Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

OIR: 2324/667

15 September 2023

[redacted]

Tēnā koe [redacted]

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **5 September 2023** requesting the following information:

1. ***Why a pedestrian/ bike gate has been constructed from Anderson Park into the basin grazing area (and not a stile like other access)***

   This work has been carried out by the developer and not been signed off by Council. We are working with the developer to get this back to the requested design.

2. ***The plans for this area including the walkway that has been constructed by Anderson Park leading to the grazing area in the basin.***

   The plans and a related email chain are attached. I am withholding some personal information in the attached e-mail chain under section 7(2)(a) of LGOIMA in order to protect the privacy of natural persons.

   In Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release.

3. ***The plans for the Kāpiti Dog Club area and the separate public small dog park next to it.***

   The resource consent for earthworks is attached. Discussions around the exact area for the Kāpiti Dog Club area and potential public small dog park are in the very early stages and so plans don't yet exist.

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

On that basis I must decline this part of your request under section 17(e) of the LGOIMA as the documents alleged to contain the information requested do not exist.

4. ***The plans for the current pony club land that has been planted alongside the Waimea stream.***

   This plan can be found in the Waikanae Park Management Plan 2000 Page 44-46. https://www.kapiticoast.govt.nz/media/e4dhedsb/waikanae-park-management-plan-2000.pdf

5. ***An assurance that Council understands the importance of security in terms of allowing public access up to the arena area***

   While the Council understands the security concerns [redacted], we must abide by the Reserves Act 1977 as detailed in the lease agreement.

   17 Recreation Reserves (2) (a) states:

   It is hereby further declared that, having regard to the general purposes specified in subsection (1), every recreation reserve shall be so administered under the appropriate provisions of this Act that—

   (a) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 53 and 54, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, by fax to (04) 471 2254, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,

Mike Mendonça
Acting Group Manager Place and Space
Te Kaiwhakahaere roopu, Takiwa me te Waahi

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

Kāpiti Coast District Council

Parks, Open Space and Environment Team

50 Park Avenue, Waikanae (Waikanae Park)

Resource Consent Application – Earthworks exceeding 50m^3

Kāpiti Coast District Council

10 August 2023

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APPLICANT:	Kāpiti Coast District Council
ADDRESS FOR SERVICE:	Hoani Te Pou Private Bag 60 601 Paraparaumu 5254 hoani.tepou@kapiticoast.govt.nz [redacted]
PROPOSAL:	Undertake 1400m3 of fill earthworks, altering the ground level by 400mm, within an area of Waikanae Park
SITE ADDRESS:	50 Park Avenue, Waikanae (Waikanae Park)
LEGAL DESCRIPTION:	Part Lot 1 DP 23513, Recreational Reserve
AREA:	315,435.0 m2/ 31.5435 hectares
LANDOWNER:	Kapiti Coast District Council
OPERATIVE DISTRICT PLAN:	Open Space Recreation Precinct

Prepared by:

Hoani Te Pou
Parks and Environment Planning Advisor
10th August 2023

Reviewed by:

Yolanda Morgan
Team Leader Open Space Planning
10th August 2023

1.0 THE PROPOSAL

This proposal is an extension to earthworks undertaken under **RM220034**. An additional 1400m^3 of fill will be placed at the location of the previous works to further raise and level the site with sand and then topsoil before seeding the site to provide a level green space area. The fill will be placed over a total area of 2960m^2.

The fill at the edges of the works area will be contoured to provide drainage from the newly filled area to an existing drain on the site. All material will be received and placed on the site without any excavation of disturbance of the existing land.

Clean sand and topsoil will be delivered from off-site. Approx 400m of perforated drain will be laid on the surface of the existing land to improve site drainage, once sand and topsoil is spread and leveled to improve the surface area of the site. A location plan for the works is shown in Figure 1 below and the plan for the works is shown in figure 2 below, and also in appendix 2, along with a cross section plan.

The proposal is to improve the Council-owned reserve for further development of the site as a recreational area in accordance with the W(C)L Post Closure Management Plan Waikanae Section 3.3.

Consent is required for the earthworks as a Restricted Discretionary Activity under the provisions of the Operative Kāpiti Coast District Plan.

Figure 1: Aerial view of Waikanae Park with indicative fill location in shaded light blue.

Figure 2: Plan of the proposed works

2.0 CONSTRUCTION METHODOLOGY

The work will be undertaken by Mexted Sports Turf following the granting of the resource consent.

The works will be undertaken in the following manner:

- Site establishment
- Signage and warning tape installed to mark work boundary and reduce public access
- Erosion and sediment control measures erected
- Delivery, spread and leveling of sand, contouring applied to new fill to create swales
- Delivery, spread and leveling of top soil
- Grass seed applied
- Removal of sediment control measures and site clean up.

Vehicle movements will be limited to 8 truck and trailer loads (comprising 80 vehicle movements) of material and 4 contractor light vehicles, per day, ensuring that the traffic movements are a permitted activity under rule TR-R2 of the District Plan.

The work is expected to take up to 12-weeks to complete, due to the contractors prior work commitments, and will be undertaken during the hours of 7am to 6pm Monday to Friday and 7.00am to 5.00pm on a Saturday. The site will be cleared of all surplus materials and reinstated on completion.

3.0 SITE DESCRIPTION AND SURROUNDING ENVIRONMENT

The works area is approximately 2,960.0 m^2 of recreational reserve land known as Waikanae Park. The site is accessed from Park Avenue via shared access with the Waikanae Pony Club.

The subject site is located at southwest corner of 50 Park Avenue, Waikanae and the area where the fill will be placed is currently vacant, uneven land. Composting NZ previously operated a green waste collection site immediately adjacent to the proposed fill area.

The site is located within the Open Space Zone of the Kāpiti Coast District Plan. The Waimeha Stream runs through the south west corner of Waikanae Park and is located approximately 70m to the south of the works site. Large pine trees which were adjoining the site area have recently been removed due to safety concerns. To the east of the proposed works site is a dressage arena used for the Pony Club.

A large block of residential zoned land owned by Summerset Retirement Villages adjoins the site to the west. This site to the north is private land currently under development (Anderson Development - RM200227).

The subject site is identified as a contaminated site due to its previous operation as a landfill. The site is listed on the Greater Wellington Regional Council's Selected Land Use Register (SLUR) database as having had a Verified History of Hazardous Activity or Industry (HAIL: Cemeteries and waste recycling, treatment and disposal, HAIL Sub: Landfill sites).

4.0 BACKGROUND

The subject site received fill from the adjacent Anderson Park Development in 2022 under RM220034 to make the site suitable for a dog recreation area. The amount of fill received was insufficient to level the area, while allowing for proper drainage and is unsuitable to use in its current state due to the quality of the fill that was used. The works proposed in this application seek to improve the surface of the site with quality fill and drainage.

5.0 KĀPITI COAST DISTRICT PLAN RULES

The site is zoned Open Space Recreation Precinct under the Operative Kāpiti Coast District Plan. The wider property contains areas of flood hazard, including ponding and overflow path, as well as high voltage power lines and ecological site K189. However, none of these features and overlays are at the location of the proposed works. The works are located more than 70m from the nearest waterbody.

The following table is an assessment of the activity against the relevant plan rules.

Earthworks		
Permitted Activity	**Standards**	**Compliance**
EW-R2 Earthworks, excluding those listed in EW-R3, in all areas except areas subject to flood hazards, outstanding natural features and landscapes, ecological sites, geological features, areas of outstanding	1. Earthworks must not be undertaken: a. on slopes of more than 28 degrees; or b. within 20 metres of a waterbody, including wetlands and coastal water.	**Will comply** – site is less than 28 degrees **Does not comply** – fill

natural character, areas of high natural character.	2. In all other areas except as provided for in Standard 3, earthworks must not: a. disturb more than 50m³ (volume) of land per subject site in residential zones, working zones, natural open space zones and open space zones (excluding the Private Recreation and Leisure Precinct) within a 5 year period; b. disturb more than 100m³ (volume) of land per subject site in rural zones within a 5 year period; and c. alter the original ground level by more than 1 metre, measured vertically. This standard applies whether in relation to a particular earthwork or as a total of cumulative earthworks within the specified period.	earthworks of approximately 1400m³ will be undertaken, altering the ground level by 400mm. **Not applicable**
	3. Earthworks for the construction of permitted telecommunications and radio communication facilities, and their maintenance, renewal and minor upgrading outside legal road, provided that the earthworks do not alter the original ground level by more than 1.5 metres measured vertically, except piling associated with the installation of a network utility. 4. Standards 1 and 2 under this rule do not apply, to: a. earthworks associated with farm and forestry tracks permitted under GRUZ-R4, RPROZ-R4,	**Not Applicable**

	RLZ-R4 and FUZ-R4; b. planting trees; c. removing trees; d. horticultural root ripping; e. digging offal pits f. burying dead stock and plant waste; g. drilling bores; h. installing and maintaining services such as water pipes and troughs; i. or where a more specific earthworks provision is provided for in the zone or precinct methods;	**Will comply**
	j. earthworks required to effect a subdivision of land in the Ōtaki South Precinct under SUB-WORK-R45. 5. Any earthworks must ensure that: a. Surface runoff from the subject site is isolated from other subject sites and existing infrastructure; and b. The potential for silt and sediment to enter the stormwater system or waterbodies in surface runoff from the subject site, is minimised; and c. Erosion and sediment control measures are installed and maintained for the duration of the construction period, where necessary.	**Will comply**
	6. Accidental Discovery Protocol (HH-Table 1) to be followed for any accidental discovery of a waahi tapu or other cultural site. a. Accidental Discovery Protocol – should a waahi tapu of other	**Not applicable** – the site is not within the Otaki South Precinct

	cultural site be unearthed during earthworks the contractor and/or owner must:- i. cease operations; ii. inform local iwi; iii. inform Heritage New Zealand and apply for the appropriate authority if required; iv. take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site. 7. Standards (2) and (3) do not apply to earthworks required to effect a subdivision of land in the Ōtaki South Precinct under SUB-WORK-R46.	
Restricted Discretionary Activity		
EW-R5 Earthworks not complying with one or more of the permitted activity standards in EW-R2 or EW-R3.		

Overall, the proposed earthworks are a **restricted discretionary activity** under **Rule EW-R5.**

6.0 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 (NESCS)

Under the NESCS the proposal is a **permitted activity**. Consent **RM220034** which authorised the deposit of clean fill at the same location noted:

> *"No scraping or other disturbance of the area where the clean fill will be placed will occur and therefore it is not considered that the earthworks constitute a disturbance of soil. The works do not result in a change of use and therefore they are considered to be a **permitted activity** under the NESCS."*

The works proposed under the application will not disturb any of the existing land. Fill will be placed on top of the existing ground and leveled and contoured to ensure adequate drainage.

7.0 GREATER WELLINGTON NATURAL RESOURCES PLAN

Consent is not required from GWRC as the total area being disturbed is less than 3000m^2 and

therefore a permitted activity under Rule R101: Earthworks.

8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

8.1 MATTERS TO CONSIDER

The relevant documents and statutory provisions to this application are as follows:

- Section 104 of the Act – Potential or Actual Effects
- National Policy Statements
- Objectives and Policies of the Greater Wellington Regional Policy Statement
- Objectives and Policies of the Regional Freshwater Plan
- Provisions of the Proposed Natural Resources Plan
- Other Matters, and
- Part ll of the Resource Management Act

8.1.1 PERMITTED BASELINE

Earthwork's of up to 50m^3 can be undertaken on the site every five years, provided there is no change in height of over 1m, as a permitted activity. Therefore, the effects resulting from the additional 1350m^3 of earthworks need to be assessed.

8.1.2 SECTION 104 – ASSESSMENT OF EFFECTS

A consent authority must, subject to Part ll of the Act, have regard to the actual and potential effects on the environment of allowing the proposed activity. As a restrictive discretionary activity, only those matters that the Council has reserve its discretion over shall be considered. The following matters of discretion are relevant to this proposal:

<u>Earthworks Matters of Discretion</u>

1. *The degree of compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 201*
2. *The effects on water collection areas.*
3. *The degree of compliance with any applicable Environmental Management Plan or Structure Plan applicable to the development.*
4. *Ecological effects*
5. *Visual and amenity effects.*

An assessment of each of the above matters of discretion is provided below.

<u>The degree of compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012</u>

The proposed works will comply with the Council's SDPR 2012 as set out in the attached Construction and Environmental Management Plan. Furthermore, to ensure compliance with these requirements the applicant volunteers the conditions below:

1. Proposed work shall be undertaken in accordance with the approved Construction and Environmental Management Plan (CEMP) approved under this consent.

2. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

3. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – erosion and sediment control for small sites" to the satisfaction of the Council's Development Engineer.

4. The consent holder must ensure that no contaminated soil is removed from the site in the course of the activity.

<u>The effects on water collection areas</u>
The site is not within a water collection area, and therefore, there will be no effects on water collection areas.

<u>Ecological effects</u>
The cleanfill will be placed in an area of the site that is currently exposed mud and grassed in patches. There is no protected vegetation in the area where the material will be placed, and the site will be reseeded with suitable grass species following completion.

The nearest water body is over 70m from the proposed works. As the site has recently been used for horse grazing and dressage activities and was filled as recently as last year, the ecological values at this location are very low to non-existent. Therefore, any ecological effects of the proposed works are considered to be less than minor.

<u>Visual and amenity effects</u>
The material will be placed in a large area of open space that is not close to any adjoining boundaries or visible from Park Avenue. The closest adjoining property, 32 Park Avenue is elevated above the site, however, visual effects will be temporary in nature and indiscernible once complete as the area will be grassed. Additionally, the only area at 32 Park Ave that overlooks the site, is a steep bank that has recently been planted in Mahoe, which when grown will completely screen the development at 32 Park Avenue from the subject site. The Council is currently in negotiations with Summerset to purpose this area of land.

The works have the potential for an increase in dust and sediment runoff, as well as noise from machinery and vehicle movements. These effects will be temporary and static in nature, as the work will be spread over a 12-week period due to prior commitments on the contractor, and as stated, the area where the material will be placed is well away from adjoining residential properties. The Applicant is also proposing sediment control measures as set out in the Construction and Environmental Management plan attached.

The adverse visual and amenity effects are therefore considered to be less than minor.

8.2 NATIONAL POLICY STATEMENTS

There are currently 6 National Policy Statements (NPS):

- NPS for Freshwater Management
- NPS for Renewable Electricity Generation
- NPS for Electricity Transmission
- NPS for Urban Development
- NPS for Indigenous Biodiversity
- New Zealand Coastal Policy Statement

None of the above listed national policy statements are relevant to this application.

9.0 OBJECTIVES AND POLICIES OF THE REGIONAL POLICY STATEMENT

None of the Regional Policy statement's objectives and policies are relevant to this application.

9.1 OBJECTIVES AND POLICIES OF THE OPERATIVE DISTRICT PLAN

The relevant objectives and policies of the Proposed District Plan for this application are as follows:

Objective DO-O1 – Tanagata Whenua

Ātiawa ki Whakarongotai Charitable Trust has been informed of the proposed works and has been sent a copy of this application, at the time of lodging this consent application, no response has been received, however, comments provided last year for RM220034, are a relevant indication of their concerns relating to this proposal.

The trust requested that no soil is removed from the site and that any planting utilize native plants. There will be no removal of soil from the site, and while Council does not have immediate plans for planting at this location, there is planting proposed to replace the recently removed pine trees. Council utilizes native planting wherever possible on its parks and reserves.

Objective DO-O10 Contaminated Land

The proposed site is a potentially contaminated site, due to the now closed and capped landfill near this location, a preliminary waste analysis was undertaken by JB's Environmental Ltd in 2021 to confirm the extent of the waste area and identify the potential edge of the southern boundary of the closed landfill. Test pit site results found that no waste was evident in the proposed works area (See Appendix 2). Furthermore, there will be no disturbance to the soil and the added layers of sand and topsoil will further increase the depth of any contamination from the surface.

Objective DO-17 Open Spaces/Active Communities

The proposed works will enable this area of Waikanae Park to be fully utilized once the surface is stable and suitably leveled and grassed. This will ensure that full use of the park for present and future recreational activities will be available to the community.

Policy CL-P1 Identify Contaminated and Potentially Contaminated Land

Contaminated and potentially contaminated land will be identified, including through the resource consent or plan change processes, to enable the land to be managed or remediated to eliminate any unacceptable risk to the environment.

Policy CL-P2 Criteria for Identification

Contaminated and potentially contaminated land will be identified where land was used, is presently used or is likely to have been used for an activity appearing on the Hazardous Activities and Industries List; including having regard to whether the land is identified as contaminated in the information held by the Kāpiti Coast District Council or in the Wellington Regional Council's SLUR database.

Policy CL-P3 Subject site Investigations

Subject site investigations of contaminated land should be carried out in accordance with national best practice, including the Ministry for the Environment's Contaminated Land Management.

Policy CL-P4 Management or Remediation

Any development, subdivision or change in land use on contaminated or potentially contaminated land, that is reasonably likely to increase the risk of exposing people or the environment to

contaminants, will eliminate any unacceptable risk to the environment by management or remediation of the contaminated land.

