100 150 m

PREPARED BY LANDMATTERS

CLIENT: THE WELLINGTON COMPANY

PROJECT: TWC - 189 SIMS RD, TE HORO

DRAWING TITLE: TITLE PAGE

DATE: 07/10/2022 | PROJECT NO.: 898

SCALE: 1:2,500 @ A1, 1:5,000 @ A3

DRAWING NO.: GA-200 | REV: A

LEGEND:

- PSS — PRESSURISED SANITARY SEWER
- SW — STORMWATER PIPE
- PW — POTABLE WATER MAIN
- SANITARY SEWER MANHOLE
- STORMWATER MANHOLE
- STORMWATER SUMPS
- SOAK PIT
- CHORUS — CHORUS DUCT
- PWR — POWER DUCT
- OH — OVERHEAD POWER

COHOUSING BUILDINGS, UNDERSIDE OF STRUCTURE TO RL 5.3m

INDICATIVE STORMWATER LAYOUT TO WATER TANK

BUILDING PLATFORM RL 5.05m

GRAVITY SEWER SYSTEM TO PCDI

SOAK PIT, 7.15m Lx2.4m Wx1.9m D

60000L WATER TANK

45000L WATER TANK FOR FIRE FIGHTING PURPOSES

PRESSURISED SEWER DRIP FIELD (PCDI)

CAR PARKING

6m WIDE DRIVEWAY WITH PERMEABLE DRIVEWAY

SIMS ROAD

EXISTING OVERHEAD POWER

EXISTING CHORUS

NEW VEHICLE ENTRANCE AS PER KCDC-RD-017

N

5 2.5 0 5 10 15 m

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
2. EXISTING UTILITIES SHOWN INDICATIVELY ONLY.
3. SITE TO BE PLANTED AS PER ARCHITECTURAL DRAWINGS AROUND THE PERIMETER AND IN SELECTED LOCATIONS.

PREPARED BY LANDMATTERS

CLIENT: THE WELLINGTON COMPANY

PROJECT: TWC - 189 SIMS RD, TE HORO

DRAWING TITLE: GENERAL ARRANGEMENT OPTION 1

DATE	PROJECT NO.
07/10/2022	898
SCALE	1:250 @ A1 1:500 @ A3
DRAWING NO.	REV
GA-201	A

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
2. EXISTING UTILITIES SHOWN INDICATIVELY ONLY.

PREPARED BY LANDMATTERS

CLIENT: THE WELLINGTON COMPANY

PROJECT: TWC - 189 SIMS RD, TE HORO

DRAWING TITLE: GENERAL ARRANGEMENT OPTION 2

DATE	PROJECT NO.
07/10/2022	898
SCALE	1:250 @ A1 1:500 @ A3
DRAWING NO.	REV
GA-201	A

C:\12dSdata\LM-DATA\898 - TWC - 189 Sims Rd, Te Horo_99310 Plans, Aerials, CAD\898 RC dwg, Plotted by Brian Anderson at 7/10/2022 1:06:23 pm

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.

LEGEND:

MAJOR CONTOUR

MINOR CONTOUR

N

10 5 0 10 20 30 m

PREPARED BY

LANDMATTERS

CLIENT

THE WELLINGTON COMPANY

PROJECT

TWC - 189 SIMS RD, TE HORO

DRAWING TITLE

EXISTING CONTOUR PLAN

DATE	PROJECT NO.
07/10/2022	898
SCALE	1:500 @ A1 1:1,000 @ A3
DRAWING NO.	REV
EW-300	A

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
2. TOTAL EARTHWORKS CUT 10m^3.
3. TOTAL EARTHWORKS FILL 2,150m^3.
4. TOTAL EARTHWORKS AREA 2,750m^2.
5. EARTHWORK VOLUMES ARE MEASURED FROM EXISTING GROUND LEVEL TO FINISHED DESIGN SURFACE AND HAVE NO BULKING OR SHRINKAGE APPLIED.
6.

LEGEND:

MAJOR CONTOUR

MINOR CONTOUR

BUILDING PLATFORM
RL 5.08

N

5 2.5 0 5 10 15 m

PREPARED BY LANDMATTERS	CLIENT THE WELLINGTON COMPANY	PROJECT TWC - 189 SIMS RD, TE HORO	DRAWING TITLE PROPOSED CONTOUR PLAN

DATE	PROJECT NO.
07/10/2022	898
SCALE	1:250 @ A1 1:500 @ A3
DRAWING NO.	REV
EW-301	A

C:\12dSolata\LM-DATA\898 - TWC - 189 Sims Rd, Te Horo_993\10 Plans, Aerials, CAD\898 RC.dwg, Plotted by Brian Anderson at 7/10/2022 1:06:33 pm

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
2. EXISTING UTILITIES SHOWN INDICATIVELY ONLY.

