

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of an application to Kapiti Coast
District Council for non-complying
resource consent for a proposed 53 lot
subdivision¹ (including earthworks and
infrastructure) at Otaihanga, Kapiti
Coast.

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF CHRISTOPHER
ADRIAN HANSEN ON BEHALF OF THE APPLICANT**

1. INTRODUCTION

- 1.1 My full name is Christopher Adrian Hansen. My qualifications and experience are outlined in my evidence in chief dated 20 July 2022.
- 1.2 This supplementary evidence addresses the following matters:
- (a) Commentary on the amendments to the proposed conditions recommended in the s42A Report; and
 - (b) Response to expert planning evidence provided by Alice Blackwell.

2. COMMENTARY ON AMENDMENTS TO PROPOSED CONDITIONS

- 2.1 As stated in paragraph 15.1 (Page 33) of my evidence in chief, I have provided a revised set of conditions in **Annexure A** of this supplementary evidence. These revised conditions bring together amendments recommended by various experts in their expert evidence, and additional conditions I have identified in paragraph 15.7 (Page 35 – 36) of my evidence in chief. They have been subject to one round of informal planning conferencing with Marnie Rydon on 28th July 2022.

¹ The original application was for a 56 lot subdivision – 49 residential lots and 7 lots infrastructure.

2.2 I wish to make the following specific comments on the additional amendments to the revised conditions:

- (a) I have proposed a new condition following Condition 14 that clarifies that with respect to Lots 18 and 25 – 28, a 5m geotechnical setback is required from slopes $>15^\circ$ to protect against the potential for slope instability as recommended in Section 5.3.1 (Page 13) of the RDCL Geotechnical Report dated 100322; the key point here is that if a building is proposed within the 5m geotechnical setback, specific engineering design of foundation is required;
- (b) In relation to Conditions 20 and 21, an additional amendment is proposed to refer to the final ground level rather than the original ground level, in order to allow for changes to the ground levels authorised by the resource consent;
- (c) I have proposed a new condition following Condition 24 that relates to Lot 35 and the need to ensure any new or relocated habitable building is located greater than 40m from the edge of the Kapiti Expressway to address reverse sensitivity concerns raised by Waka Kotahi in their submission – this condition is referred to in Section 11.9 (a) (Page 25) of my evidence in chief;
- (d) In relation to Condition 26, the words at the end of the Note are deleted as they are not necessary and do not reflect the valuation process being adopted;
- (e) In relation to Condition 33, I had requested additional words be added that required the Development Engineer to confirm certification within 20 working days from receipt of the CMP - I note this requirement is already included in the proposed Condition 33, and therefore I withdraw my request;
- (f) I have proposed a new condition following Condition 68 under a new heading 'Shared Path' – the purpose of this condition is to separate the requirements for the shared path from the Roding conditions as it will be a recreation asset; the requirements included in the new condition are recommended by the applicant's traffic and CPTED experts in their evidence;
- (g) I have proposed a new condition following Condition 74 that addresses the retention of the shelter belt trees along the boundary of Lot 19 and 44 Tieko Street, as discussed below;
- (h) I note in paragraph 15.17 (Page 35) of my evidence in chief I had sought Conditions ST8 and W3 from the conditions suggested by the applicant be added in the proposed conditions. I note Condition 76 achieves the intent of the suggested Conditions ST8 and W3, and therefore I withdraw this request;
- (i) I note in my evidence in chief I sought for suggested Condition EN8 to be included in the proposed conditions – I acknowledge suggested condition EN8 is included in the proposed conditions as Condition 12, and therefore I withdraw this request;

- (j) I note in my evidence in chief I sought for suggested Condition R7 be included in the proposed conditions – while different wording is used, I acknowledge the intent of suggested Condition R7 is incorporated in proposed Condition 64;
- (k) For completeness, I have included the remainder of the suggested conditions identified in paragraph 15.17 into the proposed conditions as follows:
 - (i) Condition R2 – now Condition 62;
 - (ii) Condition R4 – new condition after Condition 64;
 - (iii) Condition R4 – new condition under heading 'Shared Path' after Condition 68.

3. RESPONSE TO EXPERT PLANNING EVIDENCE OF ALICE BLACKWELL

3.1 I have reviewed the statement of evidence of Alice Jane Blackwell on behalf NZ Custodial Trustees (103) Ltd and Pendennis Custodial Trustee Ltd, the owners of 44 Tieko Street. I wish to respond to the following matters:

- (a) Effects of the proposal on the rural character and rural amenity of 44 Tieko Street and the wider environment
- (b) Section 104D RMA Gateway Tests; and
- (c) Suggested mitigation measures

Effects of Rural Character and Rural Amenity

3.2 In her evidence Ms Blackwell identifies rural character and rural amenity effects on 44 Tieko Street.

3.3 In paragraph 5.3 (Page 5) she states the proposed density erodes the rural residential character at 44 Tieko Street and will detract from the existing rural lifestyle character of the wider surrounding area. In paragraph 5.12 (Page 7) Ms Blackwell states the density of the proposed subdivision erodes the rural amenity at 44 Tieko Street.

3.4 Ms Blackwell discusses a number of factors that she believes leads to the eroding of rural character and rural amenity, including:

- (a) An unreasonable level of development from the perspective of 44 Tieko Street;

- (b) Proposed lots could contain 2 dwellings (one residential unit and one minor residential unit);
- (c) Earthwork cuts on Lots 18 and 19 that will essentially result in potential building platforms at the same level as the existing dwelling on 44 Tieko Street, and a dwelling 8m in height; and
- (d) No guarantee existing vegetation, which help to mitigate potential visual and privacy effects, will be retained or maintained over time

3.5 Ms Blackwell determines these rural character and rural amenity effects are more than minor and are not sufficiently mitigated². In her conclusion³ Ms Blackwell states the proposal has significant adverse amenity effects on 44 Tieko Street, with particular regard to character and amenity.

3.6 Ms Blackwell has not relied on any expert landscape or urban design evidence to determine that the effects on the rural character and rural amenity of 44 Tieko Street, and the wider environmental, are more than minor or significant. I therefore consider the effects of the proposal on 44 Tieko Street and the wider environment determined by Ms Blackwell are not substantiated, and are contrary to the expert landscape and urban design evidence provided by Mr Compton-Moen that I rely on for my effects assessment. I also do not consider the Peer Review undertaken by Ms Simpson on behalf of Council supports Ms Blackwell's findings, as Ms Simpson generally supported Mr Compton-Moen's assessment of minor effects for the northern area of the subdivision⁴.

