

237 RANGIURU ROAD, ŌTAKI



PLAN CHANGE 2 SUBMISSION SEPT 2022 (LANDLINK REF 2367)

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Submitter Details

Submitter	HW Developments Ltd
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I would like my address for service to be my email	Yes
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available [select box if applicable]	Yes

Summary

As part of the Kāpiti Coast Districts Councils (KCDCs) response to projected growth throughout the region they have recently developed 'Te tupu pai – Growing Well', a proposed approach for sustainable growth. Alongside the development of a growth plan local governments across the country have been working to implement requirements under NPS-UD resulting in a number of changes to District Plans through an ISPP. Sections 77G and 77N of the RMA require that District Plans of Tier 1 Authorities give effect to Policy 3 and 4 of the NPS-UD.

This is a submission on Kāpiti Coast Districts Councils Proposed Plan Change 2 (PPC2). This submission is provided based on the scope provided through the ISPP & IPI instrument and processes, although we note that this marries up with some of the work on the Growth Strategy (and underpinning data) we are submitting with a focus on the ISPP remit and not beyond.

As a local and experienced land development advisor that has been operating along the Kapiti coast for over a decade Landlink has built a wealth of knowledge which informs our day-to-day decisions, operations and longer-term strategies. As part of this process we want to use what we know about and local aspirations, development, infrastructure and demand to positively contribute to policy development and decisions which influence and will ultimately shape our community.

We appreciate the time pressures councils have been under to integrate these requirements and the amount of work involved. We believe that we can add value which should not be underestimated as part of this process and thank you for the opportunity to participate.

Submission Scope

The specific provisions of the PPC2 that this submission relates to are:

- Proposed Intensification "Precinct B"

This submission advocates for Intensification Precinct B however opposes the current boundaries and seeks that council amends the boundaries of the proposed area to include an area of the site, which was formally Section 75 Block IX Waitohu SD but has been amalgamated on to Title 1071632 (as per attachments). The title for the site includes two parcels of land and the whole title should be included in the Precinct B planning maps.

Hearing Submissions	
I wish to be heard in support of my submission	YES
I do not wish to be heard in support of my submission.	N/A
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	X
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	N/A

Site background/Profile

Site Address	237 Rangioru Road, Ōtaki
Legal Description	Lot 7 Deposited Plan 558853 and Section 75 Block IX Waitohu Survey District and Lot 4 Deposited Plan 52852
Study Area Reference (BM 2022)	OT-02 / UI-Ot-O1
Record of Title	1071632
Registered Interests	<p>K38384 Special Order imposing Building Line By-law 1952 -</p> <p>Subject to Section 8 Coal Mines Amendment Act 1950</p> <p>Easement Sewage 12039496.3</p> <p>Subject to a right to water supply created by Transfer 853825.4</p> <p>Subject to a sewage drainage Easement Certificate 5058610.4</p> <p>The easements created by Easement Instrument 12039496.3</p> <p>1084 Order in Council imposing Building Line Restriction -</p> <p>9283542.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation (potential ponding area) as a natural hazard -</p>
Site Area	5.5095 ^{ha}
District Plan	Kāpiti Coast District Plan 2020
District Plan Zone	General Residential Zone
District Plan Feature(s)	General Residential Zone Ōtaki - Precinct 47
District Plan Hazard(s)	<p>Flood Hazard – Ponding</p> <p>Flood Hazard – Residual Overflow</p> <p>Flood Hazard – Residual Ponding</p>
District Plan Transport Network Hierarchy	Local Community Connector

Proposed Plan change 2	<u>Partially</u> Precinct B
Regional Policy Statement	Regional Policy Statement for the Wellington Region 2013
Regional Policy Statement Feature(s)	N/A
Regional Plan	Proposed Natural Resources Plan Appeals Version 2019
Regional Plan Feature(s)	Category 2 Surface Water Bodies Lowland areas for Category 2 Surface Water Bodies
Regional Hazard(s)	Combined Earthquake Hazard Moderate

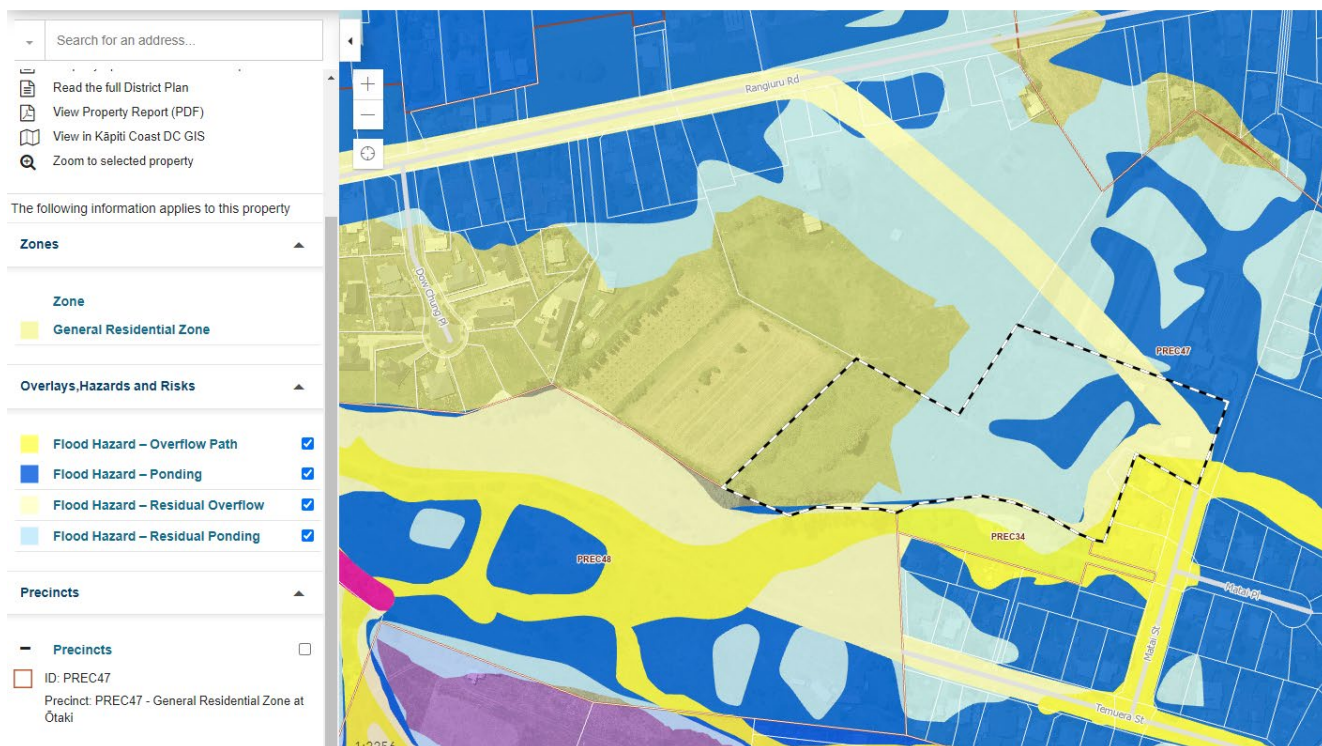
Current Zoning

The existing site is part of the general residential zone . Through PPC2 new rules will permit development of up to 3 units on site within the residential zone as a permitted activity (given it meets all other standards). The site also includes a proportion of proposed

‘Residential intensification Precinct B’, which would enable the development of buildings up to 4 storeys in height. As per Figure 2 – proposed Precinct B now cuts across the single title.