DEPTH RANGE Lower		Upper		Colour
-5.0	to	-5.50	m	
-4.50	to	-5.0	m	
-4.0	to	-4.50	m	
-3.50	to	-4.0	m	
-3.0	to	-3.50	m	
-2.50	to	-3.0	m	
-2.0	to	-2.50	m	
-1.50	to	-2.0	m	
-1.0	to	-1.50	m	
-0.50	to	0.00	m	
0.00	to	0.50	m	
0.50	to	1.0	m	
1.0	to	1.50	m	
1.50	to	2.0	m	
2.0	to	2.50	m	
2.50	to	3.0	m	
3.0	to	3.50	m	
3.50	to	4.00	m	
4.0	to	4.50	m	
4.50	to	5.0	m	

PREPARED BY
LANDMATTERS

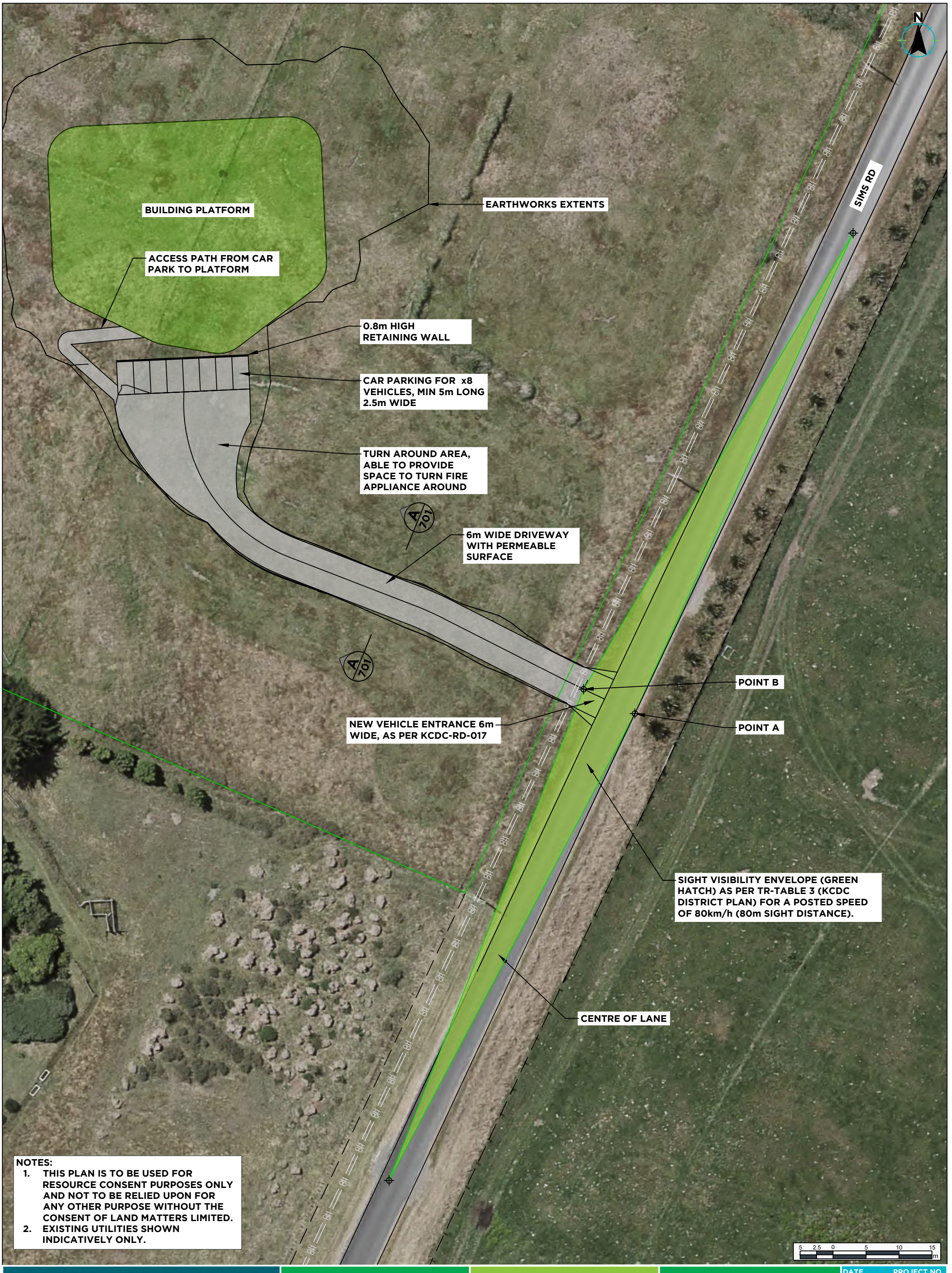
CLIENT
THE WELLINGTON COMPANY

PROJECT
TWC - 189 SIMS RD, TE HORO

DRAWING TITLE
DEPTH RANGE CONTOURS

DATE	PROJECT NO.
07/10/2022	898
SCALE	1:250 @ A1 1:500 @ A3
DRAWING NO.	REV
EW-302	A

C:\12dSystem\LM-DATA\898 - TWC - 189 Sims Rd, Te Horo_993\10 Plans, Aerials, CAD\898 RC.dwg, Plotted by Brian Anderson at 7/10/2022 1:06:38 pm