3.7 In relation to Ms Blackwell's concerns regarding two dwellings being permitted on a lot, I note the land adjacent to 44 Tieko Street is 48 Tieko Street (owned by the applicant) that has access to the right of way at the end of Tieko Street. Therefore, the applicant could build, as a permitted activity subject to standards, a dwelling (1 household unit) up to 8m in height and 1 minor flat, and/or an accessory farm building up to 10m in height, on a building platform adjacent to the 44 Tieko Street boundary, that could cause the visual and privacy effects Ms Blackwell has raised as a concern.

3.8 In relation to Ms Blackwell's concerns regarding the levels of proposed Lots 18 and 19, I note that the earthworks proposed reduce the existing

² Paragraphs 5.11 and 5.18

³ Paragraph 12.1

⁴ Paragraph 10; Page 3 of Robin Simpson statement of evidence

ground level from 20m to 15m for the building platform across both lots (refer to the cross-section plan prepared by Cuttriss included in **Annexure B**). Presumably if only one permitted activity dwelling was being proposed, less earthworks could be required meaning a permitted dwelling could potentially be at a higher level than is proposed as part of the subdivision. This could mean the permitted activity effects would be greater than the proposed.

- 3.9 In relation to Ms Blackwell's concerns about the removal of the existing trees along the boundary of 44 Tieko Street and the site, she suggests these trees help to mitigate potential visual and privacy effects and that removing them, even though their removal is permitted under the PDP, would cause a greater adverse effect of the subdivision. I disagree with Ms Blackwell's finding on this point. Any effects of the removal of the trees is deemed by the District Plan to be acceptable as a permitted activity, and therefore these effects can be disregarded as part of the consideration of the subdivision proposal. To claim their removal creates a greater adverse effects has, in my opinion, no planning merit.
- 3.10 Notwithstanding this, the Applicant is prepared to accept a condition to retain these trees along the boundary of Lot 19 and 44 Tieko Street (including the dogleg access boundary) until the completion of the subdivision. The applicant (as consent holder) is happy to liaise with the Trustees of 44 Tieko Street, and to use appropriate native species as replacement trees.
- 3.11 I have included a proposed condition to achieve this offer as outlined in paragraph 2.2 (g).

Section 104D Gateway Tests PDP

- 3.12 In section 10 of her evidence, Ms Blackwell determines the proposal does not pass either of the s104D tests for a non-complying activity.
- 3.13 As I have discussed above, I do not agree with Ms Blackwell's findings that the effects of the proposal are more than minor or significant, with the mitigation proposed by the applicant. I rely on the expert evidence of Mr Compton-Moen to make my assessment. I agree with Council's Officer that the proposal passes this gateway test.

- 3.14 I also do not agree with Ms Blackwell that the proposal is contrary to the objectives and policies of the District Plan, and I consider Ms Blackwell has not used the correct planning assessment for this gateway test. In particular I consider the assessment requires a broad judgement to be made of all of the relevant objectives and policies, and it is not correct to isolate out one or two objectives that might be contrary. I consider when taking a broad overview of the relevant objectives and policies the proposal passes this gateway test, and I note the Council's Officer draws the same conclusion.

Suggested mitigation measures

- 3.15 Ms Blackwell proffers a number of mitigation measures that would, in her opinion, make the 'northern area' acceptable⁵. Ms Blackwell summarises these mitigation measures, should the Commissioners be of a mind to grant consent, as follows⁶:

- (i) The 'northern area' is redesigned to reduce the number of lots so that the area within proposed Lots 12 to 19 is reduced to a maximum of three lots;
- (ii) Building platforms are identified and dwelling locations are restricted for proposed Lots 12, 13, 14, 18 and 19;
- (iii) Dwellings on proposed Lots 12 - 19 are restricted to one dwelling per lot and no minor dwelling is permitted;
- (iv) Dwellings on proposed Lots 12, 13, 14, 18 and 19 are restricted to single storey i.e. maximum height of 4.5 metres.
- (v) The shared boundary with 44 Tieko Street is landscaped for privacy mitigation on an on-going basis and is the responsibility of the consent holder / future landowner.

- 3.16 Essentially I consider the level of restrictions Ms Blackwell is seeking to be imposed by way of conditions are not defensible. As I have discussed above, Ms Blackwell has determined there are more than minor or significant adverse effects of the proposal on 44 Tieko Street, and has not supported this determination by expert landscape and urban design advice. Based on the expert evidence of Mr Compton-Moen, that was Peer Reviewed by Ms Simpson on behalf of Council, I do not accept

⁵ Paragraph 5.11; Page 7

⁶ Paragraph 12.4; Page 14

the level of effects are more than minor or significant, and warrant mitigations Ms Blackwell requests. As I have discussed, a number of the effects being identified by Ms Blackwell are part of the permitted baseline and do not need to be considered.



Christopher Adrian Hansen
03 August 2022

ANNEXURE A – REVISED CONDITIONS

[NOTE: The following amendments are recommended to the conditions with provisions to be deleted shown as ~~strikeout~~ and provisions to be added shown as underlined]

General

1. The proposed activity shall be undertaken in general accordance with the following plans:

Cuttriss Consultants Limited:

- Scheme Plan – Development Overview, Drawing No. 22208 SCH1, Revision Q, Sheet 1 of 25
- Scheme Plan – Ecological Constraints & Earthworks, Drawing No. 22208 SCH1, Revision Q, Sheet 3 of 25
- Earthworks 01, Drawing No. 22208 SCH1, Revision Q, Sheet 4 of 25
- Earthworks 02, Drawing No. 22208 SCH1, Revision Q, Sheet 5 of 25
- Earthworks 03, Drawing No. 22208 SCH1, Revision Q, Sheet 6 of 25
- Earthworks Cross Sections 01, Drawing No. 22208 SCH1, Revision Q, Sheet 7 of 25
- Earthworks Cross Sections 02, Drawing No. 22208 SCH1, Revision Q, Sheet 8 of 25
- Scheme Plan – Landscape Constraints, Drawing No. 22208 SCH1, Revision Q, Sheet 9 of 25
- Scheme Plan Legal 01, Drawing No. 22208 SCH1, Revision Q, Sheet 10 of 25
- Scheme Plan Legal 02, Drawing No. 22208 SCH1, Revision Q, Sheet 11 of 25
- Scheme Plan – Services, Drawing No. 22208 SCH1, Revision Q, Sheet 12 of 25
- Scheme Plan – Roading, Drawing No. 22208 SCH1, Revision Q, Sheet 13 of 25
- Scheme Plan – Cul-De-Sac Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 14 of 25
- Right of Way Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 15 of 25
- Scheme Plan –Shared Path Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 16 of 25
- Scheme Plan –Shared Path Longsection, Drawing No. 22208 SCH1, Revision Q, Sheet 17 of 25
- Scheme Plan – Tieko Street Upgrade 01, Drawing No. 22208 SCH1, Revision Q, Sheet 18 of 25
- Scheme Plan – Tieko Street Upgrade 02, Drawing No. 22208 SCH1, Revision Q, Sheet 19 of 25
- Scheme Plan – Tieko Street Upgrade 03, Drawing No. 22208 SCH1, Revision Q, Sheet 20 of 25
- Scheme Plan – Tieko Street – Cross Section, Drawing No. 22208 SCH1, Revision Q, Sheet 21 of 25
- Otaihanga Road Intersection Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 22 of 25
- Otaihanga Road Sight Line Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 23 of 25
- Road Longsection & Cross Section Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 24 of 25

