

KCDC Section 42A Report Proposed Conditions	Applicants Proposed Conditions	Rationale for amendment
	Decision One: Subdivision	Proposed to separate into two decisions, subdivision and land use
<u>General</u>		
<p>1. The proposed activity shall be undertaken in general accordance with the plans, information and specifications lodged with the application and the information and further information supplied by the consent holder and held on the file RM220070 except where modified by conditions of consent with reference to the following plans stamped as “Final Approved Plans” at the date of the decision being made by the commissioner;</p> <ul style="list-style-type: none"> <li>• Prepared by Design Group Stapleton Elliott dated 5/10/2022: <ul style="list-style-type: none"> <li>○ Locality Plan RC01 Rev.6;</li> <li>○ Context Plan RC02 Rev 6;</li> <li>○ Reference Plan RC03 Rev.6;</li> <li>○ Reference Plan -Ground Floor Design Changes RC04 Rev.6;</li> <li>○ Reference Plan - First Floor Design Changes RC05 Rev.6;</li> <li>○ Reference Plan – Block Plan Ground Floor RC06 Rev.6;</li> <li>○ Block Plan First Floor RC07 Rev.6;</li> <li>○ Type Plan Ground Floor RC08 Rev.6;</li> <li>○ Type Plan First Floor RC09 Rev.6;</li> <li>○ Unit Plan – Ground Floor RC10 Rev.6;</li> <li>○ Unit Plan – First Floor RC11 Rev.6;</li> <li>○ Context Plan Ground Floor RC12 Rev.6;</li> <li>○ Context Plan – Level 1 RC13 Rev.6;</li> <li>○ Site Plan – Ground Floor Rev.6;</li> <li>○ Site Plan – First Floor RC15 Rev.6;</li> <li>○ Elevations RC16 Rev.6;</li> <li>○ Elevations RC17 Rev.6;</li> <li>○ Elevations RC18 Rev.6;</li> <li>○ Elevations RC19 Rev.6;</li> <li>○ Elevations RC20 Rev.6;</li> <li>○ Elevations RC21 Rev.6;</li> <li>○ Elevations RC22 Rev.6;</li> <li>○ 2 Bedroom Unit – Type A RC23 Rev.6;</li> <li>○ 2 Bedroom Unit – Type B RC24 Rev.6;</li> <li>○ 2 Bedroom Unit – Type C RC25 Rev.6;</li> <li>○ 2 Bedroom Unit – Type D RC26 Rev.6;</li> <li>○ 3 Bedroom Unit – Type E RC27 Rev.6;</li> </ul> </li> </ul>	<p>The proposed activity shall be undertaken in general accordance with the plans, information and specifications lodged with the application and the information and further information supplied by the consent holder and held on the file RM220070 except where modified by conditions of consent with reference to the following plans stamped as “Final Approved Plans” at the date of the decision being made by the commissioner;</p> <ul style="list-style-type: none"> <li>• Prepared by Cuttriss dated 10/2022; <ul style="list-style-type: none"> <li>○ Scheme Plan set 22930SCH1 sheet 1 Rev. B;</li> <li>○ Scheme Plan Development Layout 22930SCH1 sheet 2 Rev. B;</li> <li>○ Scheme Plan Legal Overall 22930SCH1 sheet 3 Rev. B;</li> <li>○ Scheme Plan Proposed Development (Easements) 22930SCH1 sheet 4 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 5 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 6 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 7 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 8 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 9 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 10 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheets 11 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheets 12 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 13 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheets 14 Rev. B;</li> <li>○ Scheme Plan Earthworks set 22930SCH1 sheet 16 Rev. B;</li> <li>○ Scheme Plan Services Overall 22930SCH1 sheet 17 Rev. B;</li> <li>○ Scheme Plan Services Water 22930SCH1 sheet 18 Rev. B;</li> <li>○ Scheme Plan Services Sewer 22930SCH1 sheets 19 - 27 Rev. B;</li> <li>○ Scheme Plan Services Stormwater 22930SCH1 sheet 20 - 27 Rev. B;</li> <li>○ Scheme Plan Services Stormwater 22930SCH1 sheet 21 Rev. B;</li> <li>○ Scheme Plan Services Water 22930SCH1 sheet 22 Rev. B;</li> <li>○ Scheme Plan Services Water 22930SCH1 sheet 23 Rev. B;</li> <li>○ Scheme Plan Roding 22930SCH1 sheet 24 Rev. B;</li> </ul> </li> </ul>	<p>Remove dwelling and landscape plans from subdivision consent decision and shift to the land use consent decision. Remove existing site plan from the reference plans and any other irrelevant plans.</p>

- 3 Bedroom Unit – Type E Bath Option RC28 Rev.6;
- 3 Bedroom Unit – Type F RC29 Rev.6;
- 3 Bedroom Unit – Type G RC30 Rev.6;
- 2 Bedroom Unit – Type A RC31 Rev.6;
- 2 Bedroom Unit – Type A RC32 Rev.6;
- 2 Bedroom Unit – Type A RC33 Rev.6;
- 2 Bedroom Unit – Type A RC34 Rev.6;
- 2 Bedroom Unit – Type B RC35 Rev.6;
- 2 Bedroom Unit – Type B RC36 Rev.6;
- 2 Bedroom Unit – Type B RC37 Rev.6;
- 2 Bedroom Unit – Type B RC38 Rev.6;
- 2 Bedroom Unit – Type C RC39 Rev.6;
- 2 Bedroom Unit – Type C RC40 Rev.6;
- 2 Bedroom Unit – Type C RC41 Rev.6;
- 2 Bedroom Unit – Type C RC42 Rev.6;
- 2 Bedroom Unit – Type D RC43 Rev.6;
- 2 Bedroom Unit – Type D RC44 Rev.6;
- 2 Bedroom Unit – Type D RC45 Rev.6;
- 2 Bedroom Unit – Type D RC46 Rev.6;
- 3 Bedroom Unit – Type E RC47 Rev.6;
- 3 Bedroom Unit – Type E RC48 Rev.6;
- 3 Bedroom Unit – Type E RC49 Rev.6;
- 3 Bedroom Unit – Type F RC50 Rev.6;
- 3 Bedroom Unit – Type F RC51 Rev.6;
- 3 Bedroom Unit – Type F RC52 Rev.6;
- 3 Bedroom Unit – Type G RC53 Rev.6;
- Landscape Masterplan RC54 Rev.6;
- Landscape Plans Units 1-17 RC55 Rev.6;
- Landscape Plans Units 18-29 RC56 Rev.6;
- Landscape Plans Units 30-39 RC57 Rev.6;
- Landscape Plans Units 40-49 RC58 Rev.6;
- Landscape Plans Units 50-61 RC59 Rev.6;
- Landscape Plans Units 62-73 RC60 Rev.6;
- Landscape Plans Units 74-82 RC61 Rev.6;