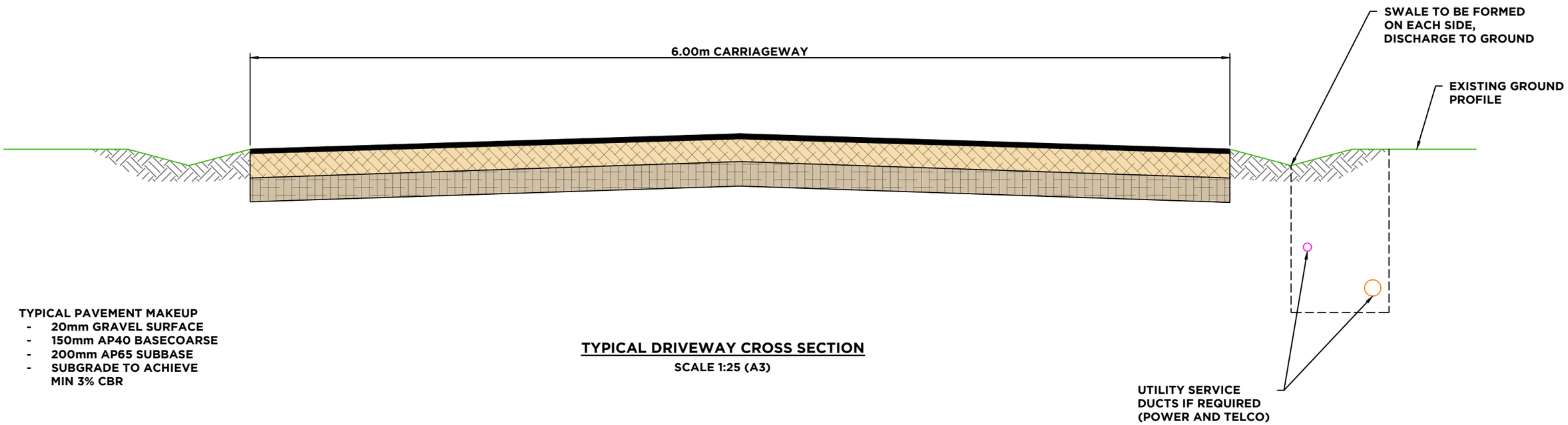


NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
2. EXISTING UTILITIES SHOWN INDICATIVELY ONLY.

PREPARED BY LANDMATTERS	CLIENT THE WELLINGTON COMPANY	PROJECT TWC - 189 SIMS RD, TE HORO	DRAWING TITLE DRIVEWAY LAYOUT	DATE 07/10/2022 · PROJECT NO. 898 SCALE 1:250 @ A1 · 1:500@ A3 DRAWING NO. RO-700 · REV 1

C:\12dS\data\LM-DATA\898 - TWC - 189 Sims Rd, Te Horo_993\10 Plans, Aerials, CAD\898 RC.dwg, Plotted by Brian Anderson at 7/10/2022 1:06:44 pm



TYPICAL PAVEMENT MAKEUP
- 20mm GRAVEL SURFACE
- 150mm AP40 BASECOARSE
- 200mm AP65 SUBBASE
- SUBGRADE TO ACHIEVE MIN 3% CBR

TYPICAL DRIVEWAY CROSS SECTION

SCALE 1:25 (A3)

NOTES:
1. THIS DETAIL IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.