Policy CL-P5 Ensure Fit for Use

The remediation and on-going management of contaminated or potentially contaminated land will be undertaken in a manner that is appropriate for any likely future use of that land.

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 Schedule4; 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.

Note: The application of the appropriate recommended treatments from the Wellington Regional Council publications 'Erosion and Sediment Control Guidelines for the Wellington Region' and 'Small Earthworks – Erosion and Sediment Control for Small Sites' is consistent with this Policy.

Assessment against the Polices of the Operative District Plan

The proposed works are consistent with the above relevant polices of the District Plan. Policies CL-P1 to CL-P56 relate to the management and use of potentially contaminated land, however, as discussed above it is unlikely that there is any contamination at the location of the works, and there will be no disturbance of soil at the site. The placement of an additional 400mm of clean fill will increase the depth of clean fill on the site and make it more suitable for use by the public for recreational purposes.

With regards to Policy EW-P1, there are no geographical features or outstanding natural features and landscapes at, or near, the location of the proposed works. Appropriate sediment and erosion methods will be employed to minimise any runoff of sediment prior to the establishment of grass cover on the site and there will be no adverse effects on natural landforms or residential amenity, as assessed above.

The proposed works are consistent with all relevant Objectives and Policies.

9.2 OTHER MATTERS

There are no other matters or non-statutory documents of relevance to the consideration of this application.

10.0 PART ll OF THE RESOURCE MANAGEMENT ACT

10.1 SECTION 5: PURPOSE AND PRINCIPLES OF THE RESOURCE MANAGEMENT

Section 5 identifies the purposes and principles of the Resource Management Act 1991 and states:

"Sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being 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."

For the reasons outlined throughout this report, the proposal is consistent with the sustainable management purpose of the Act.

10.2 SECTION 6: MATTERS OF NATIONAL IMPORTANCE

Section 6 of the Act identifies the matters of national importance which are required to be recognised and provided for when assessing this application. Those relevant to this application is s6(e).

With respect to (e) local mana whenua have been advised of the works and invited to provide comment and an assessment in line with the values in the Kaitiakitanga Plan. It is understood that they will be given further opportunity to comment through the Council's resource consent processing process.

10.3 SECTION 7: OTHER MATTERS

Section 7 of the Act identifies the other matters which particular regard must be had in relation to the use, development, and protection of natural and physical resources.

Of these matters: s7(a) kaitiakitanga, s7 (d) intrinsic values of ecosystems and s7(f) the maintenance and enhancement of the quality of the environment have been duly considered and assessed in other sections of this report.

11.0 NOTIFICATION ASSESSMENT

The effects of the activity have been assessed above and determined to be less than minor. No parties are considered adversely affected by the proposed works and there are no special circumstances that would warrant notification. It is considered that the proposal can processed as a non-notified application.

12.0 CONCLUSION

An application for resource consent is required for proposed earthworks associated with the ground improvement works at the southern end of the Waikanae park. The proposal has an overall restricted discretionary activity status, as identified by the provisions of the Operative Kāpiti Coast District Plan.

The proposal has been assessed as to its actual and potential effects on the environment and against the relevant matters of discretion of the District Plan. Approval of consent to the activity on a non-notified basis is considered appropriate as the above assessment has demonstrated that the activity will have less than minor adverse effects on the environment and is not contrary to the relevant policy framework of the District Plan and other relevant documents.

APPENDIX 1: LEGAL TILE

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**64026**
Land Registration District	**Wellington**
Date Issued	20 November 2002

Prior References
WN983/42

Estate	Fee Simple
Area	31.5435 hectares more or less
Legal Description	Part Lot 1 Deposited Plan 23513
Purpose	Public reserve

Registered Owners
Kapiti Coast District Council

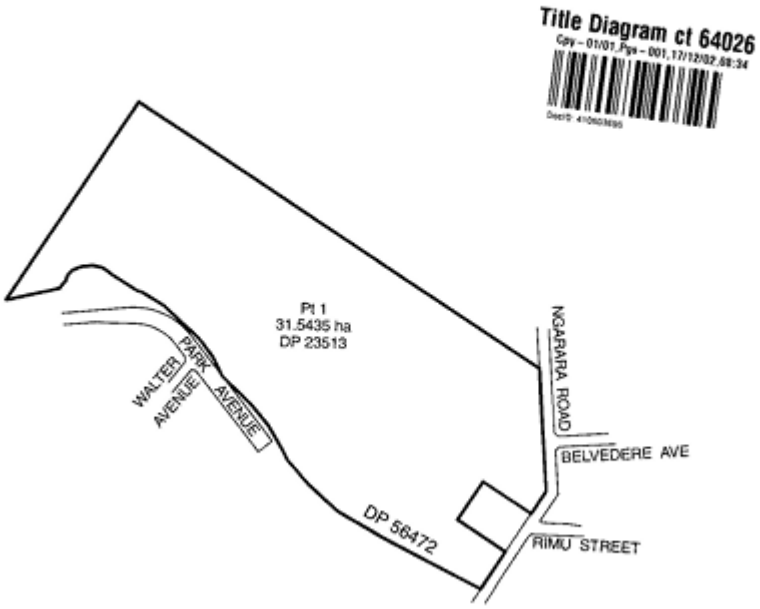
Interests

Subject to the Reserves and Domains Act 1953

Fencing Covenant in Deed B790191.2 - 28.6.2000 at 9.00 am

Subject to a right (in gross) to convey water over part marked A and D DP 368400 in favour of the Kapiti Coast District Council created by Easement Instrument 7532822.3 - 7.9.2007 at 9:00 am

Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Covenant 11673511.5 - 3.3.2020 at 8:58 am


Title Diagram ct 64026
Pt 1
31.5435 ha
DP 23513
WALTER PARK AVENUE
NGARARA ROAD
BELVEDERE AVE
RIMU STREET
DP 56472

APPENDIX 2 CONSTRUCTION AND ENVIRONMENT MANAGEMENT PLAN

Waikanae (Closed) Landfill

LOCATION

50 Park Avenue, Waikanae
LOT 1 DP 23513

INTRODUCTION

This CEMP has been prepared to accompany the resource consent application for the deposit of fill (earthworks) to level the southern end of the Waikanae Park.

BACKGROUND

Historic site use as a landfill

The subject site was previously part of the municipal landfill operation. Information held by GWRC includes the following:

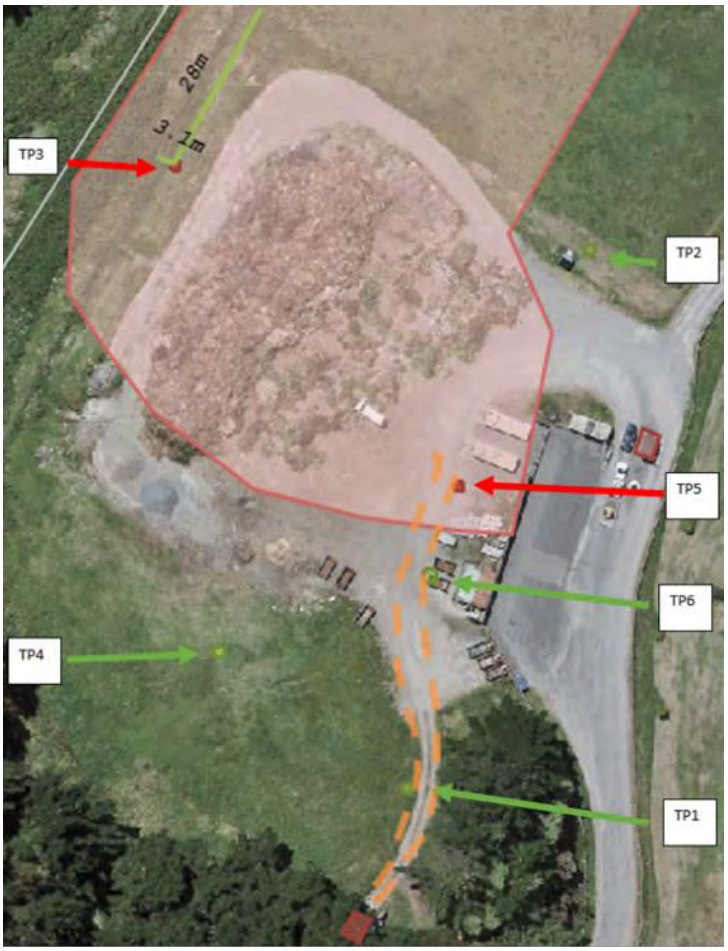
- The site was used as a landfill receiving domestic and general refuse since at least 1974 for approximately 25 years, closing in 2001.
- A site investigation undertaken in 1994 found that the water quality guidelines for groundwater were exceeded for iron, manganese, chloride and lead and the ANZECC guideline value was exceeded for ammonia. These contaminants were diluted within a short distance of the site.
- The site is listed on Greater Wellington Regional Council's (GWRC) Selected Land Use Register (SLUR) database as having had a verified Hazardous Activities and Industries List (HAIL) activity occur.
- No recent results are held by the GWRC SLUR record, however, ongoing testing as part of the closed landfill monitoring programme indicate water quality is within guidelines.
  A review of the 2020-21 monitoring year data found that there were no exceedances of the consent limits in the three groundwater monitoring bores. Excluding pH, which has occasionally exceeded the existing consent limit in two of the three groundwater monitoring bores (but within the range typically encountered on the Kāpiti Coast), and faecal coliforms which no longer have a consent limit due to the granting of WGN040366[34895], the last exceedance of an existing consent limit was observed in 2009 (copper concentration at W1 was 0.69 mg/L, which exceeded the consent limit of 0.4 mg/L).

Current and recent site use is as follows:

- The public recycling drop-off area on the eastern edge of the site was closed effective 1 August 2021.
- The wider park site to the north and east is used for recreational purposes and by the Pony Club.
- The southern part of the subject site is currently unused and in 2023 had up to 500mm of fill placed on it, provided by Anderson Development to level the area.

Site analysis

An underground analysis was undertaken by JB's Environmental Ltd in late 2021. Test pitting found that the area south of the current green waste drop off was unlikely to contain residual waste from the landfill operation. See figure 1 below.



Test Pit 1:
Clear

Test Pit 2:
Clear

Test Pit 3:
900mm = small amount of plastic and sticks

Test Pit 4:
1400mm = 2 pieces loose plastic, not identified as residual waste

Test Pit 5:
1500mm = thin layer of waste

Test Pit 6:
Clear

Figure 1. Test Pit Overview

PURPOSE

The purpose of this Construction and Environment Management Plan (CEMP) is to outline procedures to manage, improve the surface of the site at, 50 Park Avenue, Waikanae.

This document provides a site management strategy for earthworks to demonstrate how the CEMP goals will be achieved onsite to maintain compliance with the Resource Management (National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health) Regulations 2001 (NESCS).

This document outlines:

- Soil handling measures to reduce human health risks from exposure due to ingestion, inhalation, dermal exposure or from contact interaction with the soil profile.
- Requirements for safe deposit of soil to remove harm to site workers.

- Requirements for responsible deposit of fill material to the subject site through good practice and monitoring.

HEALTH AND SAFETY

This CEMP is not a health and safety document, or a replacement for a Safe Work Method Statement (SWMS) or Job Safety Analysis (JSA), rather it should be referred to in accordance with a SWMS or JSA specific to the site. However, the following information should be included in the SWMS and JSA:

- To avoid ingestion of soil, staff should wash hands and face prior to eating and when leaving the site.
- Care should be taken to not disturb the soil already existing at the site.

RELEVANT PERSONNEL

Role:	Company/Name:	Point of Contact:	Contact Details:
Consent Holder	Kapiti Coast District Council	Trevor Jackson	[redacted]
Soil Delivery and Earthworks	Mexted Sports Turf	Chris Parkinson	[redacted]

REFERENCE DOCUMENTATION

Reference should be made to the following documentation:

- Greater Wellington Regional Council - Erosion and Sediment Control Guidelines for the Wellington Region (September 2002).
- Greater Wellington Regional Council – Small Earthworks: Erosion and Sediment Control for Small Sites (June 2006).

PRINCIPLES AND MEASURES

Earthworks are to be undertaken in accordance with the Greater Wellington Regional Council Erosion and Sediment Control Guidelines for the Wellington Region (September 2002).

Establishment of Erosion and Sediment Controls

- Erosion and sediment control measures are attached as and include:
    - Erosion and sediment control measures are to be in place prior to works commencing.
    - Placement of additional silt traps and/or bunds as required following monitoring of the works.
    - Sediment controls are to remain in place until the designated area has been sufficiently re-established to the satisfaction of Council's Development Engineer.

The following principles are to be implemented during earthworks:

- Establishment of perimeter controls
- Immediate stabilisation of exposed earthworks
- Capture and treatment of stormwater runoff
- Monitoring of surrounding site
- Control of project noise in accordance with NZS 6803:1999
- Management of windblown sand and dust
- Minimisation of vibration
- Record keeping and incident reporting
- Complaints management

Establishment of Perimeter Controls

- Appropriate controls to be erected/established in all locations where sediment- laden stormwater water runoff can exit the immediate site, and around the perimeter of fill areas. DEBs to be installed if required.

Immediate Stabilisation/Erosion Minimisation

- Ground cover on earth-worked areas to be re-established as soon as practicable through hydro-grass seeding or application of lime and stabilisation.

Capture and treatment of stormwater runoff

- Inspection of silt fences after extreme rainfall events to assess stability of the fencing. Repairs to be undertaken if required.

Monitoring of Surrounding Site

- Contractor to inspect control measures at the beginning and end of each day to ensure maximum efficiency and functionality throughout the duration of works and maintain and repair if required.
- Gathered sediment to be removed and disposed of in an appropriate manner where required.
- Additional control measures to be established prior to anticipated high intensity rainfall events if practicable and if deemed necessary.
- Erosion and sediment control methods shall be reviewed by a suitably qualified and experienced person.

Control of Project Noise

- Project to the undertaken in a manner which ensures the permitted noise limits specified in the Kāpiti Coast District Plan are not exceeded.
- Earthworks and construction to be undertaken within the following hours:
    - Monday-Friday: 7am to 6pm
    - Saturday and Sunday: no works

NOISE – Table 1	Noise when measured at or within the boundary of a subject site within:	Daytime (7 am to 7 pm)	Evening (7pm to 10pm)	Night Time (10pm to 7 am)	
		$^{L}Aeq(15min)$	*$^{L}Aeq(15min)$*	*$^{L}Aeq(15min)$*	*$^{L}AFmax$*
	Residential Zones	50 dB	45 dB	40 dB	70 dB
	Centres and Hospital Zones	55 dB	50 dB	45 dB	75 dB
	General Industrial Zone	60 dB	55 dB	50 dB	75 dB
	Rural Zones	55 dB	45 dB	40 dB	70 dB

Management of Windblown Sand and Dust

- Water to be applied to open earthwork area via watercart to suppress generation of windblown sand and dust where required (Mexteds)

- Ground cover to be re-established immediately following earthworks by grassing or application of lime.
- Contractor to inspect site on windy or dry days (including non-working days) to assess the likelihood of windblown sand or dust being generated. Water to be applied to dampen high risk areas where required.

Minimisation of vibration

- The site is more than 100m away from residences and adjacent to the Waikanae Park Pony Club, this is not expected to be an issue.

Record keeping and incident reporting

- Records to be kept of any environmental site incidents or unexpected contamination.
- Records to be provided to authorities on request or as per consent conditions.

Complaints Management

- Any complaints alleging adverse effects that have or could have resulted in a condition of consent being contravened shall be forwarded to Council's Development Engineer and recorded. Complaints are to be forwarded to KCDC within 24 hours of being received.
- Additional control measures to be installed or remedial works undertaken where necessary.
- If the public or Council raise concerns regarding the nuisance effects relating to earthworks, the consent holder and/or their representative(s) shall review the effectiveness of the approved CEMP measure(s) and propose a solution to mitigate the concerned effect to the satisfaction of Council's Development Engineer.

NON-COMPLIANCE AND CORRECTIVE ACTION

Complaints Handling

The site supervisor is responsible for ensuring that all complaints are recorded, and a suitably qualified person is allocated to deal with them.

Immediate Action for Adverse Effects

Actions to be taken immediately following a complaint include:

- Fill out the complaints register form with all the details of the person or authority issuing the complaint.
- Undertake a site inspection as soon as the complaint is made and make a note of all dust and debris producing activities taking place, and the control measures being used.
- Make a note of the weather conditions including wind strength, direction, and rainfall.
- Photograph the source if possible.
- After primary investigations have been completed, contact the complainant to explain the problem and control measures taken against the issue.

Follow up Actions

As appropriate:

- Advise management and respective authority as soon as practical and inform them about the complaint, investigation detail and the control measures taken; and
- Notify staff, contractors, and site manager to investigate ways to prevent the problem reoccurring.

SUMMARY

This Construction and Environmental Management Plan (CEMP) outlines the procedures to be implemented to manage, remedy, and mitigate potential adverse environmental effects associated with earthworks to improve the surface of the closed landfill at Waikanae Park. This document has been prepared for engineering approval only and is to be updated and reapproved as required prior to works commencing onsite.