- Typical Road Cross Sections, Drawing No. 22208 SCH1, Revision Q, Sheet 25 of 25

DCM Urban

- Landscape Concept Plan, project no./drawing no. 2020_142/LA/001, Revision D
- Elevated Perspective, project no./drawing no. 2020_142/LA/002, Revision D
- Entrance Perspective, project no./drawing no. 2020_142/LA/003, Revision D
- Photo Simulation 1, project no./drawing no. 2020_142/LA/004, Revision D
- Photo Simulation 2, project no./drawing no. 2020_142/LA/005, Revision D
- Street Pinch Point, project no./drawing no. 2020_142/LA/006, Revision D
- Material/Plant Palette, project no./drawing no. 2020_142/LA/007, Revision D

All stamped as 'Final Approved Plans' on XX August 2022 and the information and specifications lodged with the application RM210147 and the further information supplied by Chris Hansen Consultants Limited and Phernne Tancock (Barrister) ~~Harbour Chambers~~ on 15 and 17 September and 5 and 12 October 2021 and 8 and 13 April, 3 June and 3 and 13 July 2022 except where modified by conditions of consent.

2. The land transfer plan shall be in general conformity with the Cuttriss Consultants Limited plans:

- Scheme Plan – Legal 01, Drawing No. 22208 SCH1, Revision Q, Sheet 10 of 25
- Scheme Plan Legal 02, Drawing No. 22208 SCH1, Revision Q, Sheet 11 of 25

Stamped as 'Final Approved Plans' on XX August 2022, except where modified by conditions of consent.

3. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is condition on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.
4. A benchmark level reference point, with respect to Mean Sea Level (Wellington) shall be provided within close vicinity of the subdivision.
5. Lot 200 shall be vested in Council as Local Purpose Reserve (stormwater).
Note: The consent holder must meet any requirements of GWRC consent [WGN210352] conditions relevant to Lot 200 prior to vesting in Council.
6. Lots 100, 101, 102 and 103 shall be vested or dedicated as road in Council.
Note: Dedication will only be accepted where vesting is not possible and evidence of this has been provided by the consent holder to Council.
7. Lot 104 shall be vested in Council as Local Purpose Reserve (shared path).
8. Lot 105 shall be vested in Council as Local Purpose Reserve (recreation).
9. The consent holder shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to, erect or maintain or contribute towards the cost of the erection or maintenance of any fence along the reserve boundary(ies) (Lots 104 and 105).

Note: In relation to Lot 105, this condition only applies to the boundaries of Lots 20, 22 and 46, and not the legal road (owner by Council) or the boundary with Lot DP13 51041 (private property owned by a third party).

The consent holder shall enter into a bond or cash deposit of \$500.00 per lot subject to the covenant on application for the section 224(c) certificate. The bond will be refunded

once satisfactory evidence is submitted demonstrating that the covenants have been registered on the appropriate Records of Title.

10. No buildings within Lots 1-22 shall be constructed with zinc or copper roofing materials or use lead paints.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1-22 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

11. The 10m fenced wetland buffer identified on Lots 1, 5, 14-18 and 20 on the Final Approved Plans detailed in Condition 1 above, shall be identified on the Land Transfer Plan using normal surveying methods.

12. With respect to Lots 1, 5, 14-18 and 20, the following activities are prohibited within the areas identified in condition 11 above:

- The placement of rubbish or green waste;
- The construction of any building or structure;
- The removal of any indigenous vegetation and/or planting of any exotic vegetation.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1, 5, 14-18 and 20 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

13. The building, structures and earthworks exclusion areas on Lots 6-11, 48, 21-22, 259-30 and 42-46 shown on the Final Approved Plans detailed in Condition 1 above, shall be identified on the Land Transfer Plan using normal surveying methods.

14. With respect to Lots 56-11, 21-22, 269-30 and 42-46, the following activities are prohibited within the areas identified in condition 13 above:

- Earthworks, except earthworks required to shape/extend the dune within Lots 42 - 44; and,
- The erection of any building or structure.

Note: A Consent Notice under section 221 of the RMA will be issued for Lots 6-11, 48, 21-22, 259-30 and 42-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

- XX. With respect to Lots 18 and 25 – 28, a 5m geotechnical setback is required from slopes >15° to protect against the potential for shallow slope instability. Outside of the setback zone, foundations may be in accordance with NZS3604:2011; within the geotechnical setback zone, specific engineering design of foundation is required considering the risk of shallow instability.

Note: A Consent Notice under section 221 of the RMA will be issued for Lots 18, 25-28 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

15. With respect to Lots 23-46, the following yard setbacks for buildings shall apply unless the relevant zone permitted activity standards of the District Plan are less restrictive at the time the building is constructed:

- 4.5m from the road boundary;
- 3m from the rear boundary;
- 3m from one side boundary;
- 1.5m from all other boundaries.

Note: The condition above must be the subject of a Consent Notice under section 221 of the RMA and registered against the new Records of Title for Lots 23-46. The section 221 Consent Notice shall be prepared by Council at the cost of the consent holder. The section 221 Consent Notice shall be issued with the section 224(c) certificate to facilitate the recording of this condition which is to be complied with on an on-going basis.

16. The unsuitable fill material areas shown on the Final Approved Plans detailed in Condition 1 above, shall be identified on the Land Transfer Plan using normal surveying methods.
17. With respect to Lots 11, 21 and 30, the following activities are prohibited within the areas identified in condition 16 above:
 - The erection of any building or structure.
18. The Lizard Habitat identified on Lot 5 on the Final Approved Plans detailed in Condition 1 above, shall be identified on the Land Transfer Plan using normal surveying methods.
19. With respect to Lot 5, the following activities are prohibited within the area identified in condition 18 above:
 - Earthworks; and,
 - The erection of any building or structure.

20. With respect to Lots 23-46 fencing along rear boundaries and within the areas identified in condition 23 below shall be post and wire only and no higher than 1.2m from ~~original~~ final ground level.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

21. With respect to Lots 23-46 fencing along side boundaries shall be post and rail and ~~may include hedge~~ only and no higher than 1.2m from ~~original~~ final ground level.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

22. With respect to Lots 23-46, no fencing is permitted within 4.5m of the front boundary and there shall be no fencing of the front boundary.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

23. With respect to Lots 23, 24, 32, 34, 38, 39, 41 and 42, the areas of planting shown on the Final Approved Plans detailed in Condition 1 above, shall be identified on the land transfer plan using normal surveying methods.