0.25 0.13 0 0.25 0.5 0.75 m

PREPARED BY LANDMATTERS

CLIENT: THE WELLINGTON COMPANY

PROJECT: TWC - 189 SIMS RD, TE HORO

DRAWING TITLE: DRIVEWAY SECTION

DATE	PROJECT NO.
07/10/2022	898
SCALE	1:13 @ A1 1:25 @ A3
DRAWING NO.	REV
RO-701	A

APPENDIX B – WASTEWATER DESIGN

Client	**The Wellington Company**		
Job Number:	**898**	**Date:**	16/09/2022
Site:	**TWC - 189 Sims Rd, Te Horo**	**Sheet:**	

Wastewater Disposal using Pressure Compensating Dripper Irrigation Design (PCDI)

Main dwelling

Dry weather flow:	180	litres/day/person	Guidelines for on-site sewage systems in the Wellington Region; Table 7
People per dwelling:	12	(6 bedrooms)	Guidelines for on-site sewage systems in the Wellington Region
Peak flows per house:	2160	litres/day	
Soil category:	1	Sand/gravels	AS/NZS 1547:2012, Table 5.1
Areal loading rate:	5	mm/day	Auckland Council Guideline GD2018/006, E2.2.2.1 Table 45
Design land application area:	432	m^2	
Reserve land application (50%):	216	m^2	Auckland Council Guideline GD2018/006, E2.2.2.1
Total land area:	648.0	m^2	Minimum
Land application dimensions:	43.2	m x 10m	
Reserve dimensions:	21.6	m x 10m	
Line spacing 1m centres	648.0	linear metres	Minimum

APPENDIX C – STORMWATER DESIGN

Client	**The Wellington Company**		
Job Number:	**898**	**Date:**	16/09/2022
Site:	**TWC - 189 Sims Rd, Te Horo**	**Sheet:**	

Percolation testing for site

Territorial authority:	KCDC	**Groundwater:**	Not encountered
Regional authority:	GWRC	**Rainfall 10% AEP:**	90 mm
Topography:	Flat	**Rainfall 1% AEP:**	110 mm
Ground cover:	Grass	**Secondary Flowpath:**	Yes onto private property
Existing drainage:	To ground	**Site stability:**	Good
Test date:		**Soil Classification**	Fluvial Recent
Weather:		**Soil drainage:**	Well drained
		Soil permeability:	Raapid
		Soil particle size:	Sand to gravels
		Soil category:	1 Sand

FOS (1/4)	2.50	litres/m^2/min	
Soak rate	150.00	mm/hr	Assumes from neigbouring siters to be confirmed at time of construction

SOAK PIT DESIGN FOR 360m^2 OF BUILDING AND 540M2 CARPARK/PLATFORM

Rainfall from KCDC SDPR Appendix A Isohyet maps, with climate change (100 year, 2090, with climate change)

Duration	Normalised (I/I_{24})	Normalised 100yr rainfall	mm/hr
5 mins	0.08	8.8	105.60
15 mins	0.14	15.4	61.60
1 hr	0.26	28.6	28.60
2 hr	0.38	41.8	20.90
3 hr	0.46	50.6	16.87
6 hr	0.6	66.0	11.00
12 hr	0.81	89.1	7.43
24 hr	1	110.0	4.58

Soak pit design data:

Storm return period	Storm duration	Rainfall intensity	Q surface runoff	Volume input	Volume output (soak)	Storage volume req'd	Time for pit to empty
years	min	mm/hr	l/s	m^3	m^3	m^3	hrs
100	5	105.60	23.76	7.13	0.21	6.91	2.69
	15	61.60	13.86	12.47	0.64	11.83	4.60
	60	28.60	6.44	23.17	2.57	20.59	8.00