- Scheme Plan Roading 22930SCH1 sheet 25 Rev. B;
- Scheme Plan Long Section 22930SCH1 sheet 26 Rev. B;
- Scheme Plan Roading 22930SCH1 sheet 27 Rev. B;

- Landscape Plans Units 83-92 RC62 Rev.6;
- Landscape Plans Units 93-98 RC63 Rev.6;
- Landscape Plans Units 99-105 RC64 Rev.6;
- Landscape Plans Units 106-112 RC65 Rev.6;
- Landscape Plans Units 113-118 RC66 Rev.6;
- Landscape Plans Units 119-127 RC67 Rev.6;
- Landscape Plans Units 128-135 RC68 Rev.6;
- Landscape Plans Central Park RC69 Rev.6;
- Planting Palette RC70 Rev.6;
- Material Palette RC71 Rev.6;
- Typical Planting Details RC72 Rev.6;
- Typical Refuse Plan RC73 Rev.6;
- Transformer RC74 Rev.6;
- Sections Height in Relation to Boundary RC 75 Rev.6;
- Sections Height in Relation to Boundary RC 76 Rev.6;
- Sections Height in Relation to Boundary RC 77 Rev.6;
- Sections Height in Relation to Boundary RC 78 Rev.6;
- Sections Height in Relation to Boundary RC 79 Rev.6;
- Sections Height in Relation to Boundary RC 80 Rev.6;
- Sections Typical Unit Retaining Wall RC81 Rev.6;
- Sections Typical Unit Retaining Wall RC81 Rev.6;
- Sections Typical Unit Retaining Wall RC82 Rev.6;
- Sections Neighbouring Property Assess RC83 Rev.6;
- Sections Neighbouring Property Assess RC84 Rev.6;
- Sections Neighbouring Property Assess RC85 Rev.6;
- Sun Studies RC86 Rev.6;
- Sun Studies RC87 Rev.6;
- Sun Studies RC88 Rev.6;
- Aerial Overview RC89 Rev.6;
- Aerial Overview RC90 Rev.6;
- Street View Halsey Grove RC91 Rev.6;
- Street View Kapiti Road RC92 Rev.6;
- Street View Kapiti Road RC93 Rev.6;
- Street View Kapiti Road RC94 Rev.6;

- Exterior View Kapiti Road – Entrance RC95 Rev.6;
- Exterior View Kapiti Road – Entrance RC96 Rev.6;
- Exterior View Kapiti Road – Entrance RC97 Rev.6;
- Exterior View Halsey Grove – Entrance RC98 Rev.6;
- Exterior View Central Spine South RC99 Rev.6;
- Exterior View Central Spine South RC100 Rev.6;
- Exterior View Central Spine North RC101 Rev.6;
- Exterior View Central Spine North RC102 Rev.6;
- Exterior View Blocks G2 and H1 RC103 Rev.6;
- Exterior View– Blocks F1 and F2 RC104 Rev.6;
- Exterior View– Loop Road RC105 Rev.6;
- Exterior View – Block F2 and Central RC106 Rev.6;
- Exterior View – Central RC107 Rev.6;
- Exterior View – Central RC108 Rev.6;
- Exterior View – Central RC109 Rev.6;
- Exterior View – Central RC110 Rev.6;
- Exterior View – Central RC111 Rev.6;
- Exterior View – Central RC112 Rev.6;
- Exterior View – Blocks A1 & A2 RC113 Rev.6;
- Exterior View – Blocks A1 & A2 RC114 Rev.6;
- Exterior View - Blocks C2, C3 and D1 RC115 Rev.6;
- Prepared by Cuttriss dated 10/2022;
  - Scheme Plan set 22930SCH1 sheet 1 Rev. B;
  - Scheme Plan Development Layout 22930SCH1 sheet 2 Rev. B;
  - Scheme Plan Legal Overall 22930SCH1 sheet 3 Rev. B;
  - Scheme Plan Proposed Development (Easements) 22930SCH1 sheet 4 Rev. B;
  - Scheme Plan Legal 22930SCH1 sheet 5 Rev. B;
  - Scheme Plan Legal 22930SCH1 sheet 6 Rev. B;
  - Scheme Plan Legal 22930SCH1 sheet 7 Rev. B;
  - Scheme Plan Legal 22930SCH1 sheet 8 Rev. B;
  - Scheme Plan Legal 22930SCH1 sheet 9 Rev. B;
  - Scheme Plan Legal 22930SCH1 sheet 10 Rev. B;
  - Scheme Plan Legal 22930SCH1 sheets 11 Rev. B;