APPENDIX 3 EROSION AND SEDIMENT CONTROL PLAN (ESCP)

- Erosion and sediment control measures include:
    - Erosion and sediment control measures are to be in place prior to works.
    - Placement of additional silt traps and/or bunds as required.
    - Sediment controls are to remain in place until the designated area has been sufficiently re-established to the satisfaction of KCDC's Development Engineer.

SILT FENCING

Silt fencing will be established on the west and south boundaries of the site area as shown in red below for protection of the western drain and waterway to the south.

STORAGE AND BUNDING OF MATERIAL ON SITE

Material will be delivered by Mexted Sports Turf and placed immediately on the site across several days. No stockpiling is anticipated.

DISPOSAL OF CONTAMINATED WATER AND SEDIMENTS

The material arriving on site is clean material (topsoil) being excavated off site. After spreading, the surface will be hydroseeded or covered with lime to form a level surface.

Appendix 4 Earthworks Plan and cross section

Red marking notes trees which have been removed.

DWG.No.	REFERENCE DRAWINGS TITLE	REVN	REVISIONS	DATE	DRAWN	CHECK	CONSULTANT APPROVED	RECOSN	REVISN

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Munted Sports Turf

27 Ulric St Kilmarnock
PHNE 04 3333753

QUALITY RECORD

REVIEW	NAME	SIGNATURE	DATE
DRAWN	Chris P		5/8/2023
DESIGNER	Chris P		
DESIGN CHECKED			
DATE CREATED	Mon 4th Dec 2023		

Dependent on the quality record is available that the design and drawing have been verified in conformity with the requirements of the Quality Plan. Where the Quality Record is incomplete all information on this drawing is intended for preliminary purposes only as it is unchecked.

SCALE: 1 : 700

GEO REF:

PRO FILE:

FILE LOCATION:

TITLE

KCDC

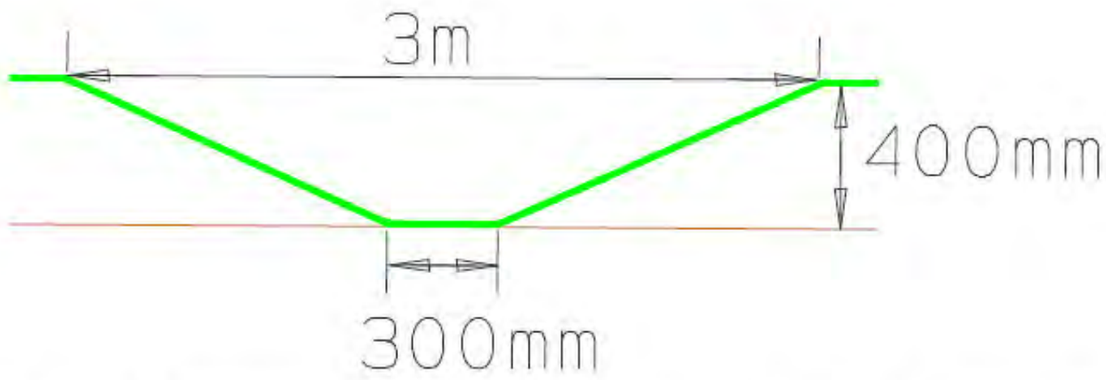
WAIKANAE DOG PARK DESIGN

PROJECT NO.

REV

surface cross section

swale cross section



DWG No.	REFERENCE DRAWINGS TITLE	REV'N	REVISIONS	DATE	DRAWN	CHECK	CONSULTANT APPROVED	REVIEW	REVIEW

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Masted Sports Turf
27 Ulric St Kilbernie
PHNE 09 2888750

QUALITY RECORD

REVIEW	NAME	SIGNATURE	DATE
DRAWN	Chris P		9/6/2023
DESIGNER	Chris P		
DESIGN CHECKED			
DATE CREATED	Mon JUL 24 08:43:54 2023		

Signature of the Quality Record is evidence that the design and drawing have been carried out conforming with the requirements of the Quality Plan. Where the Quality Record is incomplete all information on this drawing is intended for preliminary purposes only as it is unchecked.

SCALE: 1 : 1000

GEO REF:

PRO FILE:

FILE LOCATION:

TITLE

KCDC

WAIKANAE DOG PARK DESIGN

PROJECT NO.

REV

29 March 2021

Anderson Park Trust
C/- Leith Consulting Ltd
Attn: Monique Leith

By email to: [redacted]

Dear Anderson Park Trust

RM200227: Undertake a 45 lot residential subdivision, construction of a new road, four local purpose reserves, undertake earthworks that do not meet the permitted activity standards and modification of vegetation within ecological site K189

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

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

If you do not agree with the conditions of your consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions, please contact me prior to lodging an objection to discuss on [redacted] as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We would be grateful if you could please take the time to complete an online survey.

Yours sincerely

Marnie Rydon
Principal Resource Consents Planner

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991

CONSENT NO: RM200227

APPLICANT:	Anderson Park Trust
LOCATION OF ACTIVITY:	110 Ngarara Road, Waikanae
DESCRIPTION OF ACTIVITY:	Undertake a 45 lot residential subdivision, construction of a new road, four local purpose reserves, undertake earthworks that do not meet the permitted activity standards and modification of vegetation within ecological site K189

DECISION:

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent for a 45 lot residential subdivision, construction of a new road, four local purpose reserves, undertake earthworks that do not meet the permitted activity standards and modification of vegetation within ecological site K189 at 11 Ngarara Road, Waikanae (being Lot 2 DP 544253) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991 on 29 March 2021.

Conditions:

General

1. The proposed activity shall be undertaken in general accordance with the information and specifications lodged with the application RM200227 and the further information supplied by Leith Consulting on 18 January and 15 and 24 February 2021, and the following Leith Consulting Plans stamped as 'Final Approved Plans' on 29 March 2021, except where modified by conditions of consent:

    - Proposed Environment: East, KAP-0230-SCH, Revision G, Sheet 3 of 20;
    - Proposed Environment: West, KAP-0230-SCH, Revision G, Sheet 4 of 20;
    - Proposed Legal: East, KAP-0230-SCH, Revision G, Sheet 5 of 20;

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

- Proposed Legal: West, KAP-0230-SCH, Revision G, Sheet 6 of 20;
- Combined Services: East, KAP-0230-SCH, Revision G, Sheet 7 of 20;
- Combined Services: West, KAP-0230-SCH, Revision G, Sheet 8 of 20;
- Proposed Roading: East, KAP-0230-SCH, Revision G, Sheet 9 of 20;
- Proposed Roading: West, KAP-0230-SCH, Revision G, Sheet 10 of 20;
- Proposed Sections, KAP-0230-SCH, Revision G, Sheet 11 of 20;
- Proposed Section: Right of Way #4, Revision G, Sheet 12 of 20;
- Proposed Earthworks: East, KAP-0230-SCH, Revision G, Sheet 13 of 20;
- Proposed Earthworks: West, KAP-0230-SCH, Revision G, Sheet 14 of 20;
- Earthworks Cross-Sections 1, KAP-0230-SCH, Revision G, Sheet 15 of 20;
- Earthworks Cross-Sections 2, KAP-0230-SCH, Revision G, Sheet 16 of 20;
- Proposed Remedial & Buffer Planting: East, KAP-0230-SCH, Revision G, Sheet 17 of 20;
- Proposed Remedial & Buffer Planting: West, KAP-0230-SCH, Revision G, Sheet 18 of 20;
- Proposed Earthworks: Cut/Fills East, KAP-0230-SCH, Revision G, Sheet 19 of 20;
- Proposed Earthworks: Cut/Fills West, KAP-0230-SCH, Revision G, Sheet 20 of 20.

2. The e-survey dataset shall be in general conformity with the Leith Consulting Plans:

   - Proposed Legal: East, KAP-0230-SCH, Revision G, Sheet 5 of 20;
   - Proposed Legal: West, KAP-0230-SCH, Revision G, Sheet 6 of 20;

   Stamped as 'Final Approved Plans' on 29 March 2021 except where modified by conditions of consent.

3. The overland flow path on Lot 21 shall be uniquely identified on the e-survey dataset required by condition 2. No buildings or structures are permitted to be constructed in this area.

   Note: A consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued with respect to the above condition which is to be complied with on an ongoing basis.

4. That Lots 39 and 201 hereon be held in the same Record of Title (Land Information New Zealand Request number 1690505).

5. That Lots 101, 102 and 103 hereon be held in the same Record of Title (Land Information New Zealand Request number 1690505).

6. Lot 100 shall be vested with Council as Road.

7. Lots 101, 102 and 103 shall be vested with Council as Recreation Reserve.

8. Lot 104 shall be vested with Council as Local Purpose (Utility) Reserve.

9. 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.

Fees and Contributions

10. A Reserve Contribution is payable and has been assessed at $14,165.33 per additional allotment, inclusive of GST per additional allotment (total **$623,274.52** GST inclusive for 44 allotments).

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

    Note: A credit will be applied to the above contribution following a valuation of the recreation reserves (Lots 101, 102 and 103) to vest with Council.

11. 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 $628.00 plus $314.00 per lot (total **$15,700.00** 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

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

13. 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.

14. Following engineering approval for the plans submitted under condition 13 above, and prior to applying for a certificate to be issued under Section 224(c) of the Resource Management Act 1991, the consent holder shall provide three proposed road names for each road in the proposed subdivision, based on a theme, to the Development Engineer for approval. The road names shall be chosen in accordance with the Kapiti Coast District Council's Road Naming and Street Numbering Policy 2011 and "The Rural and Urban Addressing Standard" (AS/NZS4819:2011).

15. The road names shall be approved by Council prior to a Section 224(c) certificate being issued under the Resource Management Act 1991.

    Note: It is recommended that the preferred road names be supplied to the Development Engineer within 60 working days of engineering plans being approved under condition 13. This is due to a potential lengthy process of road naming.

16. 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.

17. 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 holders cost.

18. Prior to works commencing, the consent holder or their authorised representative, shall submit a Quality Assurance Plan (QA plan) for approval to the satisfaction of the Council's Development Engineer.

19. 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.

20. Prior to the commencement of subdivision site works (excavation, installation of reticulated service infrastructure and construction of roading), the consent holder shall prepare and submit to the Council's Development Engineer for approval, a Construction Environmental Management Plan (CEMP) which 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:

    - Details of all principles, procedures and practices to be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site;
    - The design criteria and dimensions of all key erosion and sediment control structures;
    - A site contour plan at a suitable scale to identify:
        - The extent of soil disturbance;
        - Area of cut and fill;
        - All key erosion and sediment control structures;
        - The location of all specific points of discharge to the environment;
        - Traffic entering and exiting the site during construction;
        - Earthworked material tracking onto the road network;
        - The name, experience and qualifications of the person/s nominated by the consent holder to supervise the implementation of, and adherence to, the CEMP;

- Any other relevant site information;
- Site rehabilitation proposed;
- Maintenance, monitoring and reporting procedures;
- Procedures and timing for review and/or amendment;
- Measure to meet the conditions of consent;
- Construction timetable for the erosion and sediment control works and the earthworks proposed.

21. The CEMP required by condition 20 shall include details of:
    - Staff and contractor's responsibilities;
    - Site representatives;
    - Environmental incident and emergency management;
    - Environmental complaints management;
    - Compliance monitoring;
    - Corrective actions, if necessary in specified circumstances;
    - Review procedures;
    - The final construction methodologies;
    - Erosion management and response procedures;
    - A schedule of construction activities- including any staging; and.
    - The finalised design plan for the works.
22. The consent holder shall comply with the requirements of the approved CEMP. Any proposed amendments to the CEMP shall be submitted to the Council's Development Engineer for consideration and approval. No work shall commence until amendments to the CEMP has been approved by the Council's Development Engineer.
23. Earthworks cartage from the site to Lot 201 shall be via 48-50 Park Avenue, Waikanae and not through the ecological site

<u>Earthworks & Foundation Design</u>

24. All batters shall be self-supporting and shall not exceed 1V:3H as recommended by CGW Consulting Engineers in the further information response dated 30th November 2020.
25. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of the report titled "Geotechnical Site Suitability Report, Stage 2 – 110 Ngarara Road, Waikanae Road, Kapiti Coast" by CGW Consulting Engineers dated 24 July 2020. Upon

completion of the earthworks the consent holder shall provide a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional to the Council's Development Engineer.

26. Earthworks shall comply with the requirements of NZS4431:1989 unless otherwise specifically approved in writing by the Council's Development Engineer.

27. Within three months of the completion of earthworks the consent holder shall provide a report and a certificate in the form of Appendix A of NZS4431:1989 by the inspecting engineer to the Council's Development Engineer.

    Note 1: Geotechnical completion report for each residential lot shall include:

    - Identified building platforms suitable (subject to defined conditions) for residential development;
    - General ground stability and foundation conditions on the lot;
    - Detail geotechnical hazards that exist on the lots that will require mitigation during site development;
    - Recommend geotechnical conditions on site developments;
    - Provide general restrictions on site development such as maximum fill and cut heights, maximum batter slopes gradient, etc.

    Note 2: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of requirements recommended in the geotechnical completion report, which is to be complied with on an on-going basis.

28. Foundation design and construction for any new building or additions and alterations to a building on each lot shall take into account the findings and recommendations within the Geotechnical Engineering Report prepared by CGW Consulting Engineers Re: "Geotechnical Site Suitability Report, Stage 2 – 110 Ngarara Road, Waikanae Road, Kapiti Coast" Dated 24 July 2020.

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

29. Any time the Project Archaeologist is to be present onsite, Ātiawa ki Whakarongotai is to be notified and afforded the opportunity to also be onsite. Any costs arising from having an iwi representative onsite shall be borne by the consent holder.

<u>Water Supply</u>

30. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each lot with a dual restricted metered manifold water supply which complies with the Part 3, section G & Part 4 Schedule 6 of SDPR: 2012.

31. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Note: The firefighting solution shown on the 'Final Approved Plans' for Lots 38-45 does not currently meet the above standard.

Wastewater

32. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each lot with a new wastewater lateral which complies with the Council wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of SDPR: 2012.

33. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall construct the private and public wastewater pump stations, pressurized sewers and manholes as shown on the approved scheme plan "KAP-0230-SCH, sheet 7 and 8, Rev G" unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

    Note: Should the design of the restraint for the pressurised pipes underneath the boardwalk in Right of Way #4 require revision, this shall be undertaken in coordination with an assessment of ecological effects and a revised assessment by the consent holder's ecologist which shall be provided to Council's Development Engineer for review and confirmation provided in writing that it is acceptable.

34. The consent holder shall include a draft operation and maintenance manual for the private and public pressurized wastewater pumps/systems with engineering drawings submitted at detail design stage and a final operation and maintenance manual must be submitted with the application for Section 224(c) certification to the acceptance in writing of the Council's Development Engineer. The manual shall include, but not be limited to:

    - Specifications of package pump station(s), rising main(s), manhole(s), control panel(s) to be installed.;
    - Design, as-built drawing(s), ownership(s) and ownership identifying feature(s) of pump stations and pressurized sewer(s);
    - Details of the on-going maintenance, operation and renewal of the system;
    - Title and easement(s) documents (final version only); and,
    - Approved resource consent plan(s) and engineering plan(s).

35. A producer statement 3 (PS3) shall be completed by the supplier of the pressurized sewer system and this shall be submitted to the Council upon completion of the installation.

36. The consent holder and all future owners of Lots 38-45, shall comply with the following:

    - The on-going operation, maintenance and renewal of private pressurized wastewater system (including pump chamber, grinder pump, pipes and

fittings, manhole(s), control panel, and private pressurized sewer shall be the responsibility of each lot owner and that:

- The lot owner(s) shall enter into an on-going operation and maintenance contract with an approved supplier for the installation, maintenance and operation.

Note: Compliance with the operation and maintenance contract shall be the subject of a consent notice pursuant to Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots 38-45.

37. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply a separate as-built plan with invert levels for all individual sewer laterals towards the property end. Any sanitary plumbing of future dwellings set below the level shown on as-built plan will a require private pump and private pressurised sewer to be installed, discharging to the sewer lateral in accordance with the latest building code, at the cost of the lot owner.

    Note: Upon the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of condition 37 above to be registered against the Record of Title to issue in respect of each lot of this subdivision. The Consent Notice shall also include the following:

    - The storage and installation of the private pressured wastewater system must be designed and constructed in accordance with the latest building code and be subject to a building consent.
    - The on-going operation, maintenance and renewal of the private pressured wastewater system shall be the responsibility of the owner of the lot.

38. The construction of wastewater reticulation systems shall only be undertaken by an approved contractor as defined in Part 3, section F(ix) of the Subdivision and Development Principles and Requirements, 2012.

<u>Stormwater</u>

39. The stormwater disposal design shall be in accordance with the requirements and intent of report titled “Conceptual Stormwater Disposal Design Report” prepared by Leith Consulting and dated 27 October 2020.

    Note: 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 Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

    - the certified stormwater disposal design as an option for compliance;
    - the owners’ responsibility to construct a system to meet the above performance standard;

- 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.

40. The consent holder shall prepare and submit a management plan to ensure the maintenance of the wetlands integrity and shall apply the appropriate recommendations found in Auckland Council's Wetlands Operation & Maintenance Guide to the satisfaction of the Council's Parks & Recreation Manager. The consent holder will be responsible for compliance with this management plan for a period of two years until Council formally takes over the management of the wetlands.