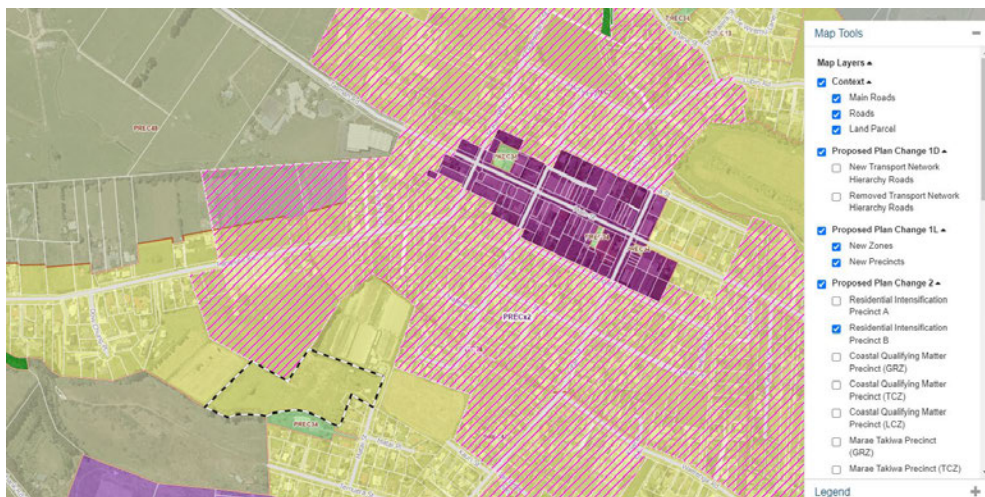
FIGURE 1 OPERATIVE KCDC DISTRICT PLAN 2021

Operative Kapiti Coast District Plan 2021



Source: <https://eplan.kapiticoast.govt.nz/eplan/#/Property/7921>

FIGURE 2 PROPOSED KCDC PLAN CHANGE 2 2022

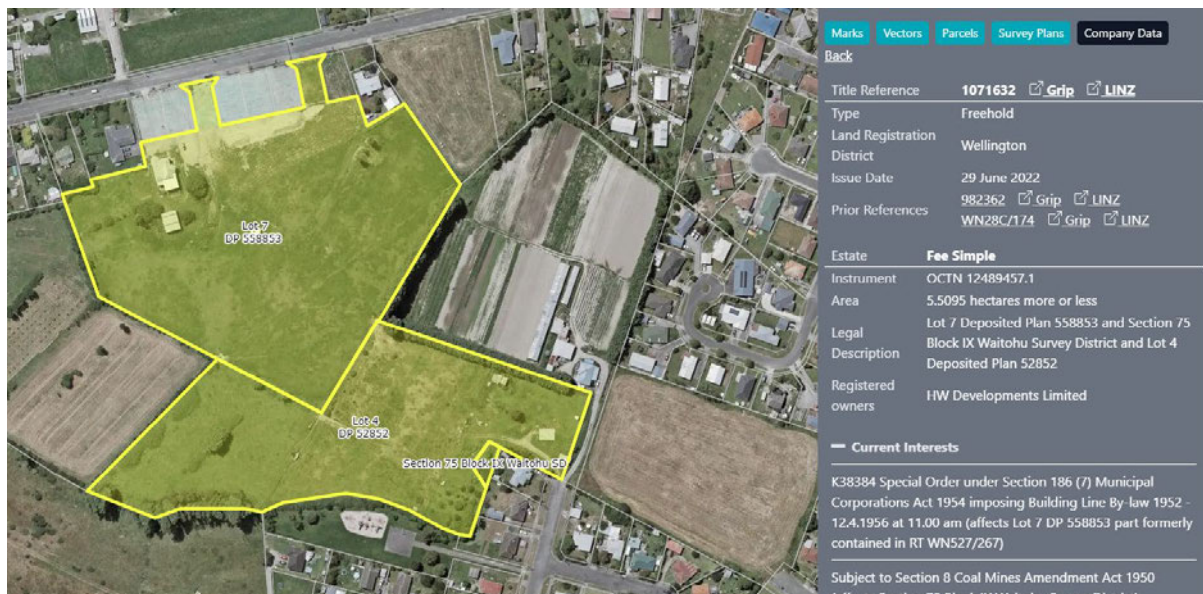


Source: <https://eplan.kapiticoast.govt.nz/eplan/#/Property/7921>

Title amalgamation

The site was issued a new title in June 2022 (as attached) which amalgamated the two areas shown on Figure 3 below.

FIGURE 3 SITE AREA IMAGE



Resource consent

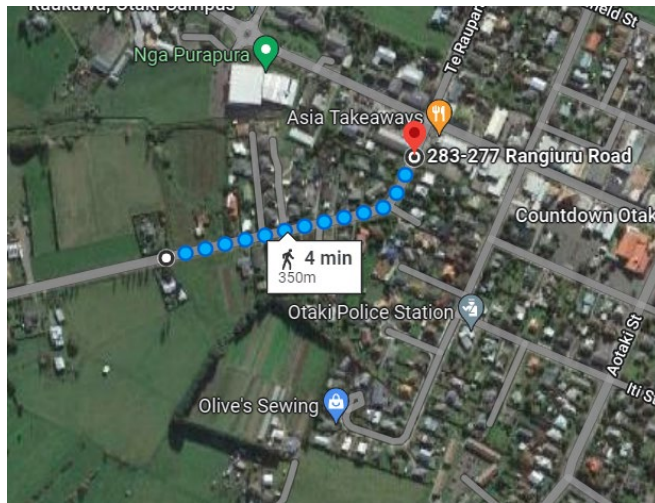
There is a resource consent RM210070 for an 84 Lot residential subdivision on this site. This subdivision has already got approval and as part of this process infrastructure provisions and the management of risks on site had to be demonstrated.

Infrastructure

The infrastructure detailed design for the 84 lot subdivision has been completed and approved by Council, and construction is under way. The whole site is a comprehensively planned residential area

and a cohesive response is required to the zoning which covers the site. This development will be a key contributor to the future vitality of the town centre zone.