24. With respect to Lots 23, 24, 32, 34, 38, 39, 41 and 42, ongoing maintenance of the vegetation within the areas identified in condition 23 above is required and the responsibility of the lot owners.

Any dead vegetation shall be replaced within the next planting season.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23, 24, 32, 34, 38, 39, 41 and 42 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

XX. With respect to Lot 35, any new or relocated habitable building shall be located greater than 40m from the edge of the Expressway Carriageway to ensure any reverse sensitivity issues relating to traffic noise from the expressway are avoided.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lot 35 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

25. The consent holder shall supply a copy of the land transfer plan with the application for section 224(c) certification and shall list and indicate how each condition has been met to the satisfaction of the Council.

Fees and Contributions

26. A Reserve Contribution is payable and has been assessed at \$7,184.43, inclusive of GST per additional allotment (total ~~\$294,561.63~~ **280,192.77** GST inclusive for 4139 additional allotments).

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991 or developer agreement entered into.

Note: A credit will be applied to the above contribution following a valuation of the recreation reserve (Lot 105) to vest with Council ~~by Council's preferred valuer and based on Council's valuation process.~~

27. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$668.00 plus \$334.00 per lot (total **\$17,702.00** GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

28. The consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements 2012 (SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

29. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012. No works shall commence until the plans are approved by KCDC's Development Engineer.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012 and to enable accurate construction.

30. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.

31. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil Engineering
- Stormwater Design and Construction
- Foundation Design
- Street Lighting Design
- Earthworks Design & Construction
- Road Design & Construction
- Geotechnical Engineering
- Water and Wastewater Design & Construction
- Landscape Design and Construction; and
- Road Safety Audits

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holder's expense.

32. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:

- Commencement of works or recommencement after a substantial lapse;
- Water reticulation connections and services prior to back fill;
- Wastewater services and construction of new manholes prior to back fill;
- Completed earthworks and prepared subgrade (roading and footpaths);
- Finished base course before the commencement of road sealing;
- Roads during Benkelman Beam testing (and NDM if required);
- Road sealing – waterproof and final seal coat;
- Final inspection.

Earthworks

33. All construction shall proceed in general accordance with the Construction Management Plan (CMP) to be prepared by a suitably qualified person and certified by Council's Development Engineer under RM210147 prior to any construction activity being undertaken. The Development Engineer is to confirm certification within 20 working days of receipt of the CMP.
34. The CMP shall include how the following construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with:
- a) Construction Traffic

- b) Earth-worked material tracking onto the road
 - c) Dust
 - d) Noise and hours of operation
 - e) Stormwater runoff
 - f) Animal pest control prior to and during construction
 - g) Provision of ongoing access to 68 Tieko Street
35. The approved CMP shall be implemented and maintained throughout the entire earthworks and construction period, any proposed amendments to the plan shall be submitted to the Council's Development Engineer for consideration and approval.
36. All earthworks staging, stabilisation and monitoring are to be undertaken in accordance with the Preliminary Erosion & Sediment Control Plan (ESCP) provided with [RM210147] in Appendix C of the Infrastructure Engineering Report prepared by Cuttriss Consultants Limited and dated 29 June 2021, further information provided in the s92 response, or any subsequent updated version agreed with Council.
37. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of report titled "Geotechnical investigation report for Mansell farm subdivision, Otaihanga Road, Paraparaumu" prepared by RDCL and dated 10 March 2022. Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS 4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS 4431:1989 by the inspecting engineer to the Council's Development Engineer.
38. After the completion of earthworks and prior to the issue of a Section 224(c) certificate the consent holder shall supply to the satisfaction of the Council's Development Engineer a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Lots 1-46.
- Note:** A Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.
- ~~39. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the Subdivision and Development Principles and Requirements 2012 and Section 2 of NZS 4404:2010 unless otherwise agreed with the Council's Development Engineer in writing. Upon completion of the earthworks the consent holder shall provide a certificate in the form of Schedule 2A of NZS 4404:2010 by the geo-professional to the Council's Development Engineer.~~
40. The consent holder shall ensure:
- A minimum batter slope of 1V:2H for permanent batters in loose material and 1V:1.5H in dense material
 - A minimum batter slope of 1V:1.5H for temporary batters in loose material and 1V:1H in dense material
 - A nominal building restriction zone of 5m is established from natural slopes exceeding 15° (from the top and base of slopes);
 - Building within these zones must have specific engineering design and take into consideration the potential for slope instability;
 - NZS 3604:2011 setbacks are met for fill batters.

Note: A Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

41. The consent holder shall ensure all silt fences shall be installed and maintained in accordance with the GWRC ESC Guidelines.
42. The consent holder shall ensure the location of topsoil stockpile sites shall be identified using criteria included in the Preliminary Erosion and Sediment Control Plan (ESCP) provided with RM210147 prior to commencement of construction activities; the management of the topsoil stockpile sites shall be undertaken in accordance with the measures included in the Preliminary ESCP provided with RM210147.
43. Earthworks must be undertaken to provide a flood free building area on Lots 6 and 7. The section 224(c) certification application must contain documentation that proves the earthworks have been undertaken and the resulting ground level is above the 1% AEP.
44. All earthworks are subject to the Archaeology Management Plan (AMP) prepared under Archaeology Authority #2020/378 and the roles and responsibilities and discovery protocols included in the AMP should any archaeological remains be found; monitoring of all earthworks shall be consistent with the AMP and with Appendix A of the Te Ātiawa Kaitiakitanga Plan.
45. Evidence of archaeological sites may include kōiwi (human skeletal remains), taonga Māori (Māori artefacts), oven stones, charcoal, shell middens, ditches, banks, pits and old building foundations. If any archaeological site(s) are uncovered during physical works, Ātiawa ki Whakarongotai Charitable Trust will require the contractor to adopt the following protocols:
 - a. Work shall cease immediately within 100 metres of the site of discovery.
 - b. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager.
 - c. No materials relating to the artefacts or site shall be removed.
 - d. The project manager shall promptly advise Ātiawa ki Whakarongotai Charitable Trust.
 - e. If skeletal remains are uncovered, the project manager will also advise New Zealand Police.
 - f. An archaeologist approved by Ātiawa ki Whakarongotai Charitable Trust shall be employed at the expense of the contractor to examine and record the site.
 - g. Ātiawa ki Whakarongotai Charitable Trust will at their discretion contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist.
 - h. If as a result of the site inspection and investigation there is a need for an appropriate ceremony, Ātiawa ki Whakarongotai Charitable Trust will arrange such at the contractor's expense.
 - i. Materials discovered will be handled and removed by the Ātiawa ki Whakarongotai Charitable Trust representatives responsible for the tikanga appropriate to their removal and preservation, or re-interment.
 - j. Works affecting the archaeological site shall not resume until Ātiawa ki Whakarongotai Charitable Trust, and the New Zealand Police in the case of skeletal remains, have given the appropriate consent, approval or authority for work to continue. The contractor and subcontractor(s) will allow representatives of Ātiawa ki Whakarongotai Charitable Trust and the archaeologist all reasonable access to the site to carry out their respective responsibilities or activities under this protocol.