Access and Transport

41. The consent holder shall provide all signs and install all road markings in compliance with the legal requirements for traffic signs in New Zealand and MOTSAM Part 1, excluding Section 1.11.1, Construction - General Requirements 2010 unless otherwise approved by the Council's Development Engineer. The consent holder shall meet all associated costs of legalising any no stopping lines, give way and compulsory stops and regulatory general (speed restriction) signs that are required.

42. The final sealing or surfacing treatment of all roads and rights of way must be submitted for review with engineering drawings and approved by the Council's Development Engineer prior to the commencement of any works.

43. All rights of way to be formed in accordance with NZS4404 standards, noting formed width, passing provision, and turning heads.

44. Vehicle crossings shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each of the lots. The crossing must be formed in accordance with Kapiti Coast District Council standard drawing KCDC-RD-005.

45. Entrances to Private Rights of Way and any shared vehicle crossings shall be prepared, compacted and concreted between the carriageway edge and the road boundary at the entry of the right of way in accordance with Kapiti Coast District Council's standard drawing for Commercial and Heavy Duty Vehicle Crossings KCDC-RD-006.

46. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, street lighting columns and luminaire shall be provided to service the development 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 1158.1:2005 (Category P) including all referenced standards including NZTA M30, Specification and Guidelines 2014. Where required transformer or cell phone sites shall be specifically provided for by recessing the front boundary of lots and including the area within

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

Note: Council is converting the district's streetlights to LED lights and smart dimming control technology, and encourage its use in private development. If the roads within the development were to ever vest with Council, retrofit LED and smart dimming control technology would be required.

47. The consent holder and future owners shall comply with the following:

    The maintenance, operation, renewal and supply of power to the lights located in the private Rights-of-Way remain private and the responsibility of the owner or owners of the land.

    Note: A consent notice pursuant to Section 221 of the Resource Management Act 1991 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.

48. The consent holder shall submit to Council's Development Engineer a road safety audit in accordance with the New Zealand Transport Agency's publication 'Road Safety Audit Procedures for Projects Guidelines' for the development during the following stages of construction:

    (a) detailed design stage when engineering drawings are submitted for approval. The detailed design of the road and intersections shall take into account the findings of the road safety audit report.

    (b) Post construction stage. A post-construction road safety audit report shall be submitted for acceptance prior to the issue of the Section 224(c) certificate.

    Both reports shall be undertaken by a suitably qualified person and audit recommendations incorporated into the works, unless otherwise accepted by the Council's Development Engineer

49. Any batters required as part of the subdivision and any planting shall not impede sight visibility such that provisions of Rule 11E.1.3 of the Proposed District Plan Appeals Version 2018 cannot be complied with.

50. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the footpaths and pedestrian ramps shall be constructed in accordance with Roading Standard Drawings RD-002 Revision 3, Roading Standard Drawing RD-003 Revision 5 and Roading Standard Drawing RD-004 Revision 3.

51. Rubbish and recycling collection for Lots 38-45 shall be at the cul-de-sac head of Anderson Park Drive.

    Note: A consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued with respect to the above condition which is to be complied with on an ongoing basis.

Ecology

52. Secondary stage of pest control of rabbits shall be carried out effectively across the site and the grazed land adjacent to the ecological site from the granting of this consent until earthworks and road construction are completed.

    Note: A combination of night shooting, burrow fumigation and strategic baiting with carrot laced with liquid Pindone poison is an effective means of rabbit control.

53. The construction methodology should seek to, as far as is practicably feasible, avoid disturbance of the vegetation, wetland and fauna associated with K189. Prior to earthworks and any construction onsite, the clearance footprint boundaries should be clearly delineated (e.g. temporary fencing) to avoid accidental clearance of surrounding vegetation in K189.

54. During construction, the consent holder shall manage potential adverse effects on the wetland areas by implementing sediment and erosion controls in accordance with best practice standards.

55. During construction, the consent holder shall maintain existing wetland values by ensuring hydrological conditions are not significantly altered using a combination of soakpits (for disposal within sub-catchments) and an attenuation basin (for storage, soakage and controlled release).

56. For dwarf mistletoe:

    a) A drone survey shall be undertaken prior to tree clearance; and

    b) If dwarf mistletoe is found in any of the trees proposed for removal, a discussion is entered into with Council regarding protection, removal or carriageway redesign; and

    c) Any kanuka or manuka trees proposed to be removed or trimmed have foliage inspected by an ecologist after it is felled/cut so that at least the prescience/ absence of dwarf mistletoe is known and so that morphological measurements or plant samples or other data that Council may wish to have collected can be obtained.

57. Tree trimming or alteration within K189 should be limited to what is necessary to safely construct the proposed road and walkways.

58. The construction methodology should seek to undertake tree clearance outside of the key breeding period for native forest birds (breeding period is October to January inclusive). Where it cannot avoid the key bird breeding period, any areas propose for vegetation clearance will be assessed by a suitably qualified and experienced ecologist to ensure that Threatened or At Risk species of native birds are not breeding within those areas.

59. To ensure buffer plantings establish successfully, the areas should have ongoing maintenance and environmental weed management until canopy closure is achieved, or a minimum of 5 years, whichever comes first. Replanting should include native species from the Foxton Ecological District. Plantings will require

extensive control of rabbits and hares – which are included in this proposal as a rabbit- and stock-proof fence, together with control within planting areas (and ideally, surrounding areas). The details for planting, weed management, and pest animal management should be prepared as part of a Landscape Management and Ecological Mitigation Plan.

60. Prior to the commencement of works and at least 20 days prior to purchasing of plants, the consent holder shall submit a draft Landscape Management and Ecological Mitigation Plan for all landscaped areas to be vested in Council for approval to the satisfaction of the Council's Parks & Recreation Manager. A final Landscape Management and Ecological Mitigation Plan must be submitted with the application for Section 224(c) certification. The Landscape Management Plan shall 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;
- 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;
- The location, height, and type of fencing; and
- Maintenance manual for roading stormwater system.

61. The consent holder shall prepare an informational and educational booklet on the ecological site for perspective owners of Lots 28, 30, 31, 32, 33, 38, 39 and 45.

Note: A consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued with respect to the above condition to advise future landowners that activities on the sites shall take into consideration the contents of the informational and educational booklet.

<u>Reserve Boundary Fencing</u>

62. Prior to works commencing, the consent holder shall submit a fencing plan for the common boundaries between any existing park and the recreation reserves to vest

and Lots 17-24, Lot 28, Lots 30-33, Lots 38-39 and Lots 44-45 as passive reserve for approval to the satisfaction of the Council's Development Engineer. Fencing shall be in accordance with SDPR:2012 and constructed prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991.

63. With respect to Lots 17-24, Lot 28, Lots 30-33, Lots 38-39 and Lots 44-45, the consent holder shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect, maintain or contribute towards the cost of erection or maintenance of any fence along any reserve boundary. The consent holder shall enter into a bond or cash deposit of $500.00 per lot subject to the covenant on application for certification pursuant to Section 224(c) of the Resource Management Act 1991. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

    Note: Rabbit proof fencing along the boundary of Waikanae Park and the Ecological Site shall be provided by Council.

Power, Telecommunications, Gas

64. 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

65. 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 those services and assets which are to vest in Council.

    Note: As-built of timber boardwalk to be included in RAMM as part of Roading as-built data transfer.

Plans and Meeting of Conditions

66. The consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council

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 five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.
- 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

11 Elizabeth Street

PO Box 509

Waikanae 5250

- The consent holder is required to comply with the Land Drainage Act 1908. Under this Act, all natural drainage patterns are to be preserved.
- It is the responsibility of every owner to provide vehicle crossing from the road carriageway to the property boundary for the purposes of off street parking or unloading.
- 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:

- Vehicle Installation Information;
- Vehicle Crossing Application Form;
- Roading Standard Drawings; and
- Vehicle Crossing Guidelines

- 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.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Additional fees will be required by the Council with the application(s) for the Section 223 and 224 certificates. The section 224 certificate will be issued following compliance with all conditions of consent set out above, and payment of any development contribution that may be payable.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2020/2021 Development Contribution

Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

Items	**Fees including GST(NZD)**
Roading & Transport - Districtwide	**$2,063.83**
Water Treatment - Waikanae	**5,053.98**
Water Reticulation - Waikanae	**2,249.93**
Wastewater Treatment - Waikanae	**610.58**
Wastewater Reticulation - Waikanae	**1,202.33**
Stormwater - Districtwide	**512.30**
Stormwater Collection & Management - Waikanae	**822.81**
Community Infrastructure - Districtwide	**1,754.36**
Subtotal	**$14,270.12**
Total (44 Lots)	**$627,885.28**

There are 44 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).

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.

Marnie Rydon
Principal Resource Consents Planner

LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 18m DIAMETER CIRCLE (DISTRICT PLAN SHAPE FACTOR)
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN
- PROPOSED CWB
- CURRENT DRIPLINE

NOTES:

ALL BOUNDARIES, AREAS & DIMENSIONS ARE SUBJECT TO RESOURCE CONSENT APPROVAL AND FINAL LAND TRANSFER SURVEY.

ADDITIONAL EASEMENTS MAY BE REQUIRED AT TIME OF FINAL LAND TRANSFER SURVEY

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

RM200227
FINAL APPROVED PLANS
29 MARCH 2021

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED ENVIRONMENT: EAST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 3 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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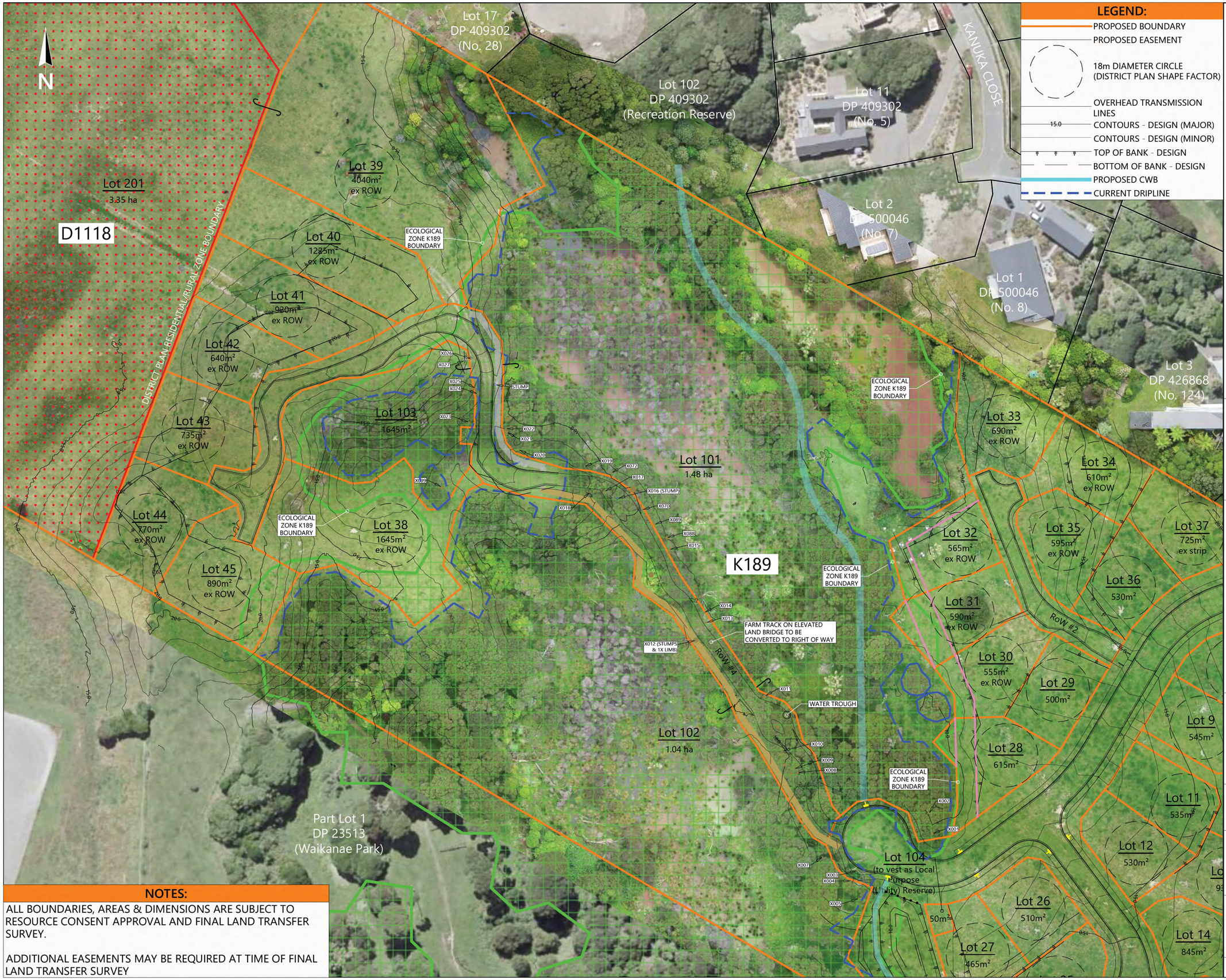

LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 18m DIAMETER CIRCLE (DISTRICT PLAN SHAPE FACTOR)
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN
- PROPOSED CWB
- CURRENT DRIPLINE

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HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

RM200227
FINAL APPROVED PLANS
29 MARCH 2021

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED ENVIRONMENT: WEST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 4 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 18m DIAMETER CIRCLE (DISTRICT PLAN SHAPE FACTOR)

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
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E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION

LOT 2 DP 544253

110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED LEGAL: EAST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G

A3: 1:1000 SHEET: 5 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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PROPOSED EASEMENTS IN GROSS:

PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	GRANTEE:
Right to drain sewage	RoW 1	Lots 2-7	Kapiti Coast District Council
	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
		Lots 28, 30-32	
Right to drain water	RoW 2	Lots 30-35	
Right to convey water	RoW 1	Lots 2-7	
	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
Right of way	RoW 4	Lots 38-45	
Right to convey telecommunications	RoW 1	Lots 2-7	Chorus New Zealand Limited
	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
Right of way	RoW 1	Lots 2-7	Spark New Zealand Limited
	RoW 5	Lot 17	
Right to convey electricity and telecommunications		Lot 17	
Right to convey gas	RoW 1	Lots 2-7	First Gas Limited
	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
Right to convey electricity	RoW 1	Lots 2-7	Electra Limited
	RoW 2		
	RoW 3	Lots 16-21	
	RoW 4		

RM200227
FINAL APPROVED PLANS
29 MARCH 2021

PROPOSED EASEMENTS:

PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	DOMINANT TENEMENT: (BENEFITED LAND)
Right of way, right to drain water and sewage, right to convey water, gas, electricity and telecommunications	RoW 1	Lots 2-7	Lots 2-7
	RoW 2	Lots 30-35	Lots 30-35
	RoW 3	Lots 16-21	Lots 16-21
	RoW 4	Lots 38-45	Lots 38-45

PROPOSED AMALGAMATIONS:

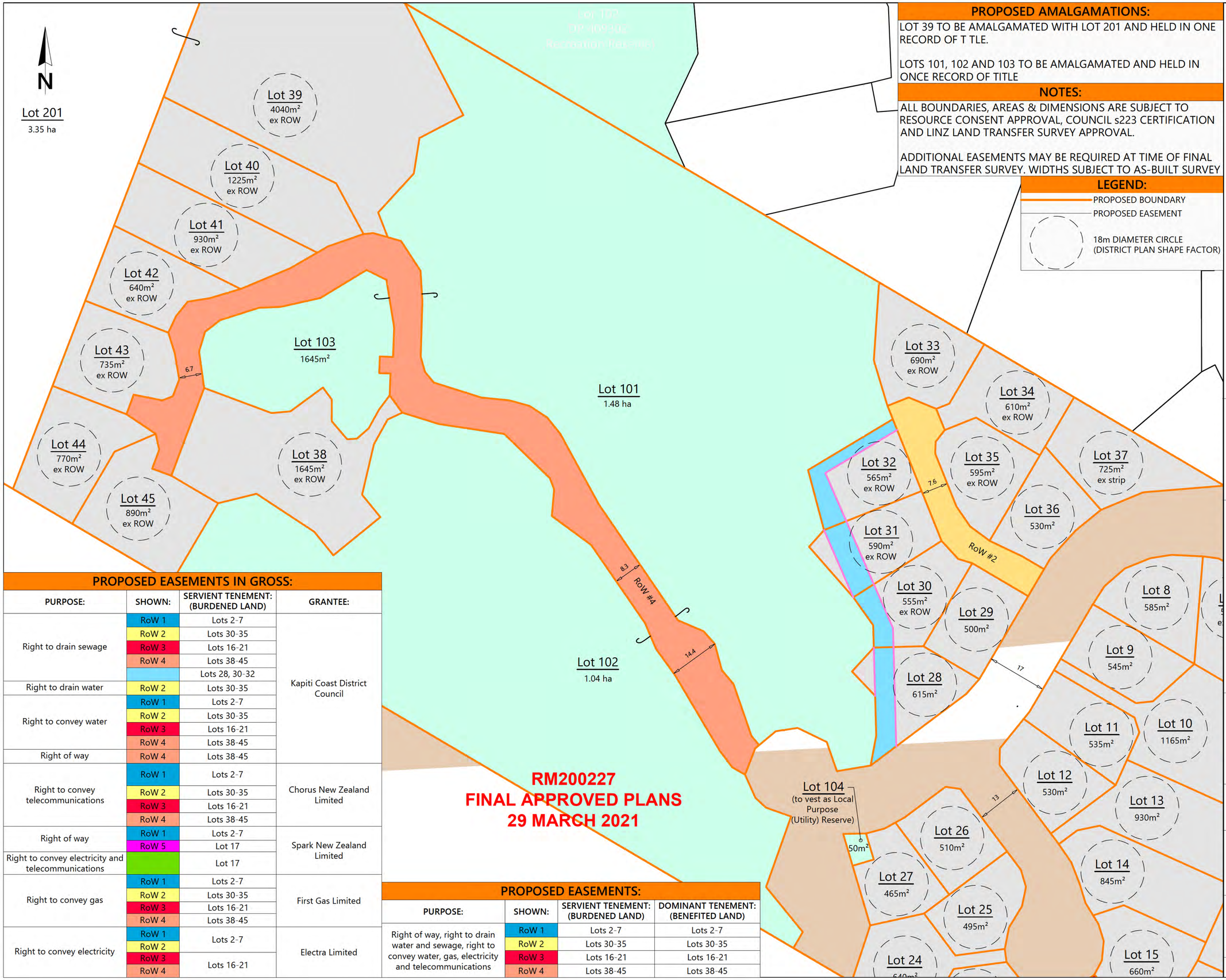
LOT 39 TO BE AMALGAMATED WITH LOT 201 AND HELD IN ONE RECORD OF T TLE.