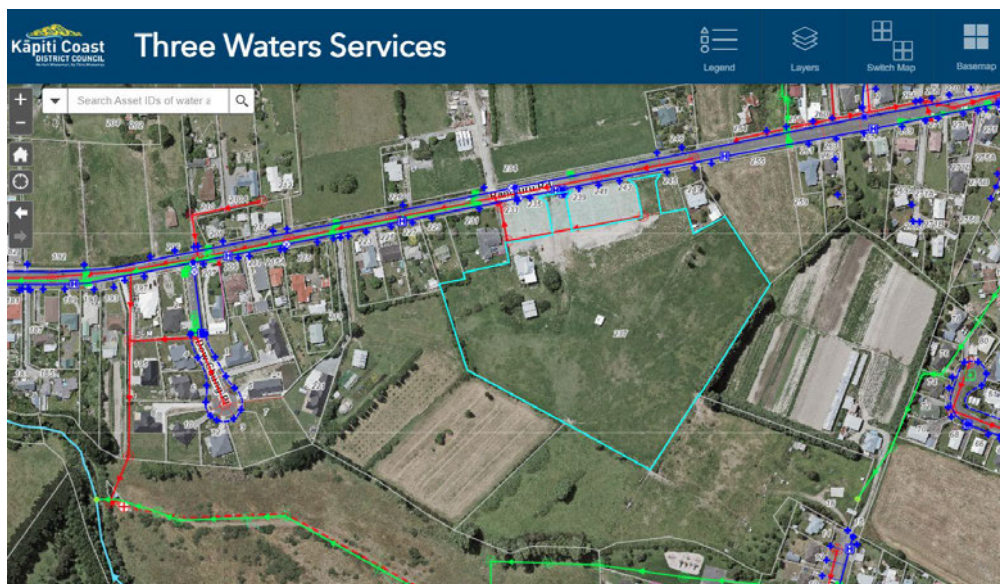
Access



It should be noted through the title amalgamation that access can now be provided to the site from Rangioru Road which enables the site to be within 400m walkable distance.

FIGURE 3 WALKABLE DISTANCE FROM 237 RANGIORU ROAD TO TOWN CENTRE BOUNDARY

FIGURE 4 THREE WATERS SERVICES KCDC GIS 2022

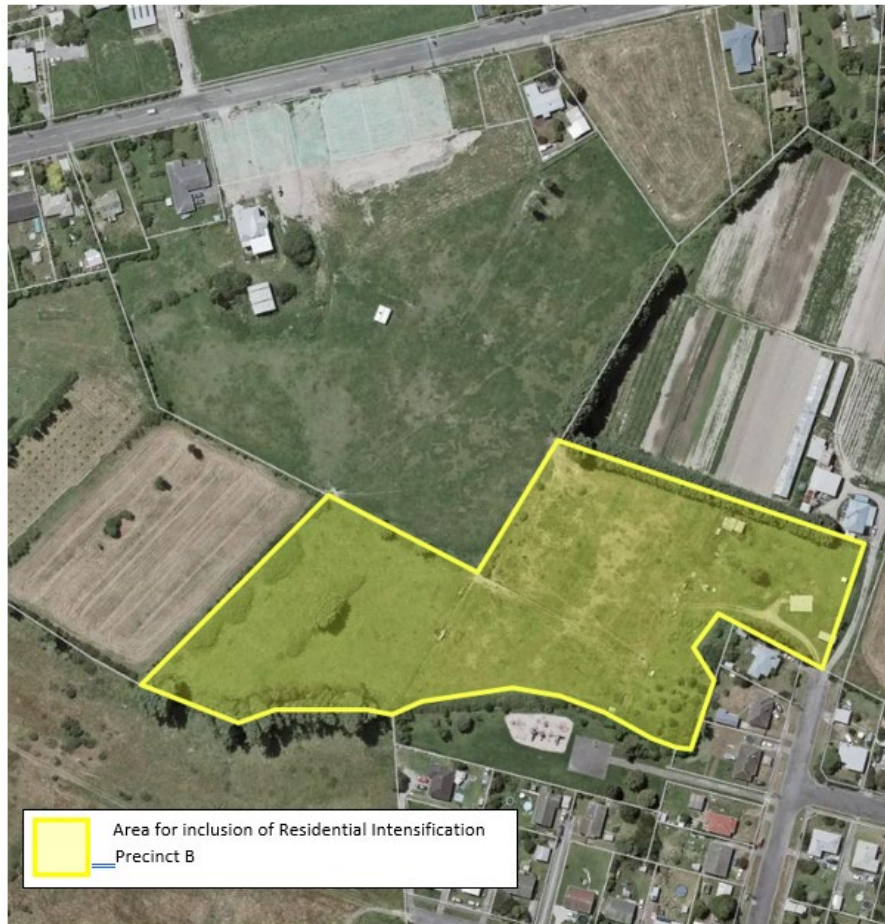


Constraints and Hazards

Although there is flood risk identified on site this spans across much of the surrounding area which either facilitates residential development or forms part of the proposed 'Intensification Precinct B'. It is anticipated that future development on site would manage the flood risk as appropriate within the relevant plan provisions alongside practical considerations as required, as it has been managed in the surrounds. We do not believe there is any prohibitive increased risk to consider or that the flood hazard poses any constraints which would exclude this site from being included within the

‘Residential Intensification Precinct B’. As previously referenced development is already anticipated on this site through the approval of RM210070.

FIGURE 5 SITE FOR INCLUSION IN RESIDENTIAL INTENSIFICATION PRECINCT



Commentary Proposed Plan Change 2

Proposed Plan Change 2 has identified ‘Residential intensification precincts’ and applied them to the general residential zone they identify the spatial application of Policy 3. We understand these new precincts are based on proximity to those areas listed in Policy 3 of the NPS UD and then a walkable distance is applied to these areas – which is distance which considers walkable routes and (alongside) the road network. We understand that KCDC’s Section 32 report confirms the use of 400m ‘walkable distance’ and that this is in turn based on the Ministry for the Environment guidance *Understanding and implementing intensification provisions for the National Policy Statement on Urban Development* (2020). There is also further information and analysis available in *The Spatial Application of NPS-UD intensification policies Kāpiti coast district Boffa Miskell Study 2022*.

As demonstrated in Figure 7 Main Street Ōtaki has been identified as a Town Centre with a 400m walkable catchment appropriate. The walkable catchment is intended capture a short and accessible

walk to the from the boundaries of the 'town centre' to other areas. Prior to the approved subdivision which is changing lot boundaries and access arrangements this site was excluded from the walkable catchment it is assumed because historical access from Matai Street may have been considered slightly outside of the 400m walkable catchment.