	<ul style="list-style-type: none"> <li>○ Scheme Plan Legal 22930SCH1 sheets 12 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheet 13 Rev. B;</li> <li>○ Scheme Plan Legal 22930SCH1 sheets 14 Rev. B;</li> <li>○ Scheme Plan Existing site 22930SCH1 sheet 15 Rev. B;</li> <li>○ Scheme Plan Earthworks set 22930SCH1 sheet 16 Rev. B;</li> <li>○ Scheme Plan Services Overall 22930SCH1 sheet 17 Rev. B;</li> <li>○ Scheme Plan Services Water 22930SCH1 sheet 18 Rev. B;</li> <li>○ Scheme Plan Services Sewer 22930SCH1 sheets 19 - 27 Rev. B;</li> <li>○ Scheme Plan Services Stormwater 22930SCH1 sheet 20 - 27 Rev. B;</li> <li>○ Scheme Plan Services Stormwater 22930SCH1 sheet 21 Rev. B;</li> <li>○ Scheme Plan Services Water 22930SCH1 sheet 22 Rev. B;</li> <li>○ Scheme Plan Services Water 22930SCH1 sheet 23 Rev. B;</li> <li>○ Scheme Plan Roding 22930SCH1 sheet 24 Rev. B;</li> <li>○ Scheme Plan Roding 22930SCH1 sheet 25 Rev. B;</li> <li>○ Scheme Plan Long Section 22930SCH1 sheet 26 Rev. B;</li> <li>○ Scheme Plan Roding 22930SCH1 sheet 27 Rev. B;</li> </ul>		
2.	<p>The e-survey dataset shall be in general conformity with the Scheme Plan set 22930 SCH1 sheets 1-27 Rev. B prepared by prepared by Cuttriss Consultants and dated October 2022 with the application RM220070, except where modified by these conditions of consent.</p> <p><b>Note:</b> Individual certifications pursuant to sections 223 and 224(c) of the Resource Management Act 1991 will be issued for stages and sub-stages of the subdivision, provided that the following criteria are met:</p> <ul style="list-style-type: none"> <li>• Each individual allotment must be consistent with the proposal as approved and must have frontage or legal access to legal road by way of the private way/road.</li> <li>• Each allotment shown on any survey plan, including any balance allotment, must be adequately serviced as required by and in terms of the relevant conditions of this consent;</li> <li>• All conditions pertaining to the allotments shown on the survey plan must be satisfied prior to the execution of a section 224(c) certificate.</li> </ul>	<p>The e-survey dataset shall be in general conformity with the Scheme Plan set 22930 SCH1 sheets 1-27 Rev. B prepared by prepared by Cuttriss Consultants and dated October 2022 with the application RM220070, except where modified by these conditions of consent.</p> <p><b>Note:</b> Individual certifications pursuant to sections 223 and 224(c) of the Resource Management Act 1991 will be issued for stages and sub-stages of the subdivision, provided that the following criteria are met:</p> <ul style="list-style-type: none"> <li>• Each individual allotment must be consistent with the proposal as approved and must have frontage or legal access to legal road by way of the private way/road.</li> <li>• Each allotment shown on any survey plan, including any balance allotment, must be adequately serviced as required by and in terms of the relevant conditions of this consent;</li> <li>• All conditions pertaining to the allotments shown on the survey plan must be satisfied prior to the execution of a section 224(c) certificate.</li> </ul>	Agree with the condition in full.
	<u>Fees, Levies and Contributions</u>		
3.	<p>A Reserve Contribution for the 134 additional residential lots is payable and has been assessed at \$15,223.67 including GST per lot (total to pay \$2,039,971.78).</p>	<p>A Reserve Contribution for the 134 additional residential lots is payable and has been assessed at \$15,223.67 including GST per lot (total to pay \$2,039,971.78).</p>	Agree with the condition in full.

	The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.	The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.	
4.	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 plus \$314 per lot (totalling \$42,704.00) 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.	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 plus \$314 per lot (totalling \$42,704.00) 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.	Agree with the condition in full.
	<u>Transport</u>		
5	The consent holder shall provide detailed design drawings of the site layout, in particular traffic and transport related details and landscape planting/maintenance for driveway access visibility, are submitted to Kāpiti Coast District Council's Access and Transport Team for Engineering Plan Approval (EPA). To also include design of speed reduction measures and pedestrian crossing measures supported through a safe system assessment to establish and agree the format that these should take and detailed design and post construction road safety audits (carried out in accordance with Waka Kotahi standards).	Prior to works commencing, the consent holder shall submit detailed design drawings of the site layout, in particular traffic and transport related details and landscape planting/maintenance for driveway access visibility for approval by the Kāpiti Coast District Council's Access and Transport Team. Detailed design shall include design of speed reduction measures and pedestrian crossing measures supported through a safe system assessment to establish and agree the format that these should take and detailed design and post construction road safety audits (carried out in accordance with Waka Kotahi standards). These plans must include, at a minimum: <ul style="list-style-type: none"> <li>a. car park designs in compliance with the District Plan standards, in particular the requirements of the AS/NZS2890.1 Parking Facilities standard, unless an alternative is agreed to by the consent authority.</li> <li>b. links to external pedestrian/cycling routes and bus stops in accordance with Drawing numbers SK002-1 A, SK002-2 A and SK002-3 A.</li> </ul>	Suggested change for consistency of wording is proposed and to include consent conditions 6 and 7 of the section 42A proposed conditions (wording unchanged). KCDC does not refer to EPA in their SDPR and accordingly the wording reflects their standard conditions.
6	The consent holder shall ensure that car parks are designed in accordance with ASNZS2890.1 Parking Facilities standard. Any departures shall require consideration through the EPA approvals process above.		Suggest condition is deleted and combined in condition 5.
7	The consent holder shall provide accessible carparking and cycle parking within the site, as envisaged by the proposed Plan Changes 1A and 1C.		Disagree. Applicant proposed the condition be removed as it simply states the permitted standard requirements, which comply with.
8	The consent holder shall provide links to external pedestrian/cycling routes and bus stops in accordance with Drawing numbers SK002-1 A, SK002-2 A and SK002-3 A.		Suggest condition is deleted and combined in condition 5.
		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: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	Proposed new condition which is the standard wording used by KCDC in conditions requiring Road Safety audits.