LOTS 101, 102 AND 103 TO BE AMALGAMATED AND HELD IN ONCE RECORD OF TITLE

NOTES:

ALL BOUNDARIES, AREAS & DIMENSIONS ARE SUBJECT TO RESOURCE CONSENT APPROVAL, COUNCIL s223 CERTIFICATION AND LINZ LAND TRANSFER SURVEY APPROVAL.

ADDITIONAL EASEMENTS MAY BE REQUIRED AT TIME OF FINAL LAND TRANSFER SURVEY. WIDTHS SUBJECT TO AS-BUILT SURVEY



RM200227
FINAL APPROVED PLANS
29 MARCH 2021

PROPOSED AMALGAMATIONS:

LOT 39 TO BE AMALGAMATED WITH LOT 201 AND HELD IN ONE RECORD OF T TLE.

LOTS 101, 102 AND 103 TO BE AMALGAMATED AND HELD IN ONCE RECORD OF TITLE

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ADDITIONAL EASEMENTS MAY BE REQUIRED AT TIME OF FINAL LAND TRANSFER SURVEY. WIDTHS SUBJECT TO AS-BUILT SURVEY

LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 18m DIAMETER CIRCLE (DISTRICT PLAN SHAPE FACTOR)

PROPOSED EASEMENTS IN GROSS:

PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	GRANTEE:
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	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
		Lots 28, 30-32	
Right to drain water	RoW 2	Lots 30-35	
Right to convey water	RoW 1	Lots 2-7	
	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
Right of way	RoW 4	Lots 38-45	
Right to convey telecommunications	RoW 1	Lots 2-7	Chorus New Zealand Limited
	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
Right of way	RoW 1	Lots 2-7	Spark New Zealand Limited
	RoW 5	Lot 17	
Right to convey electricity and telecommunications		Lot 17	
Right to convey gas	RoW 1	Lots 2-7	First Gas Limited
	RoW 2	Lots 30-35	
	RoW 3	Lots 16-21	
	RoW 4	Lots 38-45	
Right to convey electricity	RoW 1	Lots 2-7	Electra Limited
	RoW 2		
	RoW 3	Lots 16-21	
	RoW 4		

PROPOSED EASEMENTS:

PURPOSE:	SHOWN:	SERVIENT TENEMENT: (BURDENED LAND)	DOMINANT TENEMENT: (BENEFITED LAND)
Right of way, right to drain water and sewage, right to convey water, gas, electricity and telecommunications	RoW 1	Lots 2-7	Lots 2-7
	RoW 2	Lots 30-35	Lots 30-35
	RoW 3	Lots 16-21	Lots 16-21
	RoW 4	Lots 38-45	Lots 38-45

DETAILS:

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EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED LEGAL: WEST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 6 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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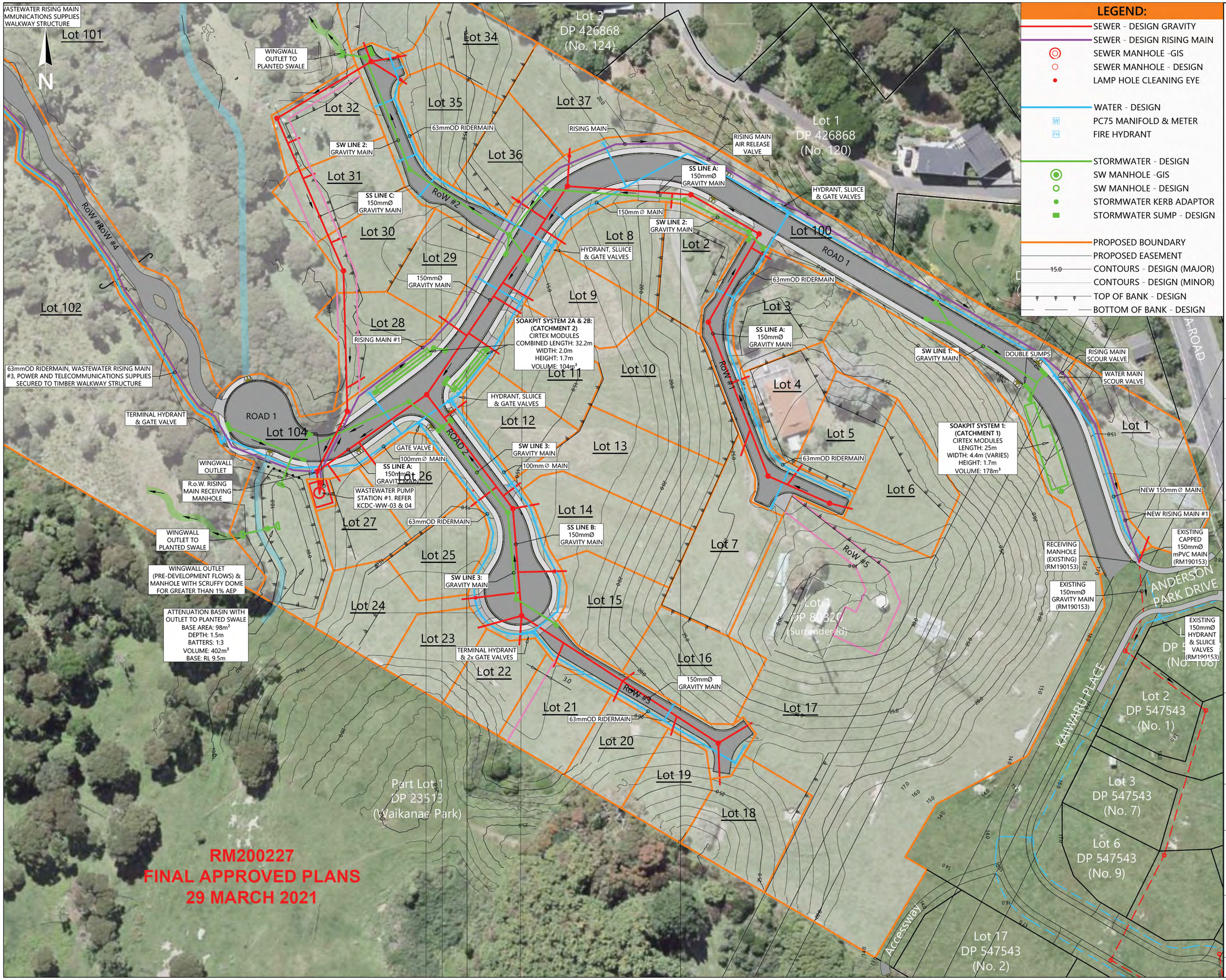

LEGEND:

- SEWER - DESIGN GRAVITY
- SEWER - DESIGN RISING MAIN
- SEWER MANHOLE -GIS
- SEWER MANHOLE - DESIGN
- LAMP HOLE CLEANING EYE
- WATER - DESIGN
- PC75 MANIFOLD & METER
- FIRE HYDRANT
- STORMWATER - DESIGN
- SW MANHOLE -GIS
- SW MANHOLE - DESIGN
- STORMWATER KERB ADAPTOR
- STORMWATER SUMP - DESIGN
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

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HEIGHT INFORMATION:

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CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
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D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

COMBINED SERVICES: EAST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 7 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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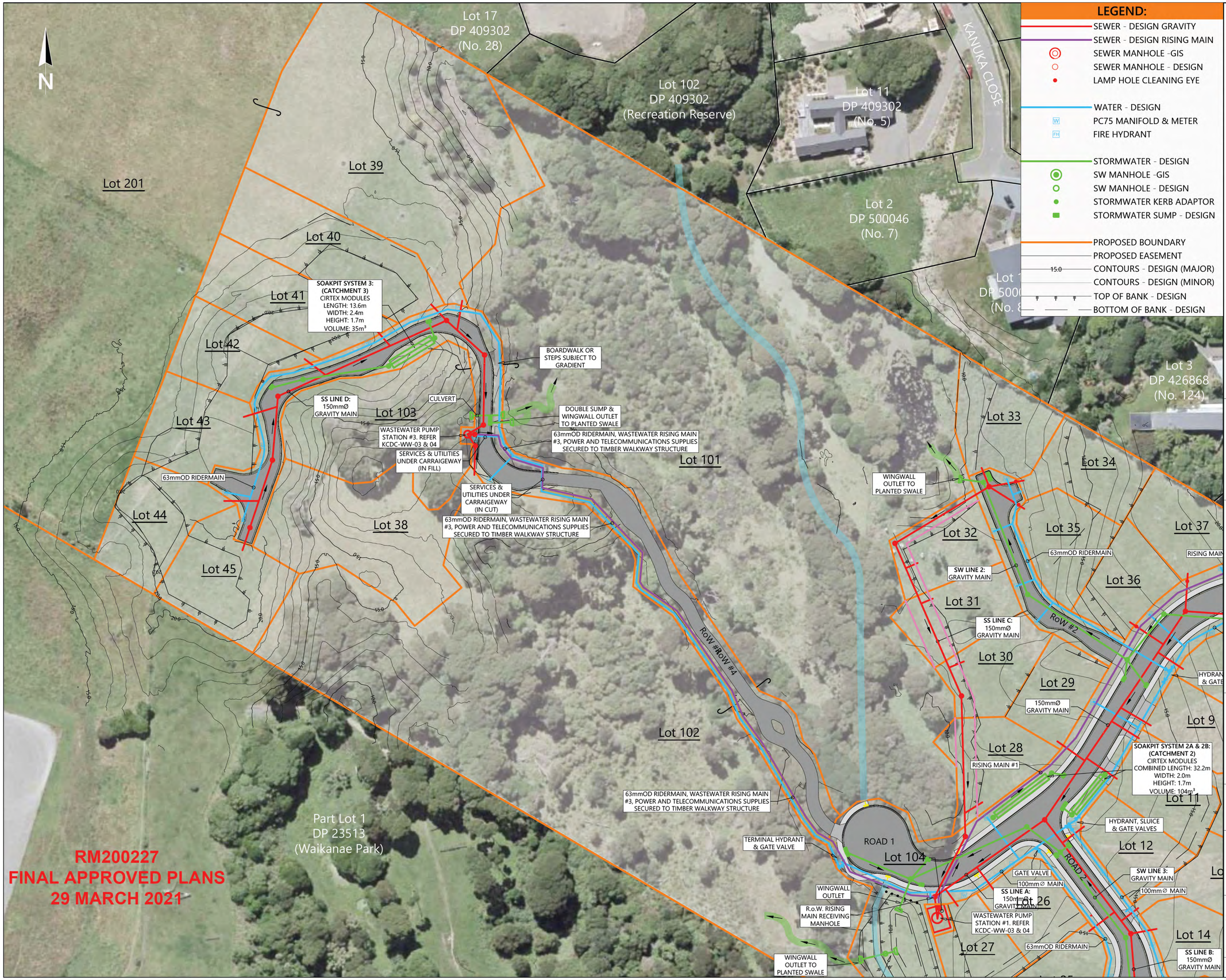

LEGEND:

- SEWER - DESIGN GRAVITY
- SEWER - DESIGN RISING MAIN
- SEWER MANHOLE -GIS
- SEWER MANHOLE - DESIGN
- LAMP HOLE CLEANING EYE
- WATER - DESIGN
- PC75 MANIFOLD & METER
- FIRE HYDRANT
- STORMWATER - DESIGN
- SW MANHOLE -GIS
- SW MANHOLE - DESIGN
- STORMWATER KERB ADAPTOR
- STORMWATER SUMP - DESIGN
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN

DETAILS:

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HEIGHT INFORMATION:

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CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

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F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

COMBINED SERVICES: WEST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 8 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN
- PROPOSED CWB

DETAILS:

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F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED ROADING: EAST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 9 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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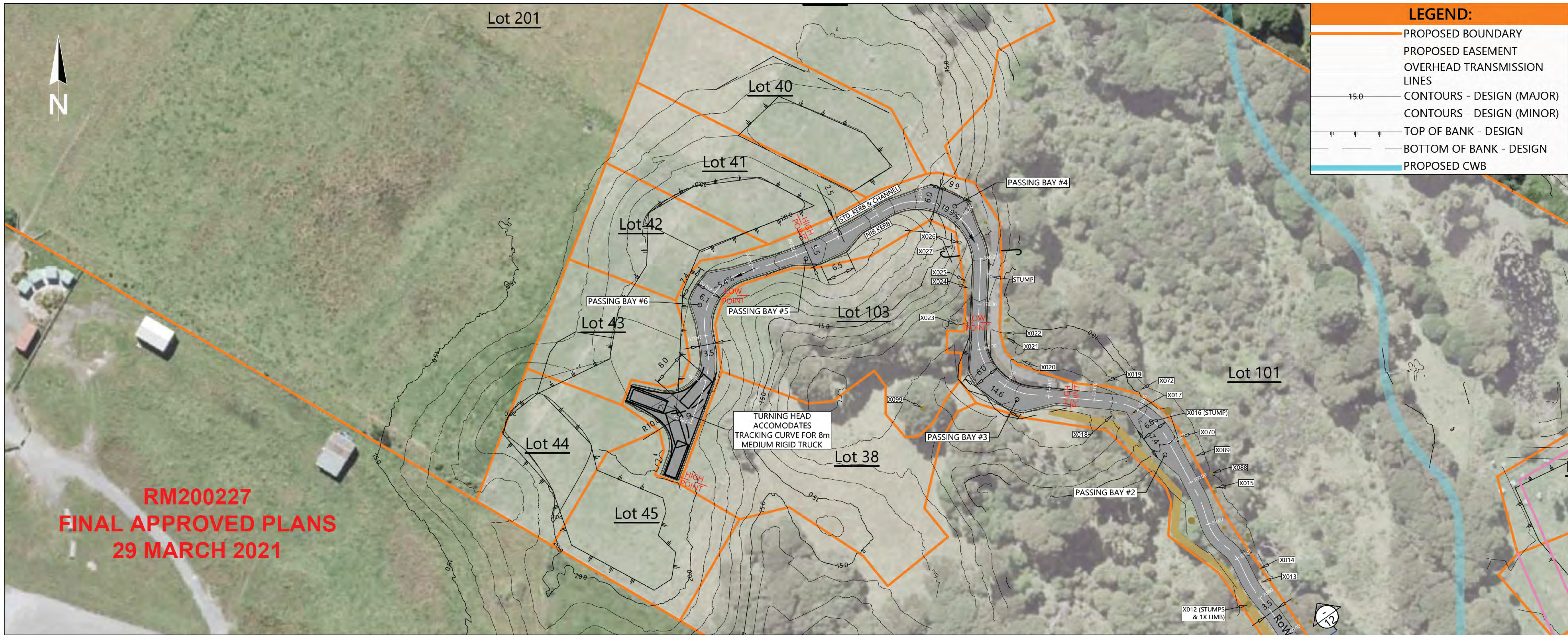