Contact details for iwi representatives are as follows:

Ātiawa ki Whakarongotai Charitable Trust

PO Box 509
Waikanae 5250

Stormwater

46. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development to the Council's Development Engineer for approval. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of Council's SDPR: 2012 and the technical reports prepared by Awa and Cuttriss as part of the resource consent application, including information provided by the applicant in part of the S92 response. The Development Engineer is to confirm approval within 20 working days of receipt of the plans and specifications.

Note 1: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with Council's SDPR: 2012 and to enable accurate construction.

Note 2: The consent holder shall provide hydraulic modelling of the detail design of the stormwater devices to demonstrate they will achieve the outcomes intended in the Awa Technical Report.

Note 3: The consent holder shall undertake the detailed design in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final design.

47. Within the northern area of the site, the consent holder shall ensure:

- a. The discharge of stormwater within Lot 101 from the access road into swales, through an under-drain bio-filtration device prior to discharge to land as per the Awa preliminary design included in the Awa Technical Report accompanying the application.
- b. The discharge of stormwater within Lots 1 – 22 the consent holder shall ensure the discharge of stormwater from roofs into an appropriately designed and sized on-site soakage pit and the discharge of stormwater from access roads into swales, through an under-drain bio-filtration device prior to discharge to land as per the Awa preliminary design included in the Awa Flood Hazard Report (Appendix H dated 29/6/2021) which accompanied the consent application.
- c. The consent holder may propose alternatives that would need to be accepted by the Council's Development Engineer. An updated report must be provided for an alternative solution.

Note 1: In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- i. The certified stormwater disposal design as an option for compliance;
- ii. The owners' responsibility to construct a system to meet the above performance standard;
- iii. The owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

Note 2: The consent holder shall undertake the detailed design required for the discharge of stormwater from roofs in consultation with GWRC and provide evidence to

the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final design.

48. In the southern area, the consent holder shall ensure:
- discharge of stormwater from roofs, driveways and access road to be collected and conveyed using traditional curb and channel into the proposed controlled compensatory storage area (constructed wetland) located in Lot 200;
 - the open channel adjacent to Otaihanga Road is modified as part of the formalisation of the compensatory storage area;
 - a non-return valve is installed as per the Awa preliminary design included in the Awa Technical Report accompanying the application.
49. The consent holder shall provide appropriate planting of constructed wetland area in Lot 200 to filter out potential contaminants from stormwater discharge in accordance with the Planting Plan provided in the Landscape & Visual Assessment Technical Report accompanying the application, or an amended Planting Plan that will achieve the same or better outcomes, prior to the vesting of Lot 200 with Council.
- Note:** The consent holder shall prepare the Planting Plan in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the Planting Plan.
50. The consent holder shall install of an overflow pipe in the Otaihanga Road reserve adjacent to the Waka Kotahi (NZ Transport Agency) property immediately east of the southern area of the site to allow discharge from that site of ponding caused in a 100-year flood event as shown in the Awa Technical Report accompanying the application.
51. The consent holder shall provide Council with a comprehensive Maintenance and Operations Manual for the stormwater disposal systems prior to vesting with Council. The Operations and Management Plan shall include details of the operation and maintenance of the Constructed Wetlands Swales, including a programme for inspection and maintenance of vegetation associated with the stormwater devices including the replacement of plants and the control of pest plants and animals to be undertaken by the consent holder for a minimum of 5 years after vesting with Council.
- Note:** The consent holder shall prepare the Maintenance and Operations Manual for the stormwater disposal system in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final manual.

Wastewater

52. The subdivision shall be serviced by a Pressure Sewer System designed in accordance with the Council's SDPR:2012, as well as any other relevant Council policy relating to the design and construction of Pressure Sewer Systems.
53. Engineering drawings supported by hydraulic calculations shall be sent to the Development Engineer for Engineering acceptance prior to the commencement of any physical work. The Development Engineer is to confirm approval within 20 working days of receipt of the engineering drawings and hydraulic calculations.
54. The Approved Sanitary Sewer outfall for the common Council pressure sewer main shall be the manhole KWWN004946.
55. Each lot shall have a Boundary Kit located within the legal Road, or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the lot. The Boundary Kit and lateral shall be installed for all properties in a pressure zone prior to section 224(c) certification.

56. Installation of the common pressure sewer main and boundary kits in roads to vest shall be carried out by a Council Authorised Drainlayer.
57. Transfer of ownership (vesting) of reticulated pressure system to the Council will occur at the time of section 224(c) certification.
58. The consent holder shall provide Council with a comprehensive Maintenance and Operations Manual for the wastewater disposal systems that includes specifying the responsibilities of the property owner for their respective part of the system (including the Boundary Kit and lateral infrastructure) prior to vesting with Council.
59. The following conditions shall be recorded pursuant to Section 221 of the RMA in a Consent Notice registered on the Records of Title for Lots 1-46:
 - a. Each residential lot shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by Aquatec, EcoFlow or another Council approved supplier.
 - b. The property owner shall retain ownership of the local pressure sewer unit complete with pump, chamber and control equipment. The property owner will be responsible for the operation and maintenance of the complete system, including the lateral, up to the boundary kit, in accordance with the Maintenance and Operations Manual prepared by the consent holder as required by Condition 58.
 - c. The electricity supply for the local pressure sewer unit shall be from the dwelling and metered to the dwelling serviced by the pump unit. The property owner shall be responsible for paying the power costs of operating the unit.
 - d. Installation of the pressure sewer unit must be carried out by a Registered Drainlayer.
 - e. The registered proprietor of the Lot agrees, in relation to the Pressure Sewer System to be bound by and comply with Council's standards, policies and requirements in relation to Pressure Sewer Systems.
 - f. If the registered proprietor of a Lot leases the Lot or enters into a tenancy agreement in relation to the Lot or otherwise gives occupation of the Lot to a party other than the registered proprietor then the registered proprietor shall ensure the occupier is aware of the obligations contained herein.

Note: This is an on-going condition, and a Consent Notice will be issued under section 221 of the RMA at the time of section 224(c) certificate. The Council is responsible for the infrastructure in the road, up to and including the boundary kit.