However as access from the site can now be demonstrated from Rangiuru Road which provides an entrance to entire site (350m from town centre boundary) the walkable catchment and thus intensification precinct should capture the area as demonstrated in Figure 4. The site is comfortably within the 400m town centre walkable catchment. Alongside access easily demonstrating alignment with the methodology used to capture walkable catchments – there are numerous areas where the boundaries of the walkable catchment have been rationalised for practicality and it is also noted that future development on this site has the potential to make significant positive contributions to the vitality of the town centre..

FIGURE 6 PROPOSED D0-Ox3 PROPOSED PLAN CHANGE 2

DO-Ox3	Residential Intensification Precincts
<u>Residential Intensification Precincts provide for higher density housing types and sizes that respond to:</u> <ol style="list-style-type: none"> <u>Housing needs and demand;</u> <u>The proximity of the area to the <i>Metropolitan Centre Zone</i>, <i>Town Centre Zone</i> or <i>Local Centre Zone</i>;</u> <u>Accessibility to and from the area by active or public transport; and</u> <u>The neighbourhood's planned urban built character, including:</u> <ol style="list-style-type: none"> <u>buildings up to 6-storeys within Residential Intensification Precinct A; and</u> <u>buildings up to 4-storeys within Residential Intensification Precinct B.</u> 	
<u>Explanation</u> <p><u>This objective gives effect to policy 3 of the National Policy Statement on Urban Development 2020 (the NPS-UD). Policy 3 of the NPS-UD requires that district plans enable increased <i>building heights</i> and density of urban form within:</u></p> <ul style="list-style-type: none"> <u>The <i>Metropolitan Centre Zone</i>;</u> <u>Within a walkable catchment of the <i>Metropolitan Centre Zone</i>;</u> <u>Within a walkable catchment of rapid transit stops (which in the Kāpiti context means the train stations as Paekākāriki, Paraparaumu and Waikanae); and</u> <u>Within and adjacent to the <i>Town Centre Zone</i> and <i>Local Centre Zone</i>.</u> <p><u>Residential Intensification Precincts provide for increased <i>building height</i> and density within the parts of the General Residential Zone that are located within the areas to which policy 3 of the NPS-UD applies.</u></p>	

The rationale for our recommendation is summarised in the points below, more information can be provided on any of these points as required. We have further assessed those policies of the NPS-UD against our recommendation.

- **Proximity to town centre zone** - This site is within 350m of Ōtaki Main Street (town centre zone) although spatial requirements are not defined in the NPS-UD, KCDC has adopted a spatial approach based on studies undertaken by consultants. Arguably this approach is not definitive but if we apply the 400m spatial catchment applied to town centres to this site it aligns with the same rationale used to determine areas for inclusion. The boundary of this site is within 400m walkable distance of a town centre. For context we note that some other areas of the proposed intensification precinct (e.g beyond Lemon Street and Waerenga Road are approximately 500/600m from the town centre) however we anticipate the boundaries have had regard to urban form and practicality therefore are determined by spatial distances alone.
- **Alignment, context and urban form** – The proposed boundaries of the proposed intensification precinct currently cut across the site (given the title amalgamation). We note that this is not pragmatic or facilitating of cohesive development, even more so if viewed alongside Submission for 255 Rangiora Road. To allow for cohesive urban form the residential intensification precinct should be expanded and aligned to ensure development of a similar style and context on neighbouring and surrounding sites. The site provides excellent opportunity for intensification within an existing and developed urban centre. To preclude this area from the proposed precinct would now have the potential to facilitate incoherent development around this existing urban centre contrary to the objectives of the NPS-UD Policy 3.
- **Low constraints** – The site has relatively ‘low constraints’ particularly if viewed comparatively and in the context of developed and developing neighbouring sites e.g. where flood risk is also present. The site does not have any constraints which we believe would inhibit its future development. Flood risk can be managed (as is actively proposed through aspects of RM210070).
- **Site would not require structure plan approach** – The site size and the existing residential and complementary uses (e.g. town centre) would mean that a structure plan approach isn’t considered feasible to support. It would be pragmatic to support this recommendation through PPC2 further noting the approved resource consents which relate to the site.
- **Would provide a notable contribution** – Given the existing development in the area and the site area of over 5ha this change request could result in an increasingly notable potential contribution to housing supply. The site is located in an area with existing urban form.
- **‘Ready to go infrastructure’** – Future development on site can be facilitated through existing infrastructure (and small upgrades) these are achievable. Infrastructure provisions for the site are documented in RM210070 and align with the NPS-UD definition of ‘Ready to go’
- **Development with strong potential ‘to be realised’** - We note that to achieve the objectives for the NPS-UD there are many variables at play. Giving effect to the policies in the NPS-UD is sort to enable higher density of development however often but there are no guarantees that development will ‘be realised’ on a number of sites where it is in fact enabled. It is pragmatic to include where appropriate sites where development has a strong potential ‘to be realised’ as it will support the region in meeting its housing need requirements efficiently.

Giving effect to NPS-UD 2020

We believe that the changes proposed in this submission have the potential to give effect to the below policies of the NPS-UD 2020

- Policy 1 – incorporating the recommendation to PPC2 will contribute to a well-functioning urban environment
- Policy 2 – Can contribute to sufficient development capacity to meet demand for housing in the short term
- Policy 3 – Would enable building heights and densities of urban form commensurate with the surrounding level of commercial activity and community services.

We believe that the exclusion of this area from a proposed intensification precinct will be contrary to the specific detail of Policy 3 (d) NPS UD 2020 and requirements as imposed by Sections 77G of the RMA 1991.

Recommendation

We require the amendment of 'Proposed Residential Intensification Precinct B' to include the area demonstrated in Figure 5 of this submission.

Annexures

Trade Competition

Trade Competition *[select the appropriate wording]*

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ / I could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission, please complete the following:

I am ☐ / I am not ☒ directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

References and Sources

Kāpiti Coast Urban Development Greenfield Assessment *Boffa Miskell* 2022

Source: www.kapiticoast.govt.nz/media/UDIADraft.pdf [Accessed 13/09/2022]

Spatial Application of NPS-UD intensification policies Kāpiti coast district *Boffa Miskell*: 2022

Source:

https://www.kapiticoast.govt.nz/media/wnic5k0t/pc2_s32_appendix_spatialapplicationpolicy3.pdf

Kāpiti Coast District Council - Three Waters GIS

<https://maps.kapiticoast.govt.nz/LocalMaps/Viewer/?map=627d29f22676457ca22bc92c19a095cc> [Accessed 10/03/2022]

Kāpiti Coast District Council Operative Plan 2021

Source: <https://eplan.kapiticoast.govt.nz/eplan/#/Property/18572> [Accessed 10/09/2022]

Attachments

KCDC Planning Report RMA (including plans) RM 220091

Record of Title 1071632

16 February 2022

HW Developments Ltd
C/- Paul Turner
Paul@landlink.co.nz

Dear Paul

RM 210070: An 84-lot residential subdivision, earthworks exceeding the permitted activity standards in a flood hazard area, construct close boarded fencing within an overflow path and consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) for a change in land use and the disturbance of soil.