		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.	
9	The consent holder shall meet the costs of the creation of the No Stopping At All Time (NSAAT) lines (broken yellow lines) are proposed at the Regent Drive/Halsey Grove intersection to maintain safe sightlines for turning traffic and to prevent the risk of vehicles blocking residential driveways.	The consent holder shall meet the costs of the creation of the road marking and signage, which includes: c. No Stopping At All Time (NSAAT) lines (broken yellow lines) proposed at the Regent Drive/Halsey Grove intersection to maintain safe sightlines for turning traffic and to prevent the risk of vehicles blocking residential driveways. d. Converting the current uncontrolled Halsey Grove / Regent Drive tee-intersection to a give-way (with priority given to traffic on the latter) to formalise the traffic priorities at the intersection. e. remark / extend the green coloured surfacing of the cycle lane at the tee-intersection of Kāpiti Road and Cedar Drive across the full intersection.	Propose a revised condition to include Stantec recommendations in combination with KCDC's proposed condition.
10	The consent holder shall include wayfinding signage is provided for in the development.	The consent holder shall include wayfinding signage is provided for in the development.	Agree with the condition in full.
11	The consent holder shall ensure that a Construction Traffic Management Plan is approved by Kāpiti Coast District Council prior to the commencement of works.		Suggest moving this condition under the heading 'Prior to works commencing'.
12	The consent holder shall provide a Car Park Management Plan to identify role and responsibilities of the Residents Society and also include a Ride Share initiative.		Suggest the condition is removed as condition 40 requires the Resident's Society documentation specifies use and responsibilities and this matter should be included there.
13	The consent holder shall provide a communal space for cycle parking that is secure/enclosed, with good passive surveillance, that is not obscured by vegetation and is well lit.		Agree with the condition in full.
	<b>Prior to Works Commencing</b>		
14	The consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements 2012 (SDPR: 2012) unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.		Agree with the condition in full.
15	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.  <i><b>Note:</b> 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.</i>		Agree with the condition in full.
16	Prior to commencement of any works on the site, amended engineers plans are required. These are to demonstrate, at a minimum, the following:- <ul style="list-style-type: none"> <li>Collection of rainwater from roofs of the wholly-developed site, and;</li> <li>Storage of collected rainwater, and;</li> </ul>		Disagree with the requirement to connect non-potable water supply to water closets.  Water demand management is a land use matter and a suggested replacement condition is provided under the land use decision.

	<ul style="list-style-type: none"> <li>Reticulation of stored rainwater to form a non-potable supply to all (OR a majority of) dwellings across the entire site. For the avoidance of doubt, this is to provide a supply to water closets and outdoor taps at each dwelling, and;</li> <li>Means of maintenance and longevity of the collection, storage and reticulation.</li> </ul>		
17	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.	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.	Agree with the condition in full.
18	<p>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:</p> <ul style="list-style-type: none"> <li>Civil Engineering;</li> <li>Stormwater Design and construction;</li> <li>Street Lighting Design;</li> <li>Earthworks design &amp; construction;</li> <li>Road design &amp; construction;</li> <li>Geotechnical Engineering;</li> <li>Water and wastewater design &amp; construction;</li> <li>Landscape design and construction; and</li> <li>Road Safety Audits.</li> </ul> <p><b>Note:</b> 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.</p>	<p>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:</p> <ul style="list-style-type: none"> <li>Civil Engineering;</li> <li>Stormwater Design and construction;</li> <li>Street Lighting Design;</li> <li>Earthworks design &amp; construction;</li> <li>Road design &amp; construction;</li> <li>Geotechnical Engineering;</li> <li>Water and wastewater design &amp; construction;</li> <li>Landscape design and construction; and</li> <li>Road Safety Audits.</li> </ul> <p><b>Note:</b> 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.</p>	Agree with the condition in full.
19	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.	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.	Agree with the condition in full.
20	<p>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:</p> <ul style="list-style-type: none"> <li>Commencement of works or recommencement after a substantial lapse;</li> <li>Water reticulation connections and services prior to back fill;</li> <li>Wastewater services and construction of new manholes prior to back fill;</li> <li>Completed earthworks and prepared subgrade (roading and footpaths);</li> <li>Finished base course before the commencement of road sealing;</li> <li>Roads during Benkelman Beam testing (and NDM if required):</li> <li>Road sealing – waterproof and final seal coat;</li> <li>Final inspection.</li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li>Commencement of works or recommencement after a substantial lapse;</li> <li>Water reticulation connections and services prior to back fill;</li> <li>Wastewater services and construction of new manholes prior to back fill;</li> <li>Completed earthworks and prepared subgrade (roading and footpaths);</li> <li>Finished base course before the commencement of road sealing;</li> <li>Roads during Benkelman Beam testing (and NDM if required):</li> <li>Road sealing – waterproof and final seal coat;</li> </ul> <p>Final inspection.</p>	Agree with the condition in full.
21	The consent holder shall prepare and submit to the Council's Development Engineer for approval a final Construction Environmental Management	Prior to works commencing, the consent holder shall prepare and submit a final Construction Environmental Management Plan for approval to the satisfaction of the Council's Development Engineer, which shall include	Agree with the condition but have suggested some minor re-wording for consistency.