Water

60. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the water infrastructure for approval to the satisfaction of the Council's Development Engineer. The water infrastructure must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of Council's SDPR:2012 and the technical reports prepared by Awa and Cuttriss as part of the resource consent application, including information provided by the applicant in part of the S92 response. No works shall commence until the plans are approved by the Council's Development Engineer. The Development Engineer is to confirm approval within 20 working days of receipt of the plans and specifications for the water infrastructure.
61. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL 4509:2008.

Roading

62. ~~Prior to an application being lodged for section 224(c) certification, the improvements to Tieko Street shall be constructed as shown on the Final Approved Plans detailed in Condition 1 and in accordance with the final design details to be submitted to and certified in writing by the Access and Transport Manager prior to the commencement of works.~~
62. The consent holder shall provide a new intersection on Otaihanga Rd with a right turn bay providing access to southern area to comply with Austroads standards as shown in the scheme plans included in Drawing Number 22208 SCH1 Rev Q. The final design of the new intersection is to be provided to the Council's Access and Transport Manager for certification in writing prior to the commencement of any construction. The Access and Transport Manager is to confirm certification within 20 working days of receipt of the final design of the new intersection.
63. ~~The access roads (Lots 100 and 101) and shared path connecting the two access roads serving the development to be vested to Council as road shall be constructed in accordance with Final Approved Plans detailed in Condition 1 and in accordance with the final design details to be submitted to and certified in writing to the Access and Transport Manager prior to the commencement of works. The Access and Transport Manager is to confirm certification within 20 working days of receipt of the final details of road design and construction plans.~~
64. Detailed Design and Post Construction road safety audits are required for the following:
- All proposed access roads; and
 - The intersection of the proposed access road with Otaihanga Road;
 - ~~The proposed shared path linking the proposed access roads; and~~
 - ~~The alterations to Tieko Street.~~

~~These are road safety audits are to be carried out in accordance with guidance contained in the KCDC Sub-division guide and the Waka Kotahi (NZTA) Road Safety Audit Procedures for Projects May 2013 guidance.~~

- XX. The consent holder will facilitate, in collaboration with Council's Roding Engineer, the trimming/removal of planting along Otaihanga Road at the Tieko Street intersection to meet Austroads sight line standards, prior to the completion of the subdivision and development.
65. Any signage / road markings must be in accordance with TCD's, The Manual for Traffic Signs and Signals: 2010 and Traffic Control Devices Manual: 2008.
66. Prior to an application being lodged for section 224(c) certification, the existing redundant driveways on Otaihanga Road are to be removed and reinstated to line and level footpath and grass berm (in accordance with Council standard drawing RD002 concrete footpath/grass berm detail) with standard Kerb and channel (RD001 – standard kerb and channel detail).
67. Prior to an application being lodged for section 224(c) certification, street lighting columns and Luminaire shall be provided to service the development roads, ~~Tieko Street improvements, the shared path connecting the two development roads- (excluding the shared path)~~ in accordance with KCDC's Standard Details and Specifications for Road Lighting Infrastructure Version 1.1: 2018 (<https://www.kapiticoast.govt.nz/media/34265/streetlighting-design-guidelines.pdf>). The street lighting layout shall comply with AS/NZS 1158 (Category P) including all referenced standards including NZTA M30, Specification and Guidelines 2014. Any

street lights installed within the development shall be provided with a separate street lighting system.

68. A Construction Traffic Management Plan (CTMP) shall be submitted to and certified in writing by the Access and Transport Manager prior to any earthworks or construction commencing on any part of the site. The Access and Transport Manager is to confirm certification within 20 working days of receipt of the CTMP. The CTMP shall cover the following topics:
- a. Details of the traffic management of Tieko Street and Otaihanga Road
 - b. Details of control of mud and detritus from the site onto the road – onsite wheel washing and off-site road sweeping
 - c. Details of on-site turning for delivery vehicles
 - d. Site compound location shown on a plan
 - e. Identified areas for site offices and site operative parking
 - f. Methods to minimise the use of Tieko Street by construction traffic; inclusion of forecasts of vehicle types and daily volumes (typical & peak) using each site access point during the various stages of construction
 - g. Ensuring additional damage by construction traffic to the road pavement on Tieko Street is avoided; a baseline pavement condition inspection will be undertaken prior to construction and the CTMP would provide a mechanism for the repair of the road pavement back to baseline standard
 - h. Ensuring the safe interaction between all road users (including pedestrians) on Tieko Street and construction traffic, with particular consideration of pedestrians and cyclists
 - i. Ensuring the safe crossing of the site accesses on Otaihanga Road with particular regard to the existing frontage shared path
 - j. Ensuring the safe turning of construction traffic to and from Otaihanga Road and any site access points; truck access to the site at the southern end of the Otaihanga Road frontage will only be allowed once the consideration should be included of the early formation of the proposed new Otaihanga Road intersection is constructed.
 - k. Construction traffic movements on Tieko Street during daylight hours only given the lack of lighting
 - l. Avoid construction traffic activity on weekends and public holidays when recreational use of the existing Otaihanga Road shared path can be expected to be busier
 - m. All construction traffic to park within the site; and
 - n. Description of how construction traffic activity will be communicated to local residents along with an incident reporting process.

Shared Path

XX. The shared path shall be constructed in accordance with the Final Approved Plans detailed in Condition 1 above, and shall include:

- a. Measures (i.e., bollards) at the northern and southern ends of the shared path preventing access by motorised vehicles;

- b. Provision of clear and legible wayfinding and directional signage to/from the shared path; and
- c. Design of the shared path to meet relevant CPTED standards for intended purpose and use of the facility where practical.

Landscaping and Natural Environment

69. A Landscape Management Plan (LMP) shall be provided at least 20 working days prior to the purchasing of plants for certification by Council's Development Engineer and be implemented in the first planting season following completion of the civil works. The LMP shall achieve the outcomes contained within the approved Landscape Concept Plan referenced in Condition 1, and as a minimum contain the following:

- Existing vegetation to be retained;
- Any vegetation to be removed;
- The extent of planting, paved (impermeable) surfaces and other landscaping elements;
- Details of plant species that shall be native to the Foxton Ecological District;
- Location of plants;
- Number of plants;
- Plant grade sizes;
- An implementation plan describing the methods of soil preparation, details of drainage, fertilising, mulching, spraying, irrigation, staking tree pits, ongoing maintenance, replacing of dead/poorly performing plants and weed and pest management;
- Scheduling of work, including maintenance to ensure successful establishment; and,
- The location, height, and type of fencing.

70. The consent holder shall provide an onsite 1ha northern grass skink habitat area to be fenced and planted around northern most wetland on Lot 5 as shown on the Final Approved Plans detailed in condition 1.