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 (04) 2964 755 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



Yolanda Morgan
Principal Resource Consent Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM210070**

APPLICANT:	HW Developments Ltd
LOCATION OF ACTIVITY:	235 Rangiora Road, Otaki
DESCRIPTION OF ACTIVITY:	An 84 lot residential subdivision, earthworks exceeding the permitted activity standards in a flood hazard area, construct close boarded fencing within an overflow path and consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) for a change in land use and the disturbance of soil.

DECISION:

Granted subject to conditions on 16 February 2022.

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent to undertake an 84 -lot residential subdivision, earthworks exceeding the permitted activity standards in a flood hazard area, construct close boarded fencing within an overflow path and consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) for a change in land use and the disturbance of soil, at 235 Rangiora Road, Otaki (Lot 7 DP 558853 (part of Lot 2 DP 91105), Lot 4 DP 52852 and Section 75 Block IX Waitohu Survey District) subject to the following conditions which were imposed under Section 108 and 220 of the Resource Management Act 1991.

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM210070, including the following Plans:

- Plans prepared by Landlink Limited, titled “Scheme Plan for Lot 7 DP558853, Lot 4 DP52852 & Sec 75 Blk IX Waitohu SD”, drawing number 2367-P3, sheets 200 – 206;
- Plans prepared by Landlink Limited, titled “Landscaping and Roding Plan” 1 to 8, drawing number 2367-L3, sheets 201 – 208;
- Plans prepared by Landlink Limited, titled “Soakpit Locations”, drawing number 2367-L3, sheet 215 A;
- Plans prepared by Landlink Limited, titled “Earthworks Plan”, drawing number 2367-E5, sheet 200 C;

Stamped as ‘Final Approved Plans’ on 16 February 2022, except where modified by conditions of consent.

2. The e-survey dataset shall be in general conformity with the with the following plan:

- Plans prepared by Landlink Limited, titled “Scheme Plan for Lot 7 DP558853, Lot 4 DP52852 & Sec 75 Blk IX Waitohu SD”, drawing number 2367-P3, sheets 200 – 206;

Stamped as ‘Final Approved Plans’ on 16 February 2022, except where modified by conditions of consent.

3. The subdivision may be completed in a series of stages. Accordingly, Council will accept for consideration requests for individual certification pursuant to Sections 223 and 224(c) of the Resource Management Act 1991 which are agreed as stages of the overall development. At each stage of the development, before certification pursuant to Section 224(c) will be issued, each allotment in the relevant stage, including any balance allotment, must be fully serviced by all essential services, including road (which may be vested in a series of individual stages) as required by the conditions of this consent. All relevant conditions pertaining to the particular stage of the development must be met prior to the issue of the Section 224(c) certification appropriate to that stage.
4. 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.

Fees, Levies and Contributions

5. A Reserve Contribution for each of the additional lots is payable and has been assessed at \$9,579.25 including GST, per lot (total for 83 lots \$795,007.75).

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

6. The consent holder shall pay Council Engineering Fees of \$652.00 plus \$326.00 per lot (total \$28,036.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Note: *Prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991, the engineering fee shall be paid and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.*

Engineering

Prior to works commencing

7. 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 (KCDC's) Subdivision and Development Principles and Requirements: 2012 (SDPR: 2012). No works shall commence until the plans are approved by Council'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. This must include geometric road design, footpath location, and kerbside wheelie bin storage locations.*

8. 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.
9. 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 and 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.*

10. 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.
11. 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.
12. Following engineering approval for the plans submitted under condition 7 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).

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 10. This is due to a potential lengthy process of 'roading naming'*

13. 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.

14. The CEMP required by condition 13 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.

15. 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.

Earthworks and Foundation Design

16. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of report titled "Geotechnical site suitability report, Otaki Garden, Otaki" prepared by CGW dated 15 February 2021. 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.

Note: *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.*

17. Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the "Geotechnical site suitability report, Otaki Garden, Otaki" prepared by CGW dated 15 February 2021, as well as the conditions contained within WGN22058 (consent issued by the GWRC).

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.

Contaminated Land

18. Prior to any remedial works being undertaken on the site, a site remediation plan shall be prepared by a Suitably Qualified and Experienced Practitioner and in general accordance with MfE's Contaminated Land Management Guidelines No. 1: Reporting on contaminated sites in New Zealand (revised 2021) and submitted to the Council's Development Engineer for approval.
19. In managing earthworks and the potential for the disturbance of contaminated soil to affect human health during and after excavation/construction, the consent holder shall achieve the following outcomes:
 - Contaminated dust or sediment discharged is minimised;
 - All excavated contaminated soils are appropriately handled and disposed of at facilities registered for taking contaminated material; and
 - All soil that is to remain on the site will be suitable for the proposed future use of that site.
20. Within 3 months of the completion of earthworks on the site, and prior to issue of 224c certification, a Site Validation Report (SVR) shall be provided to Council. The SVR shall be prepared by a suitably qualified contaminated land professional in accordance with the Ministry of Environment Contaminated Land Management Guidelines, No 1 Reporting and Contaminated Sites in New Zealand and No. 5 Site Investigation and Analysis of Soils. The person preparing the report shall also provide a statement certifying that all works have been carried out in accordance with the requirements of the consent and that the land is suitable for residential use.

Note: Any site validation report shall cover the matters outlined in the MfE Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (Revised 2011)

Access and Transport

21. 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

- 22. 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.
- 23. All roads and rights of way shall be sealed using asphaltic concrete paving, unless agreed otherwise with the Council's Development Engineer. Sealing must comply with NZTA specifications and standards.
- 24. Where the vehicle crossing position is known or predetermined by the subdivision design it shall be formed, metalled, compacted, and concreted between the carriageway edge and the road boundary at the entry to each of the lots. The crossing must be formed in accordance with the Kapiti Coast District Council standard drawing KCDC-RD-005 for a residential crossing. As each site is subsequently developed and built on, each subsequent owner/developer/builder will be required to comply with Council standards.
- 25. 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 drawings for Residential Vehicle Crossing KCDC-RD-005.
- 26. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, street lighting columns and lamps 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 has converted most of the district's streetlights to LED lights and smart dimming control technology, and encourage its use in private development. Any roads within the development vesting with Council, will require LED and smart dimming control technology.*

27. If applicable, the consent holder and future owners shall comply with the following:
- The maintenance, operation, renewal and supply of power to any street lights located in the rights-of-way remain private and the responsibility of the owner or owners of the land.