	Plan, which shall include how the construction effects will be managed throughout the construction period.	how the construction effects will be managed throughout the construction period.	
22	All earthworks and construction activities shall be undertaken in accordance with the approved construction environmental management plan (CEMP) under Condition 10 above. 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.	All earthworks and construction activities shall be undertaken in accordance with the approved construction environmental management plan (CEMP) under Condition XX above. 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.	Agree with the condition but it needs to be amended to refer to correct condition, not condition 10.
		Prior to works commencing the consent holder shall ensure that a Construction Traffic Management Plan is approved by Kāpiti Coast District Council.	Proposed to shift this condition from condition 11 to be under the heading 'prior to works commencing' and minor rewording suggested for consistency.
	<b>Earthworks, Retaining structures &amp; Foundation Design</b>		
23	The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of report titled "Site investigation and Geohazard Assessment" by ENGEO dated 28/012022 Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:1989 by the inspecting engineer to the Council's Development Engineer. <b>Note:</b> If the report identifies development limitations that need to be raised with future property owners, the Manager Resource Consents may require a consent notice to be registered on the Computer Freehold Register of the lot giving notice of the limitations or specific development requirements relating thereto. The limitations and ability to identify the limitations on consent notices will be considered by Council prior to the of issuing of a Section 224(c) certificate under the Resource Management Act 1991 and the Manager Resource Consents shall retain discretion of whether consent notices are applicable in this regard.	The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of report titled "Site investigation and Geohazard Assessment" by ENGEO dated 28/012022 Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:2022 by the inspecting engineer to the Council's Development Engineer. <b>Note:</b> If the report identifies development limitations that need to be raised with future property owners, the Manager Resource Consents may require a consent notice to be registered on the Computer Freehold Register of the lot giving notice of the limitations or specific development requirements relating thereto. The limitations and ability to identify the limitations on consent notices will be considered by Council prior to the of issuing of a Section 224(c) certificate under the Resource Management Act 1991 and the Manager Resource Consents shall retain discretion of whether consent notices are applicable in this regard.	Agree with the condition but have updated to reflect current document NZS4431:2022
24	Construction of retaining wall(s) and earthworks (cut/fill) along the boundary line shall be in general accordance with the Geotechnical response provided by ENGEO as part of Further information response dated 24 May 2022.	Construction of retaining wall(s) and earthworks (cut/fill) along the boundary line shall be in general accordance with the Geotechnical response provided by ENGEO as part of Further information response dated 24 May 2022.	Agree with the condition in full.
25	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 Geo-Technical Engineering Report Re: "Site investigation and Geohazard Assessment" by ENGEO dated 28/012022. <b>Note:</b> 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.	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 Geo-Technical Engineering Report Re: "Site investigation and Geohazard Assessment" by ENGEO dated 28/012022. <b>Note:</b> 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.	Agree with the condition in full.
	<b>Water Supply</b>		
26	The water mains shall have a meter and an RPZ at the boundary as shown on approved Scheme Plan set 22930SCH1 sheets 1-27 Rev. B and each lot/unit shall have a metered water supply which complies with the requirements of OIML R49 (International Organization of Legal Metrology R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3). <b>Note 1:</b> The Consent Holder's attention is drawn to the 'Approved Water Supply Products & Materials List, WS-10: Water Meters ( <a href="http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings">http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings</a> ). Installing an approved water meter is a means of compliance with this condition.	The water mains shall have a meter and an RPZ at the boundary as shown on approved Scheme Plan set 22930SCH1 sheets 1-27 Rev. B and each lot shall have a metered water supply which complies with the requirements of OIML R49 (International Organization of Legal Metrology R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3). <b>Note 1:</b> The Consent Holder's attention is drawn to the 'Approved Water Supply Products & Materials List, WS-10: Water Meters ( <a href="http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings">http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings</a> ). Installing an approved water meter is a means of compliance with this condition.	Agree with all of the condition except note 2. Note 2 has been carried over from another consent decision. This project does not have apartments nor does it have any Principal Units (PU3-PU18).

	<b>Note 2:</b> One primary meter for the apartments (PU3 – PU18) is to be provided at the boundary. Council will read this primary meter and it will be the responsibility of the Residents Society to distribute the respective charges to units.		
27	Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Agree with the condition in full.
28	The construction of water 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.	The construction of water 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.	Agree with the condition in full.
29	The consent holder shall ensure that existing water service connections to the lots that are being abandoned shall be capped on the main.	The consent holder shall ensure that existing water service connections to the lots that are being abandoned shall be capped on the main.	Agree with the condition in full.
	<b>Wastewater</b>		
30	Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each residential 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.	Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each residential 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.	Agree with the condition in full.
31	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.	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.	Agree with the condition in full.
	<b>Stormwater</b>		
32	The stormwater water from for the communal bin storage area shall be treated and disposed separately and no discharge from the communal bin storage area shall enter the overall stormwater system.  <b>Note:</b> <ul style="list-style-type: none"><li>Following cleaning of the bin area, the discharge shall be free of debris and rubbish prior to discharging into the wastewater system;</li><li>If a tap is provided for the communal bin storage area then it must have fitted with backflow preventers; and</li><li>The wastewater design for the bin's washdown shall exclude stormwater from beyond the communal bin area entering the wastewater system.</li></ul>	The stormwater water from for the communal bin storage area shall be treated and disposed separately and no discharge from the communal bin storage area shall enter the overall stormwater system.  <b>Note:</b> <ul style="list-style-type: none"><li>Following cleaning of the bin area, the discharge shall be free of debris and rubbish prior to discharging into the wastewater system;</li><li>The wastewater design for the bin's washdown shall exclude stormwater from beyond the communal bin area entering the wastewater system.</li></ul>	Agree with the condition with the exception of point 2 of the note.  A tap is proposed for each communal bin storage area but it will be connected to the communal water tanks not the Council potable water supply and therefore it does not require a backflow preventer. A backflow preventer is a requirement to address risk of contamination to a potable water supply. The note has been amended to reflect this.  The proposed water demand management condition includes signage to state water from outdoor taps is no for human consumption.
	<b>Power and Telecommunications</b>		
33	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.  <b>Note:</b> 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.	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.  <b>Note:</b> 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.	Agree with the condition in full.
	<b>Nuisance effects</b>		
34	The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the		Agree with the condition but propose to shift this condition to the land use consent decision.

	subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation, and aggregate.		
35	The consent holder shall ensure that the hours of work for the construction will be between the hours of 7am and 7pm and must comply with the Acoustics – Construction Noise Standard NZ3803:1999.		Agree with the condition but propose to shift this condition to the land use consent decision.
36	The consent holder shall ensure that should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlou cloth or similar) or take other acceptable mitigation measures, to the satisfaction of Council's Enforcement Officer.		Agree with the condition but propose to shift this condition to the land use consent decision.
	<u>Easements</u>		
37	Prior to approval under Section 223 of the Resource Management Act 1991, any rights-of-way and utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband) and that access is provided to lots. Any easement must be subject to Section 243 of the Resource Management Act 1991.	Prior to the issue of a Section 223 certificate under the Resource Management Act 1991, any rights-of-way and utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband) and that access is provided to lots. Any easement must be subject to Section 243 of the Resource Management Act 1991.	Agree with the condition but have suggested a minor reword to make more sense.
	<u>Completion Requirements</u>		
38	Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of KCDC's SDPR: 2012. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports for the services. <b>Note:</b> <i>As-built of new road/ access way to be included in RAMM as part of Roading as-built data transfer.</i>	Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of KCDC's SDPR: 2012. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports for the services. <b>Note:</b> <i>As-built of new road/ access way to vest in Kapiti Coast District Council to be included in RAMM as part of Roading as-built data transfer.</i>	Agree with the condition but suggest the note is amended to refer to roads or access way's vesting in Council require RAMM data. Private assets do not require RAMM data.
39	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.	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.	Agree with the condition in full.
40	The consent holder shall form a resident's society this will detail the ownership and use of communal facilities, scheduled maintenance as detailed/submitted in the resource consent application. <b>Note:</b> <i>This condition shall be complied with on an ongoing basis and shall be included on a consent notice for all the proposed lots.</i>	The consent holder shall form a resident's society this will detail the ownership and use of communal facilities, carpark management and a ride share initiative, scheduled maintenance as detailed/submitted in the resource consent application. <b>Note:</b> <i>This condition shall be complied with on an ongoing basis and shall be included on a consent notice for all the proposed lots.</i>	Agree with the condition in full but have included requirements for carpark management as noted in condition 12.
	<u>Stormwater Coastal conditions</u>		
41	The consent holder shall arrange and conduct a pre-construction on site meeting prior to any work authorized by this consent commencing and must invite, with a minimum of 10 working days' notice, the Development Control Engineer (or its representative) and a representative from each key contractor undertaking the works.	The consent holder shall arrange and conduct a pre-construction on site meeting prior to any work authorized by this consent commencing and must invite, with a minimum of 10 working days' notice, the Development Control Engineer (or its representative) and a representative from each key contractor undertaking the works.	Agree with the condition in full.
42	The consent holder shall provide a flood mitigation and stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and conform to the 'Resource Consent Application (RCA) RM220070 for 240 Kāpiti Road, Paraparaumu' Memo by Jacobs dated October 2022. a) The following design criteria apply:	On completion of earthworks and prior to commencing construction of the stormwater disposal system, further soakage testing should be carried out in the location of the stormwater disposal system for the purpose of confirming the soakage rate used to determine the size of the stormwater disposal system.  Prior to works commencing the consent holder shall submit a detailed stormwater design for approval to the satisfaction of the Council's	Suggest two conditions to replace condition 42. Proposed conditions directly reflect the Jacobs review and in our opinion are less ambiguous.  The KCDC proposed condition refers to individual properties and conceptual design. These conditions might be suitable for a subdivision proposing vacant lots but are not appropriate here,