Runoff coefficient:	0.9	E1 Table 1	**Excavated volume:**	32.26	m^3
Impervious area:	900	m^2	**Tank volume:**	0	m^3
Soak pit length:	7.15	m	**MH volume:**	0	m^3
Soak pit width:	2.4	m	**Number of crates high:**	3	
Soak pit depth:	1.88	m	**Number of crates:**	180	
Effective depth:	1.28	m	**Triple Module:**	60	
Soak pit volume:	22.0	m^3			
Pit void ratio:	0.95	Rain crate	**Total Area**		m^2
Effective soak pit volume:	20.9	m^3			
Percolation rate:	2.500	l/m^2/min	**assumed check**		
Floor area:	17.2	m^2			
Trench soak rate (floor only):	0.715	l/s			

Soak pit crates to be founded in sand/gravels above water table

APPENDIX 4

BODE CONSTRUCTION SYSTEM

M: 021 223 6931
TBegovich@bode.co.nz - www.bode.co.nz
Level 4, 49 Boulcott Street, Wellington 6011

THE BODE TT CONSTRUCTION SYSTEM

The Bode TT construction system uses insulated Polyisocyanurate (PIR) panels manufactured at Conqueror NZ, based in Christchurch. The panels comprise two outer sheathing layers of Colorsteel MAXX, which is auto-adhered to the PIR foam during a continuous production process, capable of producing over 1,800m^2 per day. The PIR foam is a closed-cell polyurethane that provides superior insulation performance, is thermoset with fire-retardant properties, lightweight and hydrophobic. It is made using zero ozone-depleting chemicals and has been certified with a Level C Green tag certification.

The panels make up the floors, walls and roof, acting as the dwellings' cladding, insulation, structure, and internal lining. The panels are connected with a proprietary bracket system that is optimised to complement the existing structural integrity of the panels. The brackets are positioned at the 1m wide connection nodes both at the floor and roof, internally and externally. This modular and flexible design allows the building components to be configured for various building typologies, client requirements and locations around New Zealand.

The Conqueror C-panels are used as wall panels and installed in a vertical orientation, the lightweight panels interlock with a male/female joint detail allowing easy handling and rapid installation. They are 1000mm wide, 100mm thick and provide an R5 insulation value. The Conqueror roof panels span as floor and roof panels, are 1000mm wide, 150mm thick, and provide an R7 insulation value.

Once the panels are manufactured at Conqueror, they are transported to the site, a neighbouring 4,000m^2 warehouse on the same Conqueror manufacturing site for secondary processing. We are in the final stages of commissioning a 6-axis KUKA robot that will increase throughput to over 400m^2 of panel per day with increased accuracy and repeatability. We are currently single-digit waste percentages and aim to have this at under 3% by the end of 2022.

DFMA principles have been implemented throughout the design with pre-installed threaded components and machine bolts with poka-yoke design principles to allow low-skilled labour to assemble with reduced onsite defects. In addition, specific quality control management plans have been implemented at Conqueror, TWC Housing and for Bodes onsite construction teams to ensure that products comply with NZBC and exceed the clients' quality expectations.

Most of the other components are collated at the and then flatpack delivered to site, with the ability to use a range of truck and trailer combinations. Once delivered – the palletised packages can be assembled with a team of three without requiring additional lifting equipment such as Hiabs or cranes. Trained assembly teams followed detailed assembly manuals that require quality control inspection throughout. For the majority of the construction, only basic battery powered tools are required.

Over the last 18 months there has been significant research and development investment in collaboration with Callaghan Innovation and other accredited testing agencies. It has been rigorously tested to ensure it complies with all aspects of the building code. SED engineering is used to calculate the maximum loading conditions for each of the dwelling types. And to protect our commercial interests, AJ Parks has analysed the construction system's details and we currently have a patent pending.

M: 021 223 6931
TBegovich@bode.co.nz - www.bode.co.nz
Level 4, 49 Boulcott Street, Wellington 6011

Bode uses the Homestar certification scheme to display the dwelling energy performance, to achieve a rating of 6 or higher (site dependent). The entire building envelope is thermally broken, including the joinery. Depending on building typology and geographical location, they can be moved volumetrically to new sites or with mimised “wet/foam” sealants be completely disassembled.

Please contact Bode to view a Bode TT construction system.

APPENDIX 5

CORRESPONDENCE WITH GWRC

Anna Carter

From: Jehan Hendry <Jehan.Hendry@gw.govt.nz>
Sent: Friday, 8 April 2022 2:19 pm
To: Anna Carter
Subject: RE: [#Land Matters - 898] 189 Sims Road, Te Horo
Attachments: 189 Sims Road Te Horo.pdf

Kia ora Anna

Thanks for your enquiry about the flood hazard at 189 Sims Road, Te Horo (Lot 9 DP 31319). I have attached a plan of the property showing modelled flood extents. Our model for the Mangaone Stream is currently in draft form and these results may be subject to change.