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

Stormwater

28. The stormwater disposal design for each lot shall be in accordance with the requirements and intent of engineering report by Landlink titled "Otaki Garden, Stormwater management letter" dated 12th August 2021 and the findings and recommendations in the AWA Peer Review report dated 28 October 2021.

Note 1: *Prior to the issue of the approval of engineering drawings, the finalised stormwater design and report shall be re-submitted to council fully incorporating recommendations and comments made in AWA's Peer Review letter:*

Note 2: *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 each lot 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.*

29. Earthworks for the site shall be specifically designed, and a confirmation from a hydraulic modeller shall be provided with the final set of engineering drawings at detail design stage, to confirm that the design meets all the recommendations made within the stormwater and flood hazard peer review report by AWA dated 28th October 2021.
30. Prior to issue of 224c certification, the consent holder shall prepare and submit a Stormwater system operation and maintenance manual for asset that will be vest to council to the acceptance of council development engineer.
31. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide the following information in the format specified, to enable Council to update its flood hazard maps:
- Post construction development survey contours/spot heights in DWG and/or SHP format including hardlines; and
 - Post construction network asset information – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, diameter etc

Note 1: *The consent holder will be charged the actual and reasonable costs incurred to update Council's flood hazard maps.*

32. The final earthworked ground level for the site shall be designed and constructed to a level that is consistent with the stormwater modelling and final stormwater design. Any future dwelling, or any other works on site, shall not alter the ground level on any lot in a manner that will have an effect on the stormwater system or on the flood hazard.

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.*

Wastewater

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

34. 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 level for all individual sewer laterals towards the property end. Any sanitary plumbing of future habitable dwelling set below the level shown on as-built plan will 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 1: *Individual sewer pumping for any lot will be only acceptable where the consent holder demonstrate gravity connection is impractical.*

Note 2: *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 34 above to be registered against the Record of Title to issue in respect of respective lot of this subdivision. The Consent Notice shall also include the following:*

- i. 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.*
 - ii. The on-going operation, maintenance and renewal of the private pressured wastewater system shall be the responsibility of owner of the lot.*
35. 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.

Water Supply

36. 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 metered water supply which complies with the Part 3, section G & Part 4 Schedule 6 of SDPR: 2012.
37. The construction of water supply reticulation systems shall only be undertaken by an approved contractor as defined in Part 3, section G(vii) of SDPR: 2012.
38. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Power, Telecommunications, Gas

39. 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 boundaries’ 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.

Easements

40. 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.

Miscellaneous

41. 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.
42. 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.

As-built information upon completion of works

43. 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 new road to be included in RAMM as part of roading as-built data transfer.

Plans and meeting of conditions

44. 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 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.
- An application for Section 223 is required to be submitted to Council within 5 years of the granting of this consent, or within such extended period of time pursuant to Section 125 of the Resource Management Act 1991 as the Council may allow. Section 223 certification means the subdivision consent has been given effect to.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Contravention of the Land Drainage Act 1908 is not permitted and natural drainage patterns are to be preserved.
- Access, maneuvering and vehicle movements relating to the development of the Lots must be compliant with the provisions of the District Plan and be in accordance with relevant standards in NZS4404 and AS2890 including but not limited to:

- Driveway gradient and break over angles;
 - Minimum parking requirements;
 - On site maneuvering;
 - Road design standards;
 - Garage and parking dimensions;
 - Visibility splays;
 - Councils standard drawings; and
 - Sight distances.
- It is the responsibility of every owner to provide a vehicle crossing from the road carriageway to the property boundary for the purposes of off street parking or unloading. Such vehicle crossing shall be constructed in accordance with the relevant current standard Council drawings. The approval of any works within the road reserve must comply with Council procedures and processes which are set out below:

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:

1. trenching works
2. footpaths and entranceways
3. work within the berm or shoulder of the road, and
4. tree work scaffolding and crane work.

Ensure that before any excavations are undertaken a "[Before U Dig](#)" inquiry is 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.

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.

- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner is required under the Heritage New Zealand Pouhere Taonga Act 2014:-
 - cease operations;
 - inform local Iwi;
 - inform the Heritage New Zealand and apply for an appropriate authority if required;

- Take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.

Note: *In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage New Zealand is required if the site is to be modified in any way.*

- 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.
- 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 - District	\$2,063.83
Water Treatment & Reticulation - Otaki	\$37.64
Wastewater - Otaki	\$55.41
Stormwater - District	\$512.30
Stormwater - Otaki	\$504.98
Community Infrastructure - District	\$1,754.36
Total per lot	\$4,928.52
Total for 83 lots	\$409,067.16

There are 83 additional lots being 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.

Reasons for Decision:

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

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

A full copy of the reasons for granting consent is contained in the decision report.



Yolanda Morgan
Principal Resource Consent Planner

**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:	RM210070
Site Address:	235 Rangiuru Road, Otaki LOT 2 DP 91105
Proposal:	An 84 lot residential subdivision, earthworks exceeding the permitted activity standards in a flood hazard area, construct close boarded fencing within an overflow path and consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) for a change in land use and the disturbance of soil.

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



- GENERAL NOTES**
1. Plan is in terms of New Zealand Geodetic Datum 2000 (NZGD2000).
 2. Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
 3. Aerial photography is from the LINZ Data Service.
 4. Flood hazard extent is from Kāpiti Coast District Council records and indicative only.
 5. Area and dimensions subject to cadastral survey

KEY		Ponding Area
		Residual Ponding Area
		Overflow Path
		Residual Overflow Path

 Landlink 1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161	Client	HW Developments Ltd			© Landlink Limited 2021			
	Title	Scheme Plan for Lot 7 DP 558853, Lot 4 DP 52852 & Sec 75 Blk IX Waitohu SD			Updated from prelim. design	CL	BA	22/03/21
					Issue description	By	Ckd	Date
	Project	Otaki Gardens			Scale: 1:1250		A3	
					Drawing No.			
					2367-P3		200	E