<ul style="list-style-type: none"> <li>• all roads and vehicle carriageways will have a primary system designed to convey the Q10 rainfall event with a secondary overflow system designed to convey the Q100 rainfall event;</li> <li>• elimination of the increase in flood depth within Halsey Grove, and the properties at the North-western boundary of the site.</li> </ul> <p>b) The flood mitigation and stormwater disposal design shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>○ device selection and design approach;</li> <li>○ detailed design of all components (with supporting calculations);</li> <li>○ provision for effective operation and maintenance;</li> <li>○ an indicative design (with supporting calculations) as a means of compliance for individual properties [if required];</li> <li>○ appropriate control structures, strategies and/or performance standards to ensure the stormwater discharging from individual lots meet the parameters specified in the design criteria (i.e. means of compliance for individual property owners); and</li> <li>○ protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicular access for maintenance and operational activities), unless otherwise certified by Council’s Development Engineer.</li> </ul> <p><b>Note 1:</b> <i>Prior to the issue of the approval of consent drawings, the finalised stormwater design and report shall be re-submitted that includes:</i></p> <ul style="list-style-type: none"> <li>○ <i>The finalised stormwater design; and</i></li> <li>○ <i>Hydraulic modelling of the pipe network and overland flow paths for the 1% AEP event.</i></li> </ul> <p><i>Hydraulic modelling undertaken by persons other than a suitably qualified hydrologist or hydraulic modelling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modelling specialist.</i></p> <p><b>Note 2:</b> <i>In the event that the certified stormwater disposal design denoted in Note 1 above 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:</i></p> <ul style="list-style-type: none"> <li>• <i>the certified stormwater disposal design as an option for compliance;</i></li> <li>• <i>the owners’ responsibility to construct a system to meet the above performance standard; and</i></li> </ul>	<p>Development Engineer. The detailed stormwater design shall be in accordance with the principles contained in Part 3 Section E of the Council’s Subdivision and Development Principles and Requirements 2012 and should align with the conceptual stormwater design lodged with the resource consent and updated as following:</p> <ol style="list-style-type: none"> <li>a. Updated calculations to confirm final roof and impervious areas;</li> <li>b. Updated calculations to confirm pipe capacities for a 10 minute duration rainfall event;</li> <li>c. Confirmation that the design solution accounts for water table fluctuations;</li> <li>d. Confirm the performance of the collection network (pipes and overland flow paths) for the 1% AEP event through hydraulic modelling;</li> <li>e. Provision of details required by conditions (a-d) above will confirm the performance of the stormwater disposal system and if any further detailed design criteria provided impact the performance then an alternative solution which may include surface storage within the site will be provided;</li> <li>f. Confirm finished floor levels are at or above the 1% annual exceedance probability water levels along overland flow paths within the site (including climate change allowance) and confirm compliance with the Building Code Clause E1 Surface Water.</li> </ol> <p><b>Note 1:</b> <i>Prior to the issue of the approval of engineering drawings, the finalised stormwater design and report shall be re-submitted that includes:</i></p> <ul style="list-style-type: none"> <li>○ <i>The finalised stormwater design; and</i></li> <li>○ <i>Hydraulic modelling of the pipe network and overland flow paths for the 1% AEP event.</i></li> </ul> <p><i>Hydraulic modelling undertaken by persons other than a suitably qualified hydrologist or hydraulic modelling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modelling specialist.</i></p> <p><b>Note 2:</b> <i>In the event that the certified stormwater disposal design denoted in Note 1 above 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:</i></p> <ul style="list-style-type: none"> <li>• <i>the certified stormwater disposal design as an option for compliance;</i></li> <li>• <i>the owners’ responsibility to construct a system to meet the above performance standard; and</i></li> </ul>	<p>conditions should refer to detailed design, we have already provided conceptual design.</p> <p>Note 1 refers to consent drawings, this should be changed to engineering drawings.</p>
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	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	
43	Each lot shall have a suitable building site located above the Q100 flood event. All residential buildings/units shall be established so that the underside of the floor joists and/or floor slab is above the minimum build level as defined in condition 42.		Suggest that this condition is replaced with the stormwater condition we propose which include minimum floor levels.
44	Detailed 'as-built' plans shall be provided of all earthworks and overflow paths on application for the 224(c) certificate to confirm they are constructed as designed. <b>Note:</b> Fences crossing the overflow path shall be either farm type post and wire fences or pool type metal bar fences with a minimum gap of 100mm between the vertical bars.	Detailed 'as-built' plans shall be provided of all earthworks and overflow paths on application for the 224(c) certificate to confirm they are constructed as designed. <b>Note:</b> Fences crossing the overflow path shall be either farm type post and wire fences or pool type metal bar fences with a minimum gap of 100mm between the vertical bars.	Agree with the condition in full.
45	Overflow paths identified under condition 42 shall be maintained free from obstructions or impediments that prevent the overland flow path from conveying water in the manner which is was designed. <b>Note:</b> A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the compliance with this condition.	Overflow paths identified under condition 42 shall be maintained free from obstructions or impediments that prevent the overland flow path from conveying water in the manner which is was designed. <b>Note:</b> A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the compliance with this condition.	Agree with the condition in full.
46	The stormwater water from for the communal bin storage area shall be treated and disposed separately and no discharge from the communal bin storage area shall enter the overall stormwater system.  <b>Note:</b> <ul style="list-style-type: none"> <li>Following cleaning of the bin area, the discharge shall be free of debris and rubbish prior to discharging into the wastewater system;</li> <li>If a tap is provided for the communal bin storage area then it must have fitted with backflow preventers; and</li> <li>The wastewater design for the bin's washdown shall exclude stormwater from beyond the communal bin area entering the wastewater system.</li> </ul>		Disagree. This condition is a repeat of condition 32 and should be deleted in full.
		Decision Two: Land Use Consent	
	<u>General</u>		
		The proposed activity shall be undertaken in general accordance with the plans, information and specifications lodged with the application and the information and further information supplied by the consent holder and held on the file RM220070 except where modified by conditions of consent with reference to the following plans stamped as "Final Approved Plans" at the date of the decision being made by the commissioner; <ul style="list-style-type: none"> <li>Prepared by Design Group Stapleton Elliott dated 5/10/2022: <ul style="list-style-type: none"> <li>Reference Plan RC03 Rev.6;</li> <li>Reference Plan -Ground Floor Design Changes RC04 Rev.6;</li> <li>Reference Plan - First Floor Design Changes RC05 Rev.6;</li> <li>Reference Plan – Block Plan Ground Floor RC06 Rev.6;</li> <li>Block Plan First Floor RC07 Rev.6;</li> <li>Type Plan Ground Floor RC08 Rev.6;</li> </ul> </li> </ul>	Proposed to remove locality, context, height in relation to boundary plans, along with any other irrelevant plans.

- Type Plan First Floor RC09 Rev.6;
- Unit Plan – Ground Floor RC10 Rev.6;
- Unit Plan – First Floor RC11 Rev.6;
- Context Plan Ground Floor RC12 Rev.6;
- Context Plan – Level 1 RC13 Rev.6;
- Site Plan – Ground Floor Rev.6;
- Site Plan – First Floor RC15 Rev.6;
- Elevations RC16 Rev.6;
- Elevations RC17 Rev.6;
- Elevations RC18 Rev.6;
- Elevations RC19 Rev.6;
- Elevations RC20 Rev.6;
- Elevations RC21 Rev.6;
- Elevations RC22 Rev.6;
- 2 Bedroom Unit – Type A RC23 Rev.6;
- 2 Bedroom Unit – Type B RC24 Rev.6;
- 2 Bedroom Unit – Type C RC25 Rev.6;
- 2 Bedroom Unit – Type D RC26 Rev.6;
- 3 Bedroom Unit – Type E RC27 Rev.6;
- 3 Bedroom Unit – Type E Bath Option RC28 Rev.6;
- 3 Bedroom Unit – Type F RC29 Rev.6;
- 3 Bedroom Unit – Type G RC30 Rev.6;
- 2 Bedroom Unit – Type A RC31 Rev.6;
- 2 Bedroom Unit – Type A RC32 Rev.6;
- 2 Bedroom Unit – Type A RC33 Rev.6;
- 2 Bedroom Unit – Type A RC34 Rev.6;
- 2 Bedroom Unit – Type B RC35 Rev.6;
- 2 Bedroom Unit – Type B RC36 Rev.6;
- 2 Bedroom Unit – Type B R37 Rev.6;
- 2 Bedroom Unit – Type B RC38 Rev.6;
- 2 Bedroom Unit – Type C RC39 Rev.6;
- 2 Bedroom Unit – Type C RC40 Rev.6;
- 2 Bedroom Unit – Type C RC41 Rev.6;
- 2 Bedroom Unit – Type C RC42 Rev.6;