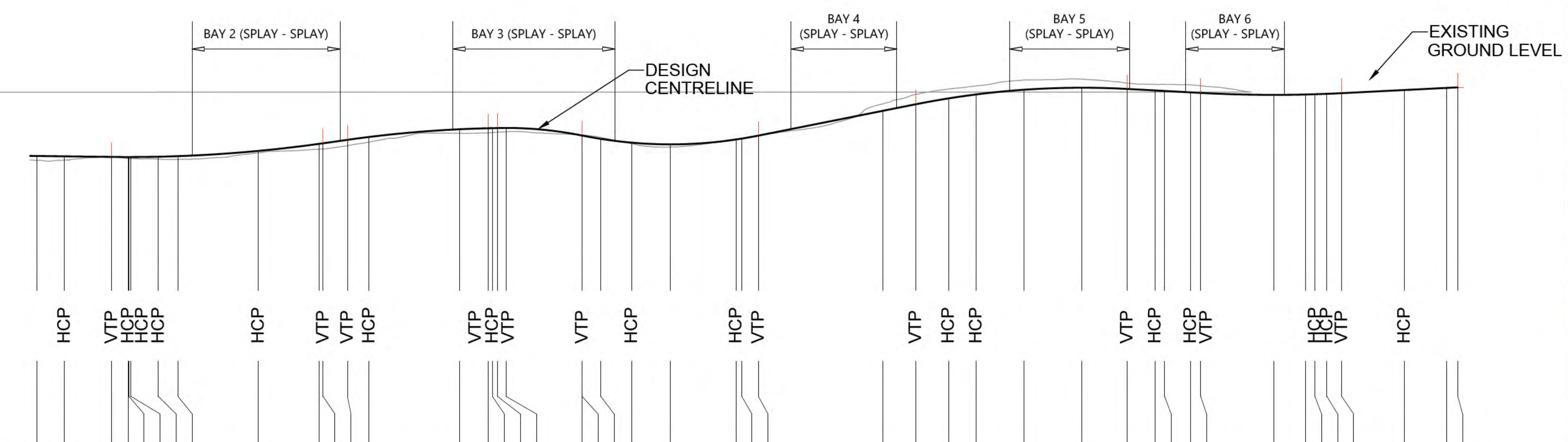

DATUM =-32.00

CHAINAGE (FROM CH: 80.00)	FINISHED SURFACE LEVELS	EXISTING SURFACE LEVELS
80.00	9.59	8.98
83.89	9.55	9.02
90.59	9.46	9.52
92.93	9.45	9.24
93.04	9.45	9.24
93.34	9.45	9.23
97.22	9.49	9.14
100.00	9.57	9.13
111.40	10.31	10.05
120.00	11.31	10.55
120.59	11.39	10.58
124.05	11.88	11.05
127.12	12.29	11.57
140.00	13.38	12.81
144.05	13.53	12.87
144.61	13.54	12.90
145.33	13.55	12.96
146.57	13.57	13.03
157.33	12.49	12.57
157.36	12.49	12.57
160.00	12.02	12.23
164.37	11.48	11.34
169.88	11.24	10.86
179.17	11.93	12.01
180.00	12.06	12.12
182.36	12.48	12.47
200.00	15.99	16.97
204.68	16.92	18.32
209.33	17.76	19.08
213.26	18.32	19.53
220.00	18.98	20.36
228.28	19.27	20.47
234.68	19.10	19.93
238.65	18.88	19.74
240.00	18.81	19.74
243.67	18.61	19.67
245.13	18.54	19.55
255.49	18.26	18.50
260.00	18.31	19.32
261.33	18.35	19.58
263.03	18.40	19.77
265.13	18.50	20.05
274.00	18.94	20.19
280.00	19.24	19.50
281.61	19.32	19.46

VERTICAL SCHEMATIC

P=-1.26% L=54.56 | 90.59 | R=194.78 L=30.00 | P=14.14% L=3.46 | 120.59 | 124.05 | R=168.66 L=20.00 | P=2.29% L=1.29 | 144.05 | 145.33 | R=53.94 L=12.00 | 157.36 | P=-19.96% L=0.02 | R=62.72 L=25.00 | 182.36 | P=19.90% L=22.32 | 204.68 | R=118.62 L=30.00 | 234.68 | P=-5.39% L=10.45 | 245.13 | R=192.26 L=20.00 | 265.13 | P=5.01% L=16.48

HORIZONTAL SCHEMATIC

D=6.66m | 83.89 | D=0.41m R=20.00 L=9.04 | 97.22 | D=14.19m R=-15.00 L=3.88 | 111.40 | R=-16.00 L=15.72 | 127.12 | D=17.49m | 144.61 | R=13.00 L=19.76 | 164.37 | D=14.8m | 179.17 | R=-14.00 L=30.16 | D=3.92m | 209.33 | 213.26 | R=100.00 L=25.40 | D=5.02m | 238.65 | 243.67 | R=-12.00 L=17.66 | D=1.7m | 261.33 | 263.03 | R=20.00 L=10.98 | 274.00 | D=7.61m

LONGITUDINAL SECTION ROW #4

SCALE HORIZ=1:500 VERT=1:500

DETAILS:

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HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

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CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
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F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED ROADING: WEST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 10 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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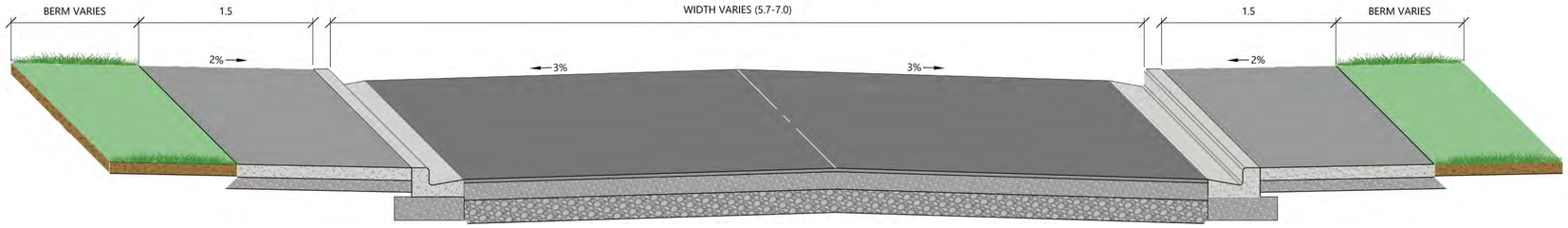
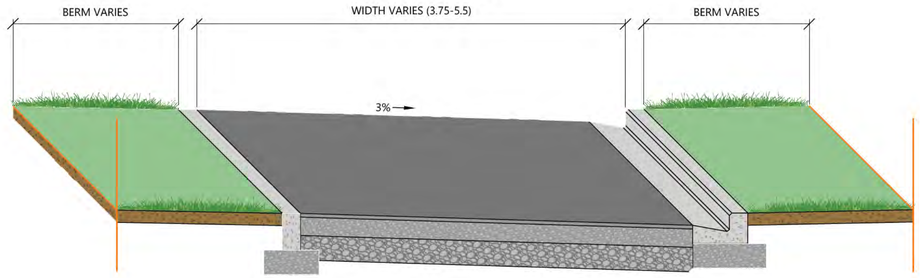
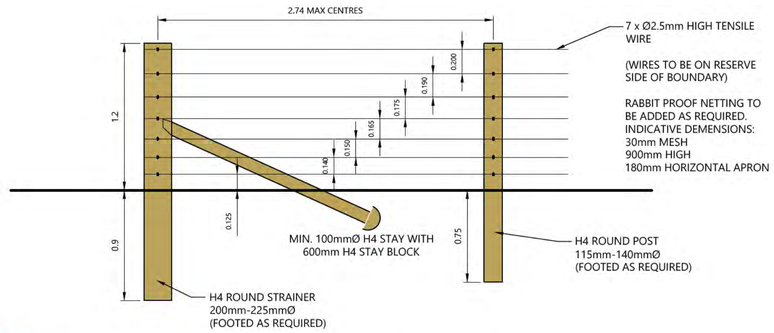
TYPICAL CARRAIGEWAY SECTION
1:25 AT A1 (1:50 AT A3)



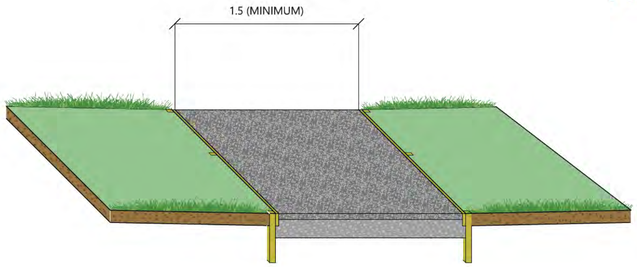
TYPICAL RIGHT OF WAY SECTION
1:25 AT A1 (1:50 AT A3)



TYPICAL POST & WIRE FENCE DETAIL
1:25 AT A1 (1:50 AT A3)

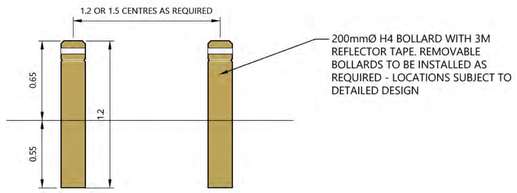


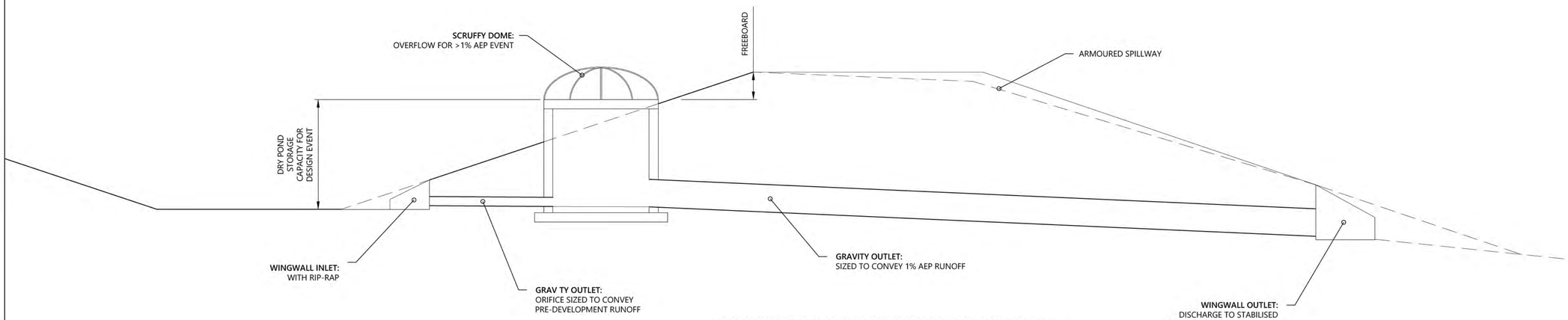
TYPICAL CWB SECTION
1:25 AT A1 (1:50 AT A3)



RM200227
FINAL APPROVED PLANS
29 MARCH 2021

TYPICAL TIMBER BOLLARD DETAIL
1:25 AT A1 (1:50 AT A3)





CONCEPTUAL ATTENUATION BASIN SECTION
1:25 AT A1 (1:50 AT A3)

DETAILS:

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AMENDMENT:	DATE:	APPROVED:
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F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED SECTIONS:

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:25 REVISION: G
A3: 1:50 SHEET: 11 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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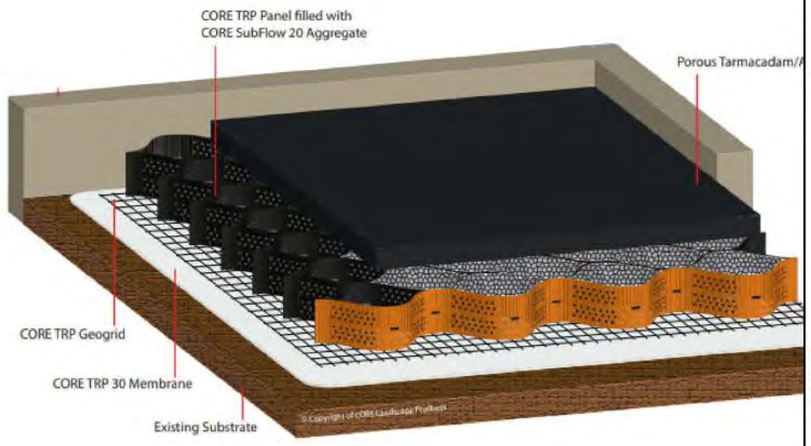
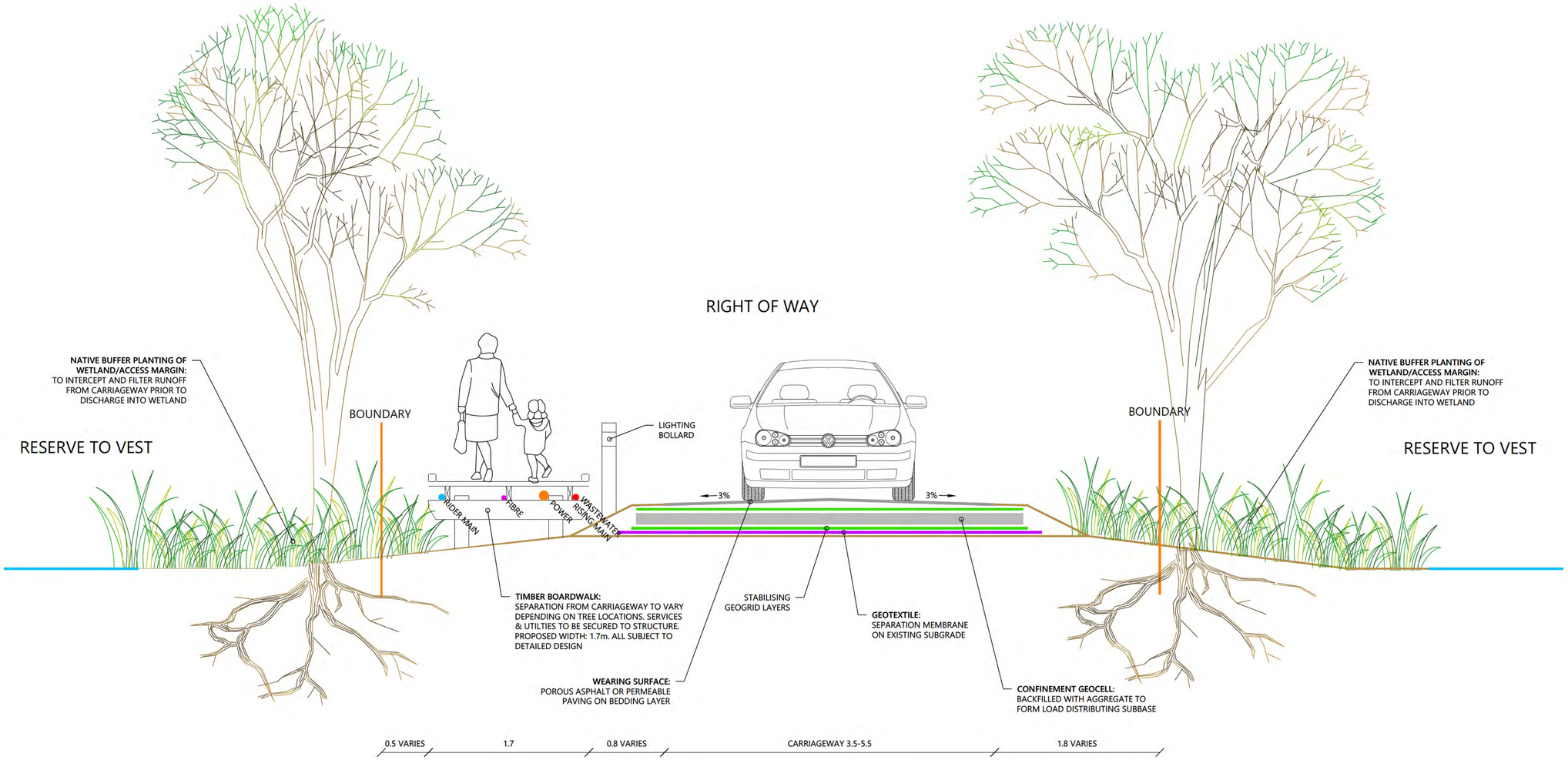
RM200227
FINAL APPROVED PLANS
29 MARCH 2021



CONCEPTUAL PAVEMENT STRUCTURE



DETAILS:

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G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED SECTION: RIGHT OF WAY #4