The 1% AEP (annual exceedance probability) flood level for this property is **5.3 m**, given in terms of Mean Sea Level (MSL) Wellington 1953 Datum. For construction, the level is to the underside of the floor joists or to the base of the concrete floor slab.

Where land on which building work is to be carried out is subject to, or likely to be subject to flood hazard, if KCDC grants a building consent under Section 72 of the Building Act 2004 they shall include a notation on the Certificate of Title. It is KCDC's responsibility to notify the owner if there will be a registration. We suggest that you discuss this with them directly.

GW Flood Protection recommends that:

- You avoid building and subdivision in areas of flood hazard.
- As a minimum you build to above the 1% AEP flood level of **5.3 m**.
- You contact KCDC about any building controls or rules under their District Plan.
- The property owner notify their insurer of their flood risk

Let me know if you have any questions

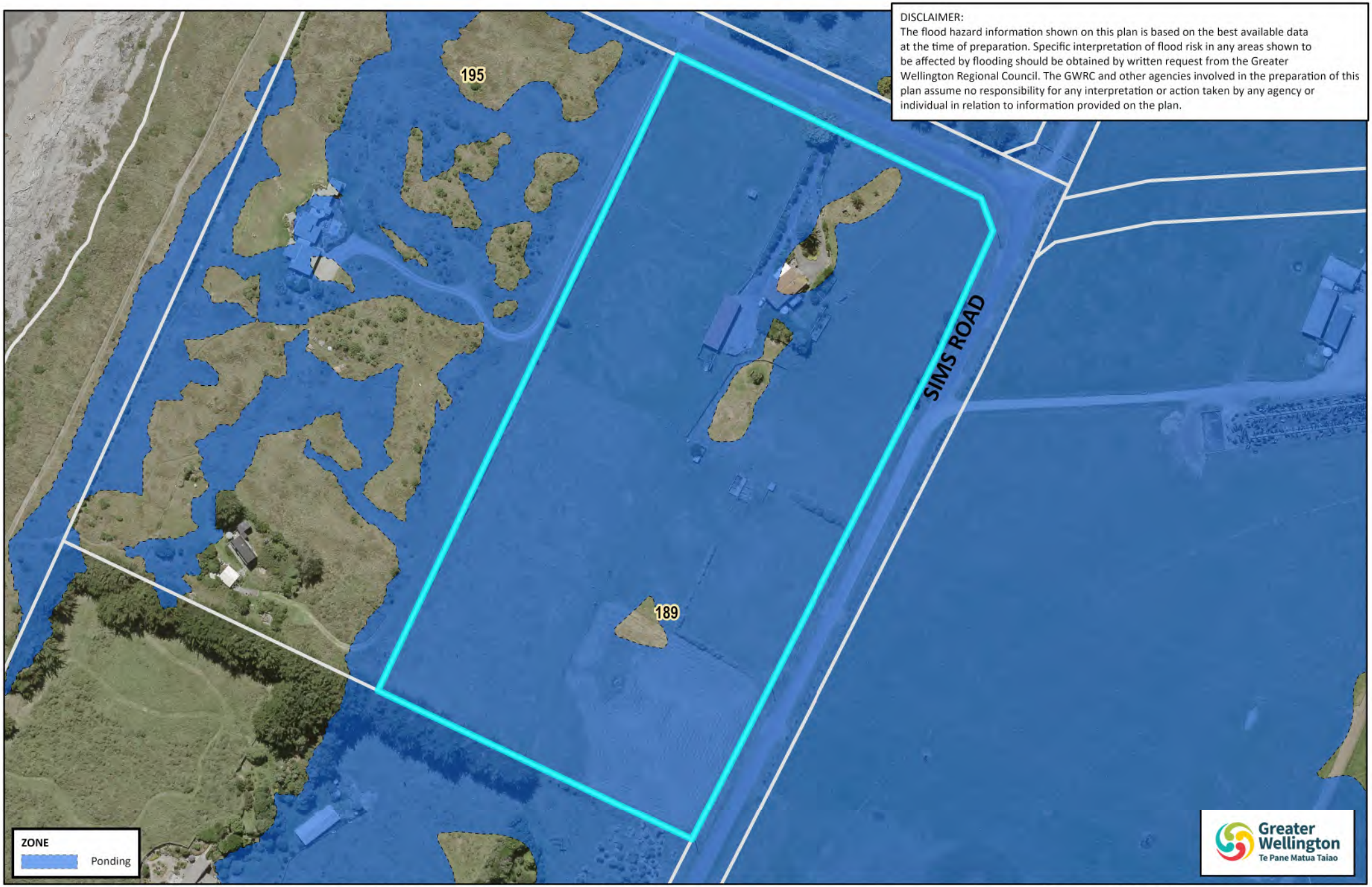
Kind regards,

Jehan Hendry (he/him)
Kaipūkaha | Graduate Engineer - Investigations | Flood Protection
Greater Wellington Te Pane Matua Taiao
021 586 844 | 100 Cuba St, Te Aro, Wellington 6011

From: Anna Carter <Anna@landmatters.nz>
Sent: Monday, 4 April 2022 9:26 AM
To: James Flanagan <James.Flanagan@gw.govt.nz>
Subject: 189 Sims Road, Te Horo

Good morning James,

Can you please provide me with the 1% AEP levels and the recommended building levels (if you have them) for the rural site at 189 Sims Road, Te Horo.



DISCLAIMER:
The flood hazard information shown on this plan is based on the best available data at the time of preparation. Specific interpretation of flood risk in any areas shown to be affected by flooding should be obtained by written request from the Greater Wellington Regional Council. The GWRC and other agencies involved in the preparation of this plan assume no responsibility for any interpretation or action taken by any agency or individual in relation to information provided on the plan.

Greater Wellington
Te Pane Matua Taiao

MANGAONE - DRAFT Flood Hazard Map

189 Sims Road, Te Horo

User Name: HendryJ
Plotted 2:15 pm, 8/04/2022
SOURCE OF FLOOD LEVELS : KCDC_RBL_POINTS_COMBINED.shp

Regional Orthophotography : KCDC 2017

0 20 40 80 Metres

A4 Scale : 1:2,000

N

Document Name: Untitled

APPENDIX 6

PRE-APPLICATION MEETING MINUTES

Pre-Application Meeting

Kāpiti Coast DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Application Details:

Applicant:	**Gordon Moller and Ian & Caitlin Cassels**
Address:	**189 Sims Road, Te Horo**
Property Ref:	**Lot 9 DP 31319**
Proposal:	**Communal living**
Date:	30 September 2021
Council Officer(s):	**Gary Adams – Roading** **Sarah Banks – Planer** **Mat Baily – Planner** **Sushil - Development Engineer** **John Peterson - Building** **Kirstie Spiller- Minutes**

Agenda:

Items	Comments
Applicants overview of proposed development	• To manufacture affordable housing to combat the rise in living costs • Accommodate people more cheaply • This will be a launch site – prototype • Initially seeking guidance • 6 residential units as 1 house • 6x 30m2 units with 1x 50-90m2 containing kitchen etc • Well clear of boundaries • Units with bathrooms and coffee making facilities • 2 different plan options
Resource Consents Planner overview	• What services? - wastewater - sewage plant • Address flood hazard - floor level to be above extent • Provide scheme for planting • Are these to rent or own?
Discussion and comments from attending officers:	

Roading	• Access and parking? • They will need to provide car parking and turning area on site • New vehicle crossing into the property will need to be sealed from the road edge to the boundary • It will depend on how the property is titled, but if any of it becomes part of a subdivision then Subdivision Standards in NZS4404 will apply and things like the access road will then require to be sealed and have passing places if over 50m long. Base coarse driveway
Development Control	• Effect of earthworks in ponding? Required to address the whole site • Water tank size? Application shall include information form a suitable qualified person that the proposed volume of water supply is sufficient for uses during for the proposed development • Firefighting – The whole developemnt shall comply with firefighting requirement. A letter for regional fire service is required to show the proposed will meet the requirement of Firefighting code 4509. • The land there is subjected to GWRC flood extend level. Consolation with GWRC is required regarding minimum buildable floor level and mitigation measures required. • Waste water treatment and management shall comply with AS/NZS 1547:2012
Applicant questions	
Actions	• Planner to address with resource consents team for informed comments

DISCLAIMER:

Please note: The advice given in this meeting is based on the information given at the meeting. Assessment of the actual application will take place when we receive it and we may request further information.