- 2 Bedroom Unit – Type D RC43 Rev.6;
- 2 Bedroom Unit – Type D RC44 Rev.6;
- 2 Bedroom Unit – Type D RC45 Rev.6;
- 2 Bedroom Unit – Type D RC46 Rev.6;
- 3 Bedroom Unit – Type E RC47 Rev.6;
- 3 Bedroom Unit – Type E RC48 Rev.6;
- 3 Bedroom Unit – Type E RC49 Rev.6;
- 3 Bedroom Unit – Type F RC50 Rev.6;
- 3 Bedroom Unit – Type F RC51 Rev.6;
- 3 Bedroom Unit – Type F RC52 Rev.6;
- 3 Bedroom Unit – Type G RC53 Rev.6;
- Landscape Masterplan RC54 Rev.6;
- Landscape Plans Units 1-17 RC55 Rev.6;
- Landscape Plans Units 18-29 RC56 Rev.6;
- Landscape Plans Units 30-39 RC57 Rev.6;
- Landscape Plans Units 40-49 RC58 Rev.6;
- Landscape Plans Units 50-61 RC59 Rev.6;
- Landscape Plans Units 62-73 RC60 Rev.6;
- Landscape Plans Units 74-82 RC61 Rev.6;
- Landscape Plans Units 83-92 RC62 Rev.6;
- Landscape Plans Units 93-98 RC63 Rev.6;
- Landscape Plans Units 99-105 RC64 Rev.6;
- Landscape Plans Units 106-112 RC65 Rev.6;
- Landscape Plans Units 113-118 RC66 Rev.6;
- Landscape Plans Units 119-127 RC67 Rev.6;
- Landscape Plans Units 128-135 RC68 Rev.6;
- Landscape Plans Central Park RC69 Rev.6;
- Planting Palette RC70 Rev.6;
- Material Palette RC71 Rev.6;
- Typical Planting Details RC72 Rev.6;
- Typical Refuse Plan RC73 Rev.6;
- Transformer RC74 Rev.6;
- Aerial Overview RC89 Rev.6;
- Aerial Overview RC90 Rev.6;

		<ul style="list-style-type: none"> <li>○ Street View Halsey Grove RC91 Rev.6;</li> <li>○ Street View Kapiti Road RC92 Rev.6;</li> <li>○ Street View Kapiti Road RC93 Rev.6;</li> <li>○ Street View Kapiti Road RC94 Rev.6;</li> <li>○ Exterior View Kapiti Road – Entrance RC95 Rev.6;</li> <li>○ Exterior View Kapiti Road – Entrance RC96 Rev.6;</li> <li>○ Exterior View Kapiti Road – Entrance RC97 Rev.6;</li> <li>○ Exterior View Halsey Grove – Entrance RC98 Rev.6;</li> <li>○ Exterior View Central Spine South RC99 Rev.6;</li> <li>○ Exterior View Central Spine South RC100 Rev.6;</li> <li>○ Exterior View Central Spine North RC101 Rev.6;</li> <li>○ Exterior View Central Spine North RC102 Rev.6;</li> <li>○ Exterior View Blocks G2 and H1 RC103 Rev.6;</li> <li>○ Exterior View– Blocks F1 and F2 RC104 Rev.6;</li> <li>○ Exterior View– Loop Road RC105 Rev.6;</li> <li>○ Exterior View – Block F2 and Central RC106 Rev.6;</li> <li>○ Exterior View – Central RC107 Rev.6;</li> <li>○ Exterior View – Central RC108 Rev.6;</li> <li>○ Exterior View – Central RC109 Rev.6;</li> <li>○ Exterior View – Central RC110 Rev.6;</li> <li>○ Exterior View – Central RC111 Rev.6;</li> <li>○ Exterior View – Central RC112 Rev.6;</li> <li>○ Exterior View – Blocks A1 &amp; A2 RC113 Rev.6;</li> <li>○ Exterior View – Blocks A1 &amp; A2 RC114 Rev.6;</li> <li>○ Exterior View - Blocks C2, C3 and D1 RC115 Rev.6;</li> </ul>	
		<p>An opaque treatment must be applied to the first-floor windows on the rear facade on dwellings 23, 25, 26, 28, 30, 32, 34, 35, 37 and 39 up to a height of 900mm from the finished first-floor level.</p>	<p>Proposed condition to address privacy.</p>
		<p>Prior to works commencing, the consent holder shall prepare and submit a final Construction Environmental Management Plan for approval to the satisfaction of the Council's Development Engineer, which shall include how the construction effects will be managed throughout the construction period.</p>	
		<p>All earthworks and construction activities shall be undertaken in accordance with the approved construction environmental management plan (CEMP) under Condition <u>XX</u> above. 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.</p>	



	<u>Nuisance effects</u>		
		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.	
		The consent holder shall ensure that the hours of work for the construction will be between the hours of 7am and 7pm and must comply with the Acoustics – Construction Noise Standard NZ3803:1999.	
	<u>Earthworks, Retaining structures &amp; Foundation Design</u>		
		The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of report titled “Site investigation and Geohazard Assessment” by ENGEO dated 28/012022 Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:2022 by the inspecting engineer to the Council’s Development Engineer.	
		Construction of retaining wall(s) and earthworks (cut/fill) along the boundary line shall be in general accordance with the Geotechnical response provided by ENGEO as part of Further information response dated 24 May 2022.	
	<u>Water Demand Management</u>		
		Water re-use for the development shall take the form of the following: a) Installation of a minimum of 80,000L tank(s) for water re-use on site to be utilised for communal garden irrigation and dwelling washing as required. b) The proposed tank(s) shall collect all roof areas within the development. c) Management of the communal water supply shall be the responsibility of the resident’s society. d) No outdoor taps are permitted to be connected to the potable water supply. e) All dwellings will be fitted with water efficient plumbing fixtures which are marked as 3 stars or more under the Water Efficient Labelling Scheme. f) Outdoor taps at refuse areas must have signage to state that tap water is not for human consumption.	Condition proposed to replace condition 16 in full and respond to water demand management.
	<u>Landscaping</u>		
		All landscaping provided shall be native vegetation	Condition proposed from Iwi consultation.
		Root barriers shall be installed around specimen trees to protect services and carriageways from potential root spreading.	