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:25 REVISION: G
A3: 1:50 SHEET: 12 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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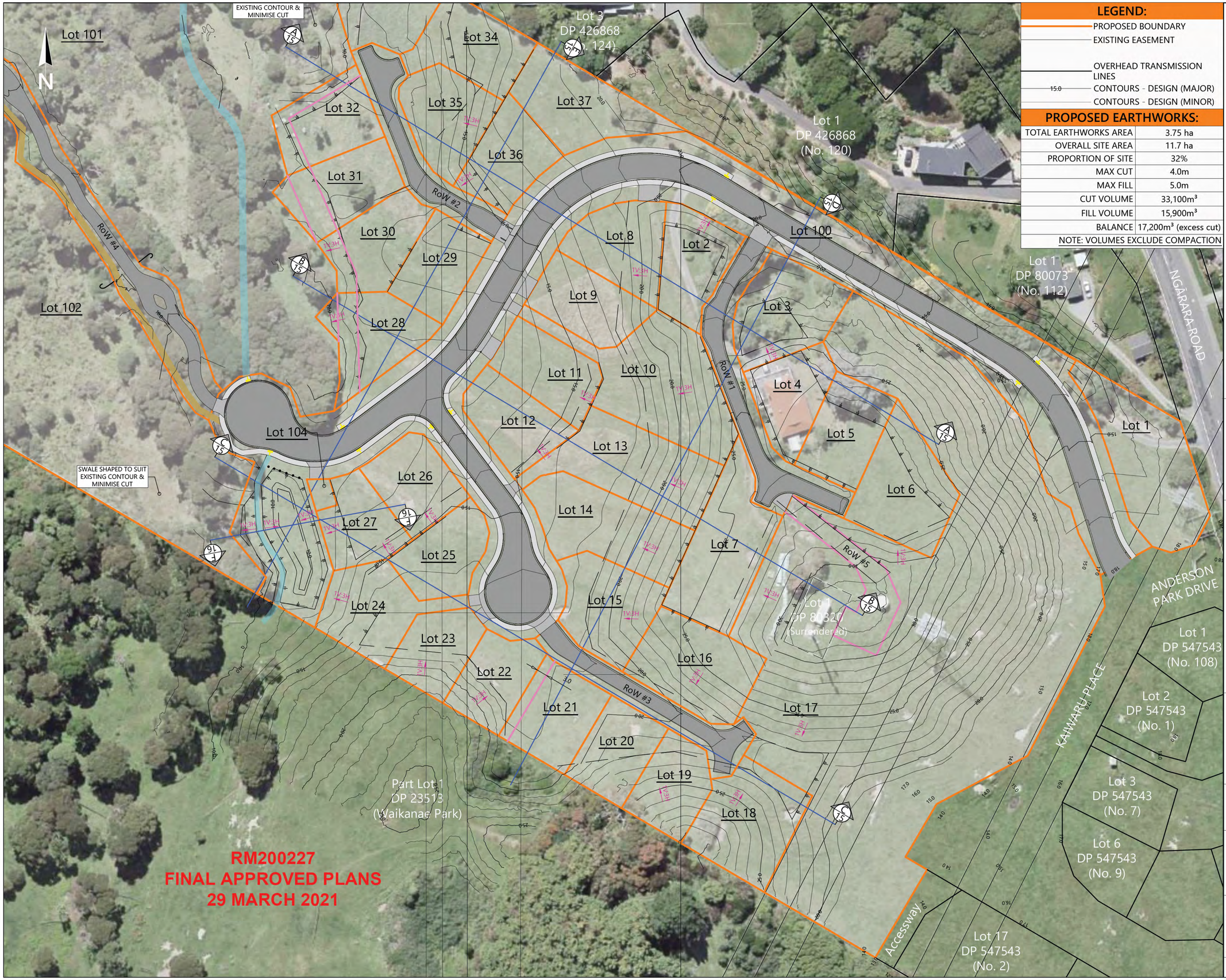

LEGEND:

- PROPOSED BOUNDARY
- EXISTING EASEMENT
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)

PROPOSED EARTHWORKS:

TOTAL EARTHWORKS AREA	3.75 ha
OVERALL SITE AREA	11.7 ha
PROPORTION OF SITE	32%
MAX CUT	4.0m
MAX FILL	5.0m
CUT VOLUME	33,100m³
FILL VOLUME	15,900m³
BALANCE	17,200m³ (excess cut)
NOTE: VOLUMES EXCLUDE COMPACTION	

DETAILS:

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HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED EARTHWORKS: EAST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 13 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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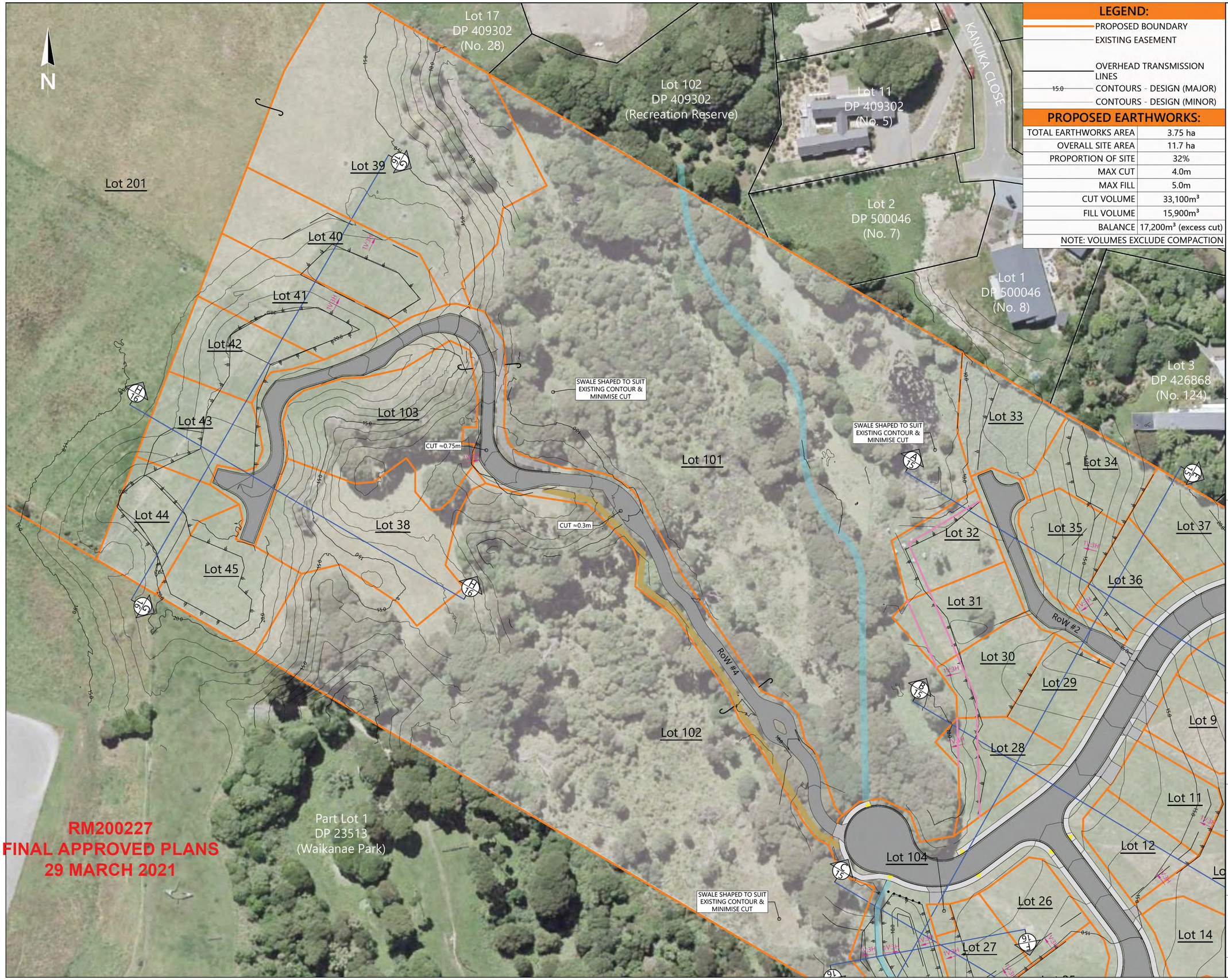

LEGEND:

- PROPOSED BOUNDARY
- EXISTING EASEMENT
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)

PROPOSED EARTHWORKS:

TOTAL EARTHWORKS AREA	3.75 ha
OVERALL SITE AREA	11.7 ha
PROPORTION OF SITE	32%
MAX CUT	4.0m
MAX FILL	5.0m
CUT VOLUME	33,100m³
FILL VOLUME	15,900m³
BALANCE	17,200m³ (excess cut)
NOTE: VOLUMES EXCLUDE COMPACTION	

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED EARTHWORKS: WEST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 14 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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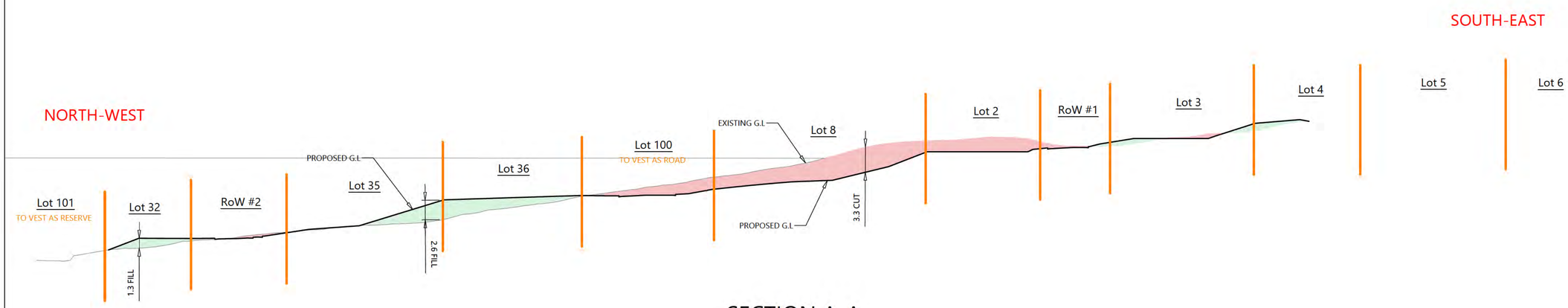
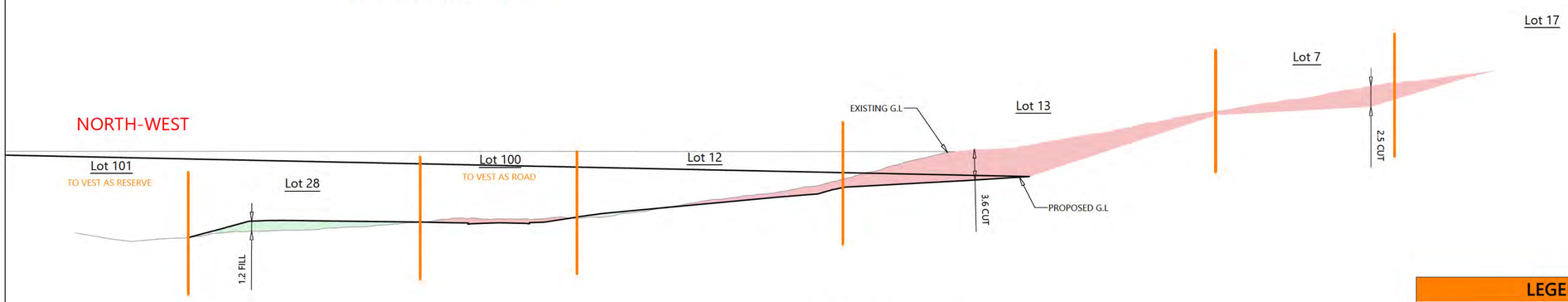


SECTION A-A

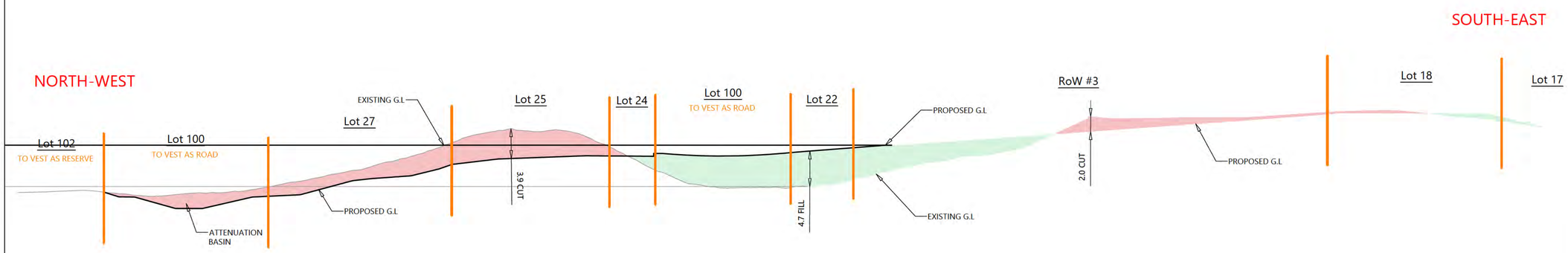
RM200227
FINAL APPROVED PLANS
29 MARCH 2021



SECTION B-B

LEGEND:

- PROPOSED BOUNDARY
- PROPOSED CUT
- PROPOSED FILL



SECTION C-C

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

EARTHWORKS CROSS-SECTIONS 1

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:250 REVISION: G
A3: 1:500 SHEET: 15 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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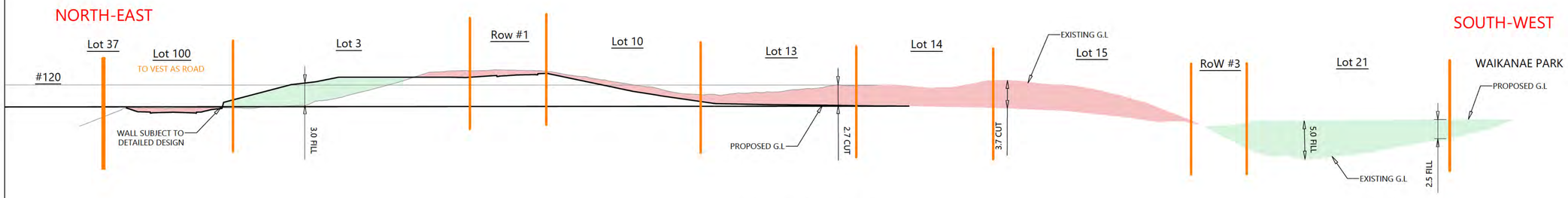
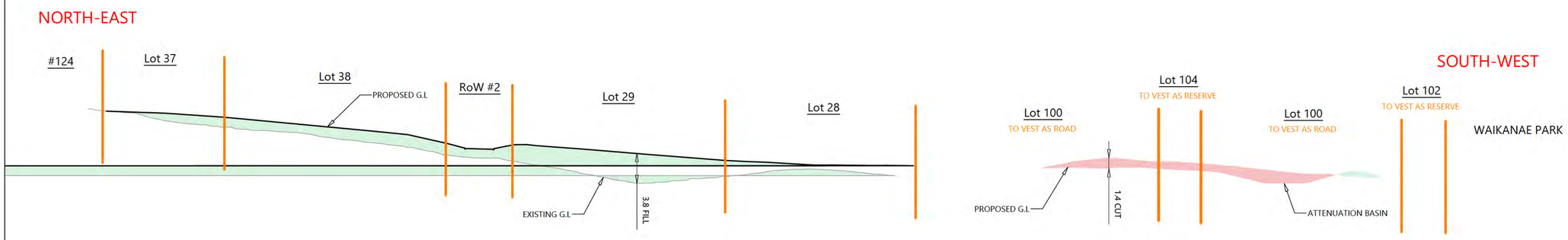


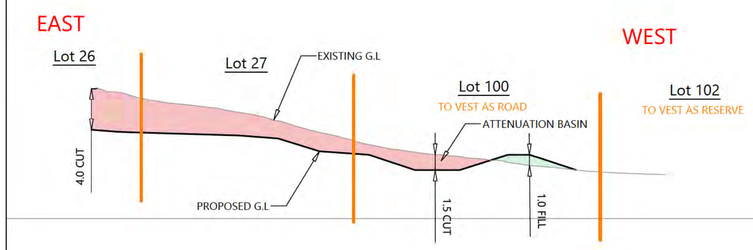
SECTION D-D



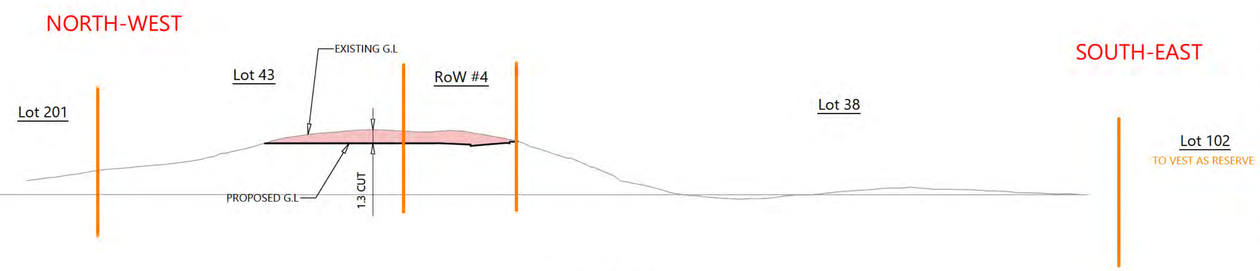
SECTION E-E

RM200227
FINAL APPROVED PLANS
29 MARCH 2021

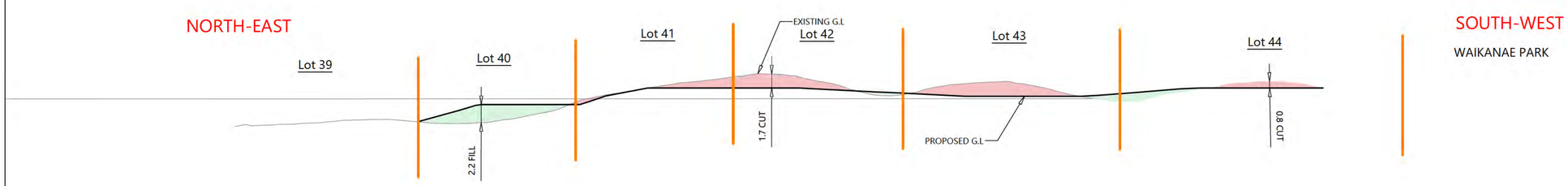
LEGEND:
- PROPOSED BOUNDARY
- PROPOSED CUT
- PROPOSED FILL



SECTION F-F



SECTION H-H



SECTION G-G

DETAILS:
THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

HEIGHT INFORMATION:
LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:
PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:
ANDERSON PARK ESTATES LIMITED