Note: The consent holder shall prepare a Lizard Management Plan to meet any requirements of the Wildlife Act to establish the skink habitat area and provide a copy to Council for information purposes.

71. Prior to lodging an application for section 224(c) certification, the consent holder shall ensure natural wetlands on Lots 1, 2, 5, 14-18 and 20 are fenced to provide a 10m buffer (except where already fenced or the wetland and/or buffer area would exceed the site boundary); undertake weed-pest plant control; and undertake planting with appropriate wetland species ~~(as per the Wildlands Report and Landscape Concept Plan accompanying the application).~~ Methodologies for pest plant control, pest animal control, and indigenous planting within and around the four natural wetlands, are to be provided in an Ecological Management Plan.

Note: A Consent Notice under Section 221 of the RMA will be issued for any lot that include natural wetlands to ensure the long-term management of the 10m buffer by the new lot owner. Where practicable, the edges of wetlands are to be retained as natural as possible.

72. Prior to making an application for section 224(c), the consent holder shall ensure the kānuka stands identified in the Wildlands Report (Appendix G accompanying the application) have pest plant management and underplanting within the groves undertaken.

Note: A Consent Notice under Section 221 of the RMA will be issued for any lot that include kānuka stands to ensure the long-term management of the stands by the new lot owner.

73. The consent holder shall ensure all woody vegetation to be removed during construction is undertaken outside of the bird breeding season (September – March inclusive).

Note: If removal of woody material occurs within the bird breeding season is required, a suitably qualified ecologist shall undertake a visual survey for active bird nesting within 48 hours from the commencement of the works. If active nests are observed these should be taped off and clearing should not occur until such time as fledglings have left the nest.

74. The existing Kānuka stands identified within Lots 1, 2, 5 and 20 on the Final Approved Plans detailed in Condition 1 above shall not be modified or removed, after works have been undertaken to maintain and protect the stands in accordance with this consent, other than for the removal of pest species or for the control of fire or other hazard.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1, 2, 5 and 20 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

- XX. The consent holder shall retain the existing shelter belt along the boundary of Lot 19 and 44 Tieko Street (including the dogleg access boundary) until the completion of subdivision. Should any replacement of existing trees be required during this time, the consent holder shall liaison with the owners of 44 Tieko Street regarding the use of appropriate indigenous vegetation species.

Power and Telecommunications

75. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the subdivision shall be serviced with electric power & telecommunication to the boundary of each individual allotment complying with the Part 3 Section I & Part 4 Schedule 8 of SDPR: 2012.

Note: For the avoidance of doubt, 'serviced to lot boundary' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.

Completion Requirements

76. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of KCDC's SDPR: 2012. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports for the services.

Note: As-built of new roads/access ways are to be included in RAMM as part of the roading as-built data transfer.

Advice Notes:

- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in 10 years from the date of the decision, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days'

notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
 - a. Vehicle Installation Information;
 - b. Vehicle Crossing Application Form;
 - c. Roding Standard Drawings; and
 - d. Vehicle Crossing Guidelines.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's Development Contribution Policy 2020 when creating new allotments or Private Development Agreement entered into between the consent holder and Council. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

Items	Fees GST(NZD)	including
Roding & Transport – Districtwide		\$2,063.83
Stormwater – Districtwide		\$512.30
Community Infrastructure – Districtwide		\$1,754.36
	Subtotal	\$4,330.49
	Total (4139 additional allotment)	\$177,550.09168,889.11

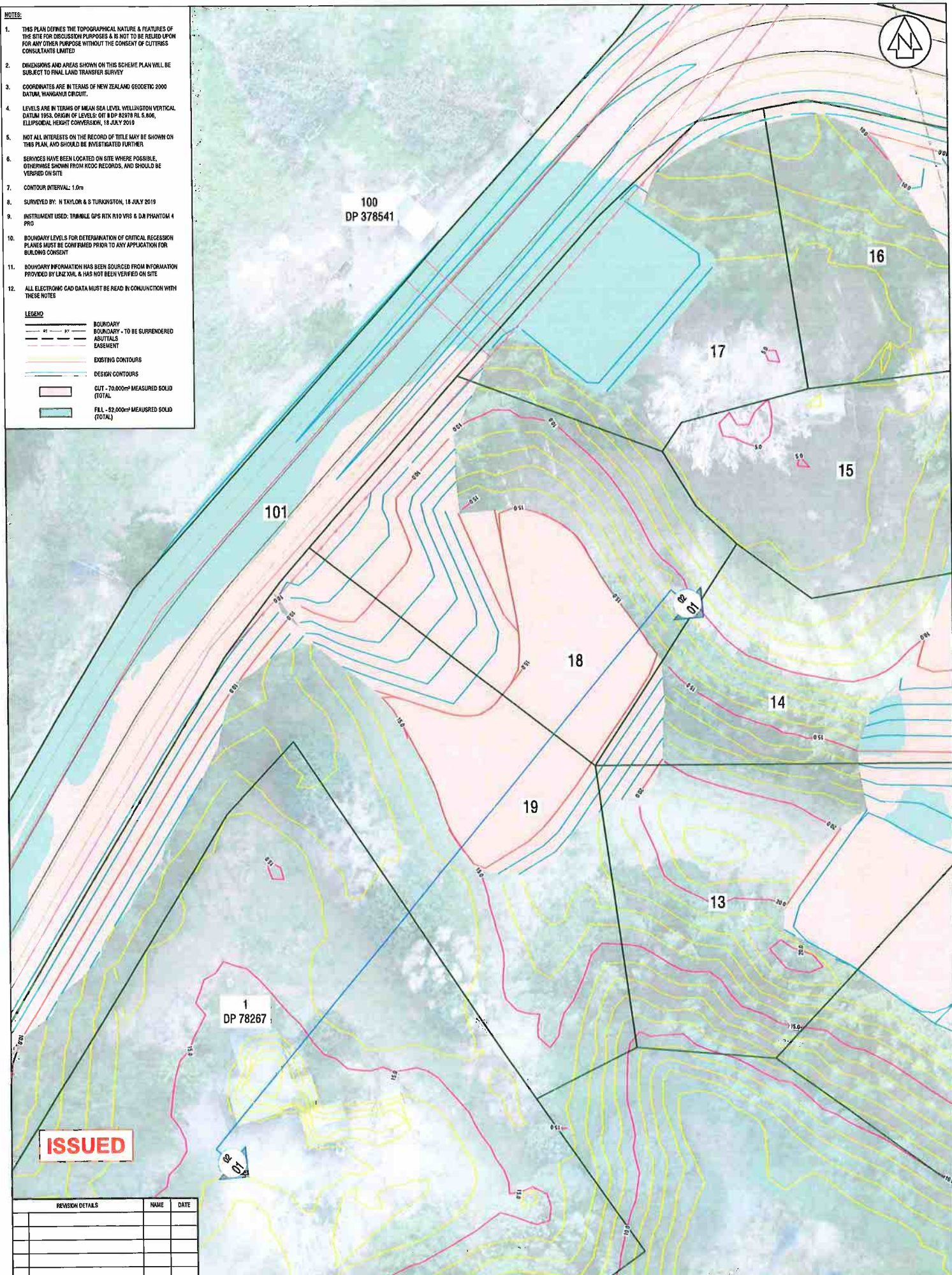
There are 4139 additional allotments created by this Resource Consent.