TITLE:
EARTHWORKS CROSS-SECTIONS 2

DRAWING SET NO:
KAP-0230-SCH

STATUS:
FOR RCA APPROVAL

SCALE:
A1: 1:250 REVISION: G
A3: 1:500 SHEET: 16 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- OVERHEAD TRANSMISSION LINES
- CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN
- PROPOSED CWB

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
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D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED REMEDIAL & BUFFER PLANTING: EAST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:
A1: 1:500
A3: 1:1000

REVISION: G
SHEET: 17 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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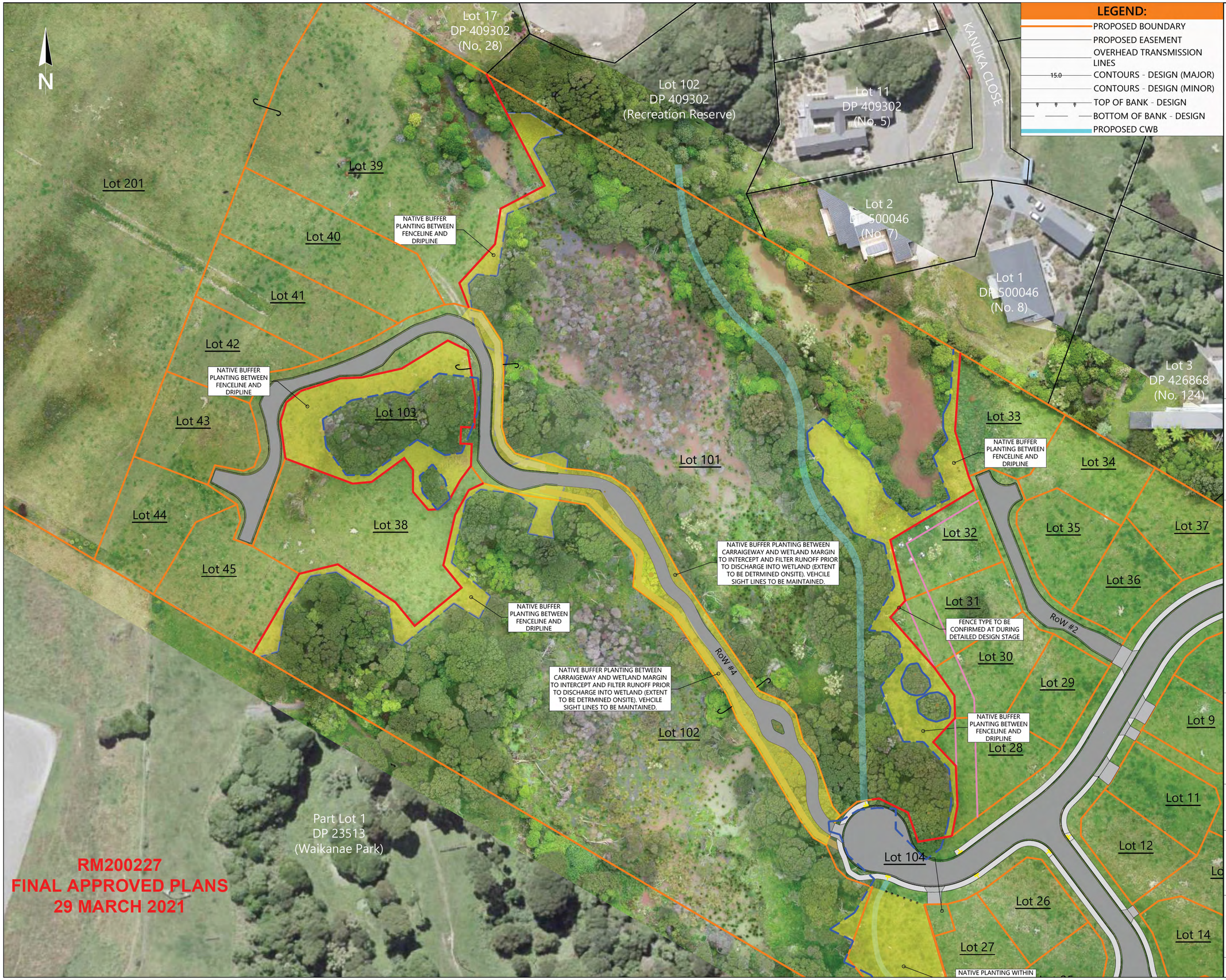

LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)
- TOP OF BANK - DESIGN
- BOTTOM OF BANK - DESIGN
- PROPOSED CWB

DETAILS:

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LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

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AMENDMENT:	DATE:	APPROVED:
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C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED REMEDIAL & BUFFER PLANTING: WEST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 18 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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LEGEND:

- PROPOSED BOUNDARY
- EXISTING EASEMENT
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)

PROPOSED EARTHWORKS:

TOTAL EARTHWORKS AREA	3.75 ha
OVERALL SITE AREA	11.7 ha
PROPORTION OF SITE	32%
MAX CUT	4.0m
MAX FILL	5.0m
CUT VOLUME	33,100m³
FILL VOLUME	15,900m³
BALANCE	17,200m³ (excess cut)
NOTE: VOLUMES EXCLUDE COMPACTION	

CUT/FILL DEPTH RANGES:

TYPE:	COLOUR:	LOWER VALUE:	UPPER VALUE:
CUT:		>-11	-10
		-10	-9
		-9	-8
		-8	-7
		-7	-6
		-6	-5
		-5	-4
		-4	-3
		-3	-2
		-2	-1
		-1	0
FILL:		0	1
		1	2
		2	3
		3	4
		4	5
		5	6
		6	7
		7	8
		8	9
		9	10
		10	>10

DETAILS:

THIS PLAN IS FOR RESOURCE CONSENT APPROVAL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

EXISTING BOUNDARIES HAVE BEEN SOURCED FROM GRIP AND HAVE NOT BEEN VERIFIED BY SITE SURVEY

HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

SOURCE OF LEVELS: KCDC BENCHMARK WBM108: RL 17.65m

CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
A: LAYOUT AMENDED	09-05-20	SDP
B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED EARTHWORKS: CUT/FILLS EAST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 19 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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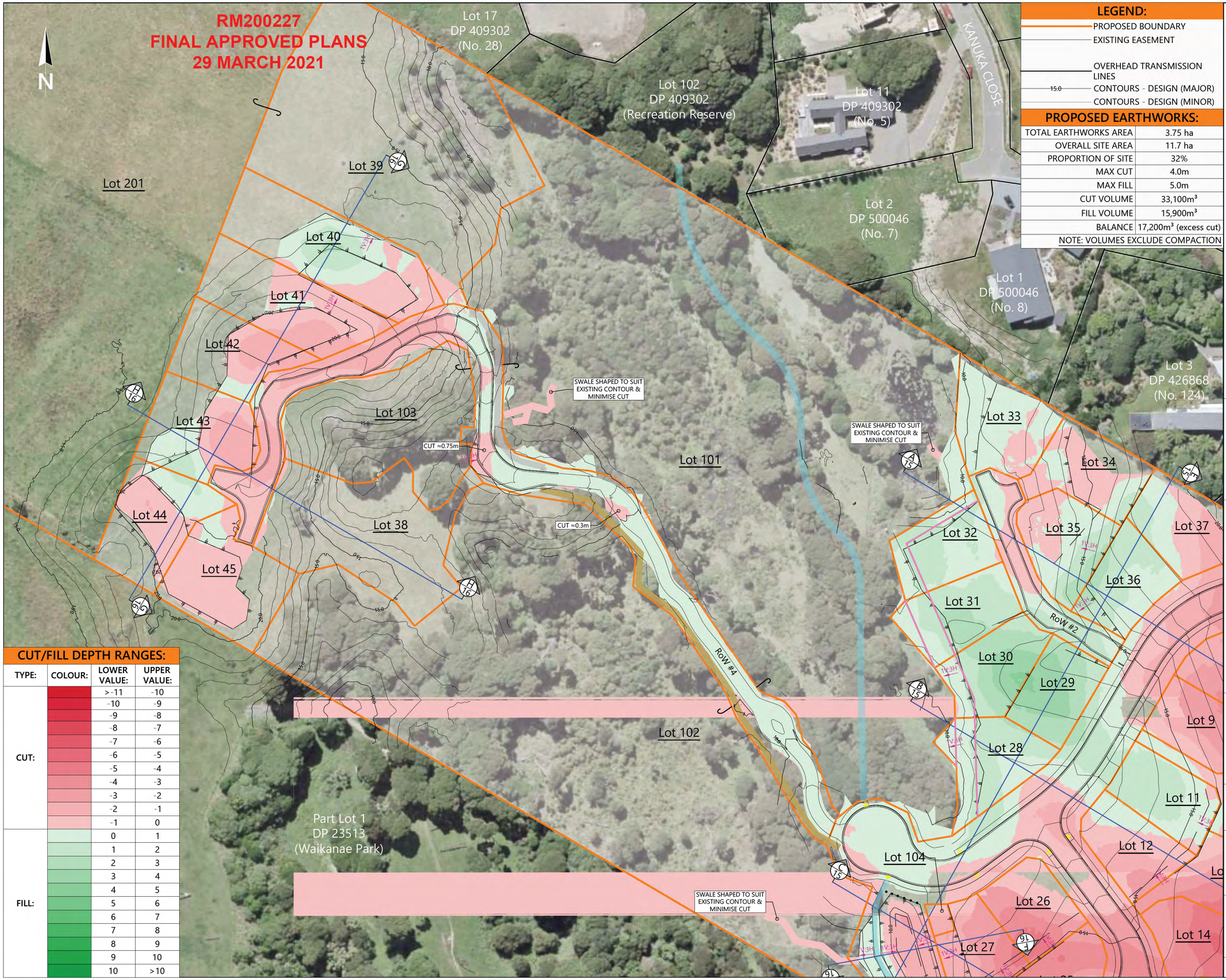

LEGEND:

- PROPOSED BOUNDARY
- EXISTING EASEMENT
- OVERHEAD TRANSMISSION LINES
- 15.0 CONTOURS - DESIGN (MAJOR)
- CONTOURS - DESIGN (MINOR)

PROPOSED EARTHWORKS:

TOTAL EARTHWORKS AREA	3.75 ha
OVERALL SITE AREA	11.7 ha
PROPORTION OF SITE	32%
MAX CUT	4.0m
MAX FILL	5.0m
CUT VOLUME	33,100m³
FILL VOLUME	15,900m³
BALANCE	17,200m³ (excess cut)
NOTE: VOLUMES EXCLUDE COMPACTION	

CUT/FILL DEPTH RANGES:

TYPE:	COLOUR:	LOWER VALUE:	UPPER VALUE:
CUT:		>-11	-10
		-10	-9
		-9	-8
		-8	-7
		-7	-6
		-6	-5
		-5	-4
		-4	-3
		-3	-2
		-2	-1
		-1	0
FILL:		0	1
		1	2
		2	3
		3	4
		4	5
		5	6
		6	7
		7	8
		8	9
		9	10
		10	>10

DETAILS:

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HEIGHT INFORMATION:

LEVELS ARE IN TERMS OF WELLINGTON VERTICAL DATUM 1953 (MEAN SEA LEVEL)

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CONTOUR INTERVAL: 5.0m (MAJOR) 1.0m (MINOR)

AMENDMENT:	DATE:	APPROVED:
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B: TRAFFIC & ECOLOGY INPUTS	05-10-20	SDP
C: AMALGAMATIONS	09-10-20	SDP
D: LOT BOUNDARIES	28-10-20	SDP
E: S92 UPDATES	25-11-20	SDP
F: LONGSECTION, LOTS & SS ALIGNMENT UPDATED	03-12-20	SDP
G: BDYS UPDATED, PRAM CROSSINGS ADDED	11-02-21	SDP

PROJECT:

PROPOSED SUBDIVISION
LOT 2 DP 544253
110 NGĀRARA ROAD, WAIKANAE

CLIENT:

ANDERSON PARK ESTATES LIMITED

TITLE:

PROPOSED EARTHWORKS: CUT/FILLS WEST

DRAWING SET NO:

KAP-0230-SCH

STATUS:

FOR RCA APPROVAL

SCALE:

A1: 1:500 REVISION: G
A3: 1:1000 SHEET: 20 OF 20

SURVEYED:	SDP	05-08-2020
DRAWN:	SDP	08-05-2020
DESIGNED:	SDP	08-05-2020
CHECKED:	MSL	08-05-2020
APPROVED:	SDP	08-05-2020

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POST OR FAX THIS COMPLETED PAGE AT LEAST 48 HOURS BEFORE CONSTRUCTION TAKES PLACE

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	**RM200227**
Site Address:	**110 Ngarara Road, Waikanae** **LOT 2 DP 544253**
Proposal:	**Undertake a 45 lot residential subdivision, construction of a new road, four local purpose reserves, undertake earthworks that do not meet the permitted activity standards and modification of vegetation within ecological site K189**

Construction will take place on (date):

Owner's Contact Details	
Name:	
Postal Address:	
Telephone:	Mobile:

Contractor's Contact Details (e.g. house relocation contractors)	
Name:	
Telephone:	Mobile:

SIGNED:

....
NAME DATE

From: Andy McKay
To: Monique Leith
Cc: David Goodyear; Peter Huse; Gareth Eloff; Janice Hill
Subject: RE: Anderson Park Estates, 110 Ngarara Road - meeting follow ups
Date: Thursday, 26 May 2022 1:02:00 pm

Kia Monique,
7(2)(a) Privacy so I won't be able to make a walkover.
I have CC'd my Manager Gareth Eloff who may be able to take a quick walkover tomorrow. I have briefed him on the general route and the intention to avoid removal of mature Kunzea as much as possible. I have also CC'd in the CWB Programme Manager Janice Hill.
For the path connection between the Cul-de-dac and Waikanae Park, given the presence of the Waikanae Pony Club lease we want to avoid making this a busy track so our preference is for a mown track with a stile/steps over the fence here, with a padlocked rabbit proofed gate should the Pony Club wish to access through to Ferndale Drive.
For the gate between the Ferndale Drive reserve land and the Anderson Park Track, a rabbit proofed gate over the track is our preferred option.
I will come back to you on the fencing issue asap. I need to confirm where the funding is coming from as per Jamie's correspondence. I'm also aware that fencing contractors are in hot demand at the moment.
Kind regards,
Andy

Andy McKay
Programme Manager Biodiversity & Landscapes

Kāpiti Coast District Council
[redacted]

www.kapiticoast.govt.nz

From: Monique Leith [redacted]
Sent: Tuesday, May 24, 2022 9:38 AM
To: Andy McKay <Andy.McKay@kapiticoast.govt.nz>
Cc: David Goodyear <[redacted]; Peter Huse <[redacted]
Subject: Re: Anderson Park Estates, 110 Ngarara Road - meeting follow ups

Hi Andy,
Have you had a chance to look into these matters? To recap, there are three matters for your action:

1. Final walkover for the public pedestrian track **(this is now urgent)**;
2. Confirmation of gate design; and
3. Confirmation of timing to erect the rabbit-proof fence around the ecological site within Waikanae Park.

Many thanks,
Monique

Monique Leith | **BREP(Hons), MNZPI**
Director, **Leith Consulting Ltd**
Principal Resource & Environmental Planner
[redacted]
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* Disclaimer

On Thu, 12 May 2022 at 16:08, Monique Leith <[redacted]> wrote:

> Hi Andy,
>
> Thank you for your time and assistance on-site last week to confirm the public pedestrian route "on the ground". You mentioned wanting to come back to view the confirmed route alongside other colleagues at Council. Goodmans have cleared / delineated the route today so you are welcome back at your earliest convenience. Do you know when this might be? The sooner the better for Goodmans.
> Two other matters from our discussions were: confirmation of the fencing details that will be going around the ecological site (the resource consent requires this fencing contain rabbit-proof details). These were conceptually approved as part of the resource consent approval process, with the finer details now needing confirmation. One of the finer details needing your input is whether you'd like the public pedestrian path to achieve continuity over this fence boundary via a gate (with rabbit-proof mesh) or step supports over the fence? A gate would provide better accessibility in our view, and thus is our preferred option. There are at least two point where this would be needed - the boundary with the Ferndale Reserve and the boundary with Waikanae Park.
> The other matter was for you to confirm the timing for Council to upgrade the existing fence surrounding the ecological site within Waikanae Park. We need to know when Council will be completing this work so that we can tee up removal of the existing common boundary fence. Please can you confirm at your earliest convenience? **Attached** is the previous comms with Jaime on this matter (this also includes the approved plan page showing the rabbit-proof fencing details).
> Many thanks and regards,
> Monique
>
> **Monique Leith** | **BREP(Hons), MNZPI**
> Director, **Leith Consulting Ltd**
> Principal Resource & Environmental Planner
> [redacted]
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