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002), or as otherwise provided for in the terms of a Private Development Agreement between the Council and the consent holder. In the event that a Private Development Agreement is entered into the terms of that agreement will replace this note.

**ANNEXURE B – CROSS-SECTION PLAN BETWEEN LOTS 18 – 19 AND 44
TIEKO STREET**

- NOTES:**
1. THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE FOR DISCUSSION PURPOSES & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED
 2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
 3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
 4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL, WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: OFT 8 DP 82978 RL 5.806, ELLIPSOIDAL HEIGHT CONVERSION, 18 JULY 2019
 5. NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
 6. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDOC RECORDS, AND SHOULD BE VERIFIED ON SITE
 7. CONTOUR INTERVAL: 1.0m
 8. SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
 9. INSTRUMENT USED: TRIMBLE GPS R10 R10 VRS & DA PHANTOM 4 PRO
 10. BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
 11. BOUNDARY INFORMATION HAS BEEN SOURCED FROM INFORMATION PROVIDED BY LINZ MFL & HAS NOT BEEN VERIFIED ON SITE
 12. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

- LEGEND**
- BOUNDARY - TO BE SURRENDERED
 - ADJUTALS EASEMENT
 - EXISTING CONTOURS
 - DESIGN CONTOURS
 - CUT - 70,000m² MEASURED SOLID (TOTAL)
 - FILL - 82,000m² MEASURED SOLID (TOTAL)



ISSUED

REVISION DETAILS	NAME	DATE

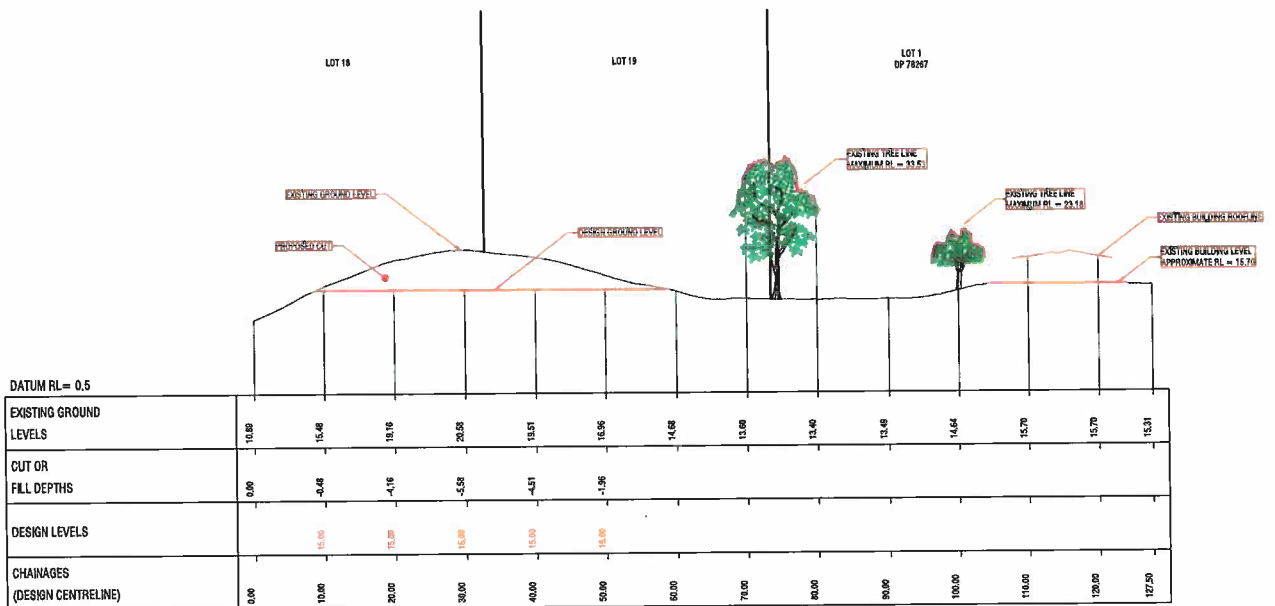
Cuttriss
Surveyors, Engineers, Planners

www.cuttriss.co.nz

PROJECT
PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
LOT 18 & 19 - EARTHWORKS

CLIENT
MANSELL

SCALE	A1 - 1:300	REDUCED SCALE	1:500
NAME		DATE	
FIELDWORK		DRAWING NUMBER	22208 SK12
DESIGNED	NHT	04/21	
DRAWN	JLG	06/22	
CHECKED	NHT	06/22	
SHEET	1	OF 2 SHEETS	
REVISION			



01 EW CROSS SECTION
SHT 1 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:500

ISSUED

- NOTES:**
- THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE FOR DISCUSSION PURPOSES & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED
 - DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
 - COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGAKU CIRCUIT.
 - LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: OTT 8 DP 82678 RL 6.806, ELLIPSOIDAL HEIGHT CONVERSION, 18 JULY 2019
 - NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
 - SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDC RECORDS, AND SHOULD BE VERIFIED ON SITE
 - CONTOUR INTERVAL: 1.0m
 - SURVEYED BY: H TAYLOR & S TURKINGTON, 18 JULY 2019
 - INSTRUMENT USED: TRIMBLE GPS R10 VRS & DJI PHANTOM 4 PRO
 - BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
 - BOUNDARY INFORMATION HAS BEEN SOURCED FROM INFORMATION PROVIDED BY LINZ XML & HAS NOT BEEN VERIFIED ON SITE
 - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

REVISION DETAILS	NAME	DATE

Cuttriss
Surveyors, Engineers, Planners
www.cuttriss.co.nz

PROJECT
PROPOSED SUBDIVISION
PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971,
SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
LONGSECTION
CLIENT
MANSELL

SCALE	A1 - AS SHOWN	REDUCED SCALE	AS SHOWN
FIELDWORK	NAME	DATE	DRAWING NUMBER
DESIGNED	NHT	04/21	22208 SK12
DRAWN	JLG	06/22	SHEET 2 OF 2 SHEETS
CHECKED	NHT	06/22	REVISION