KEY

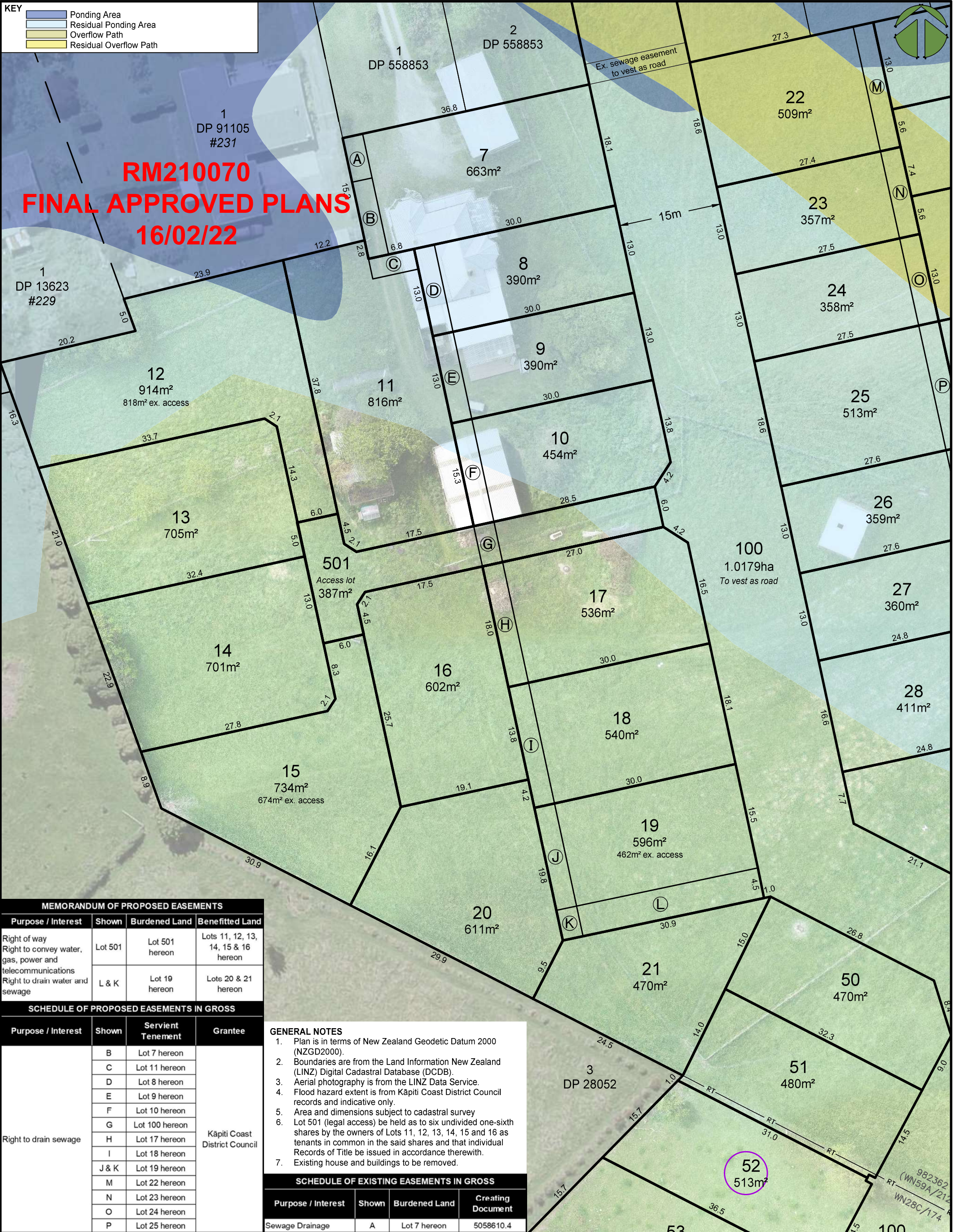
Ponding Area

Residual Ponding Area

Overflow Path

Residual Overflow Path

RM210070
FINAL APPROVED PLANS
16/02/22



MEMORANDUM OF PROPOSED EASEMENTS			
Purpose / Interest	Shown	Burdened Land	Benefitted Land
Right of way	Lot 501	Lot 501 hereon	Lots 11, 12, 13, 14, 15 & 16 hereon
Right to convey water, gas, power and telecommunications	L & K	Lot 19 hereon	Lots 20 & 21 hereon
Right to drain water and sewage	L & K	Lot 19 hereon	Lots 20 & 21 hereon

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
Purpose / Interest	Shown	Servient Tenement	Grantee
Right to drain sewage	B	Lot 7 hereon	Kāpiti Coast District Council
	C	Lot 11 hereon	
	D	Lot 8 hereon	
	E	Lot 9 hereon	
	F	Lot 10 hereon	
	G	Lot 100 hereon	
	H	Lot 17 hereon	
	I	Lot 18 hereon	
	J & K	Lot 19 hereon	
	M	Lot 22 hereon	
	N	Lot 23 hereon	
	O	Lot 24 hereon	
	P	Lot 25 hereon	

- GENERAL NOTES
- Plan is in terms of New Zealand Geodetic Datum 2000 (NZGD2000).
 - Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
 - Aerial photography is from the LINZ Data Service.
 - Flood hazard extent is from Kāpiti Coast District Council records and indicative only.
 - Area and dimensions subject to cadastral survey
 - Lot 501 (legal access) be held as to six undivided one-sixth shares by the owners of Lots 11, 12, 13, 14, 15 and 16 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
 - Existing house and buildings to be removed.

SCHEDULE OF EXISTING EASEMENTS IN GROSS			
Purpose / Interest	Shown	Burdened Land	Creating Document
Sewage Drainage	A	Lot 7 hereon	5058610.4

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Client

HW Developments Ltd

Title

Scheme Plan for Lot 7 DP 558853, Lot 4 DP 52852 & Sec 75 Blk IX Waitohu SD

Project

Otaki Gardens

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Easement Schedule updated

JH

BA

22/03/21

Issue description

By

Ckd

Date

Scale:

1:500

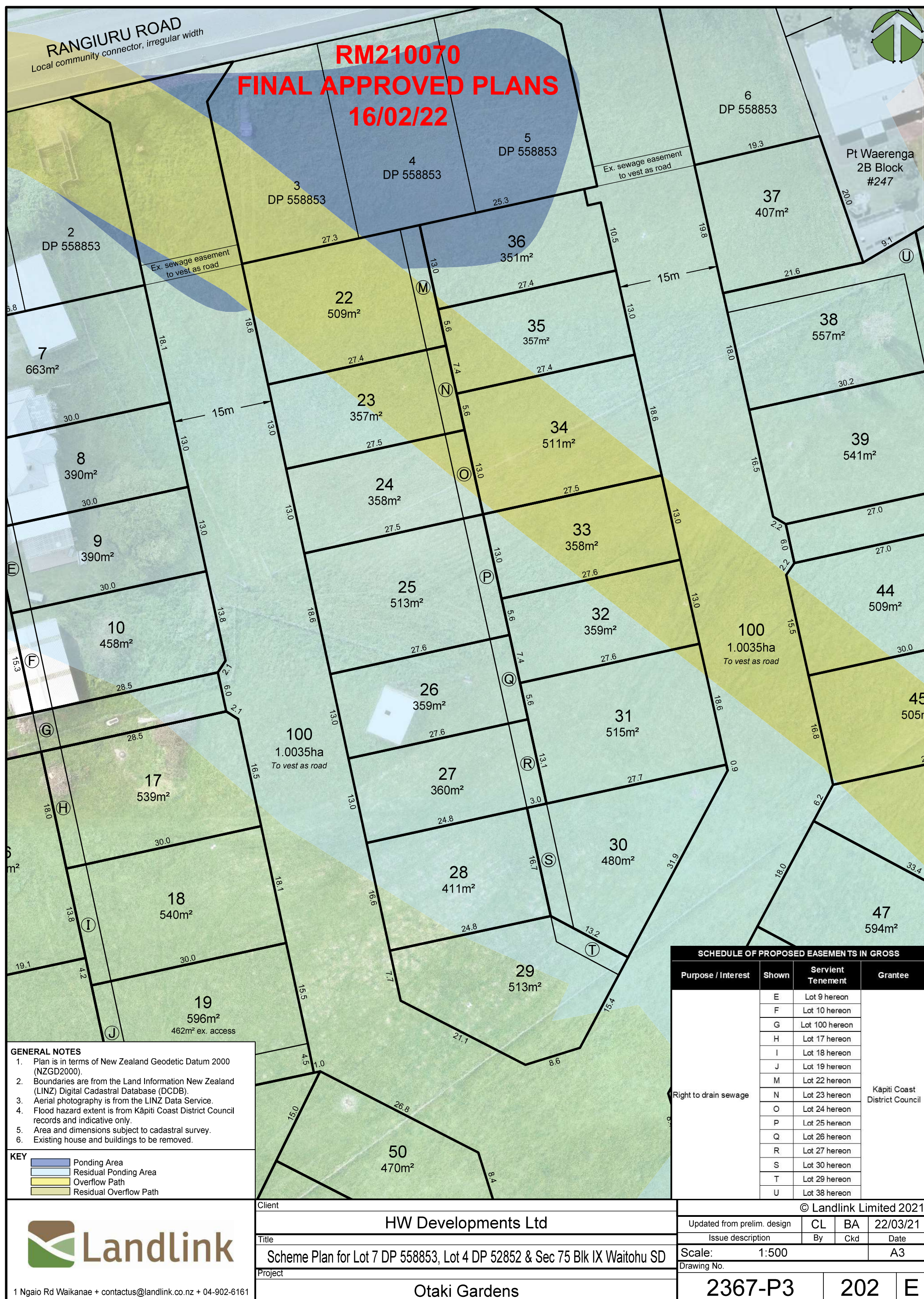
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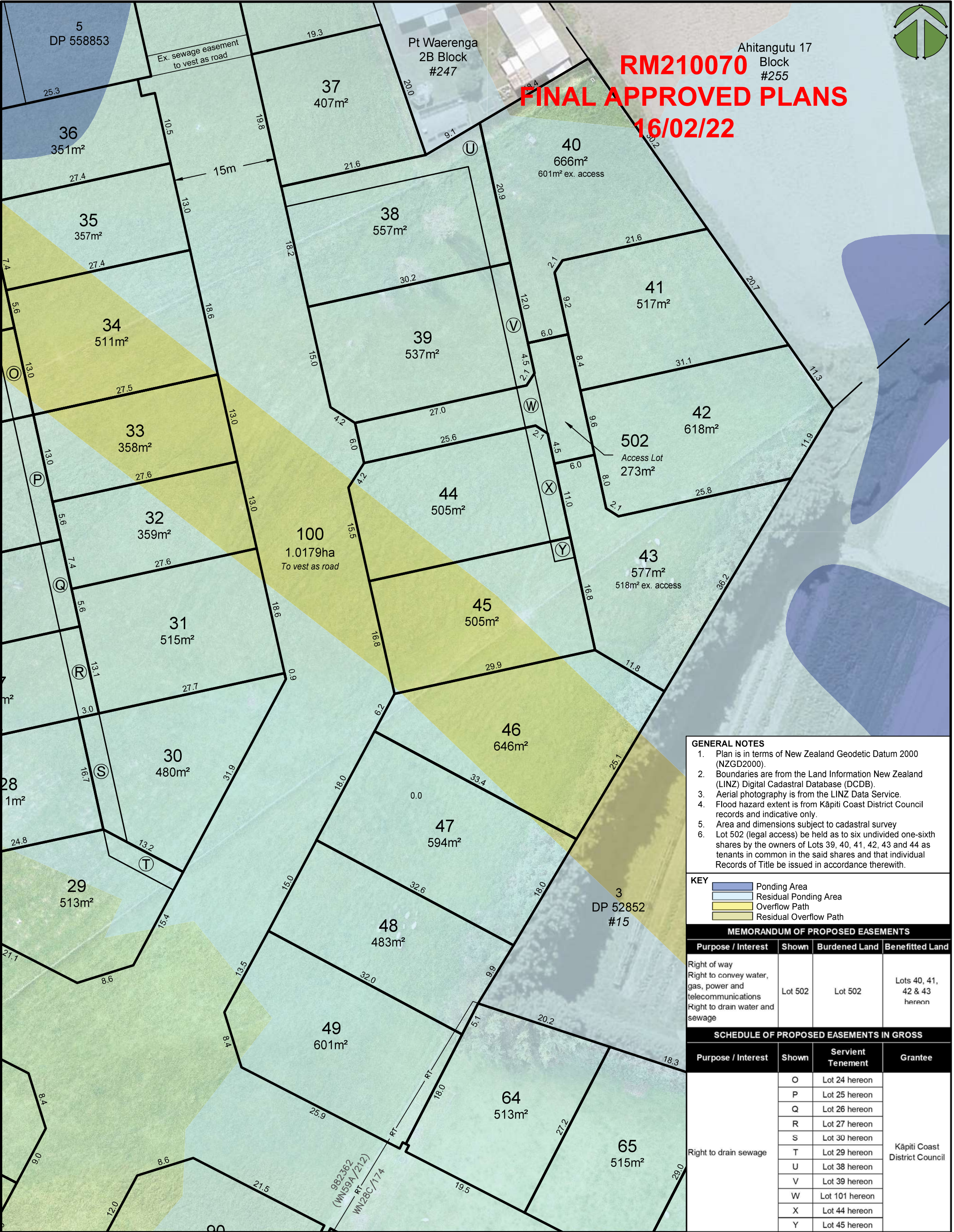
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- GENERAL NOTES**
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 - Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
 - Aerial photography is from the LINZ Data Service.
 - Flood hazard extent is from Kāpiti Coast District Council records and indicative only.
 - Area and dimensions subject to cadastral survey
 - Lot 502 (legal access) be held as to six undivided one-sixth shares by the owners of Lots 39, 40, 41, 42, 43 and 44 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

KEY	
	Ponding Area
	Residual Ponding Area
	Overflow Path
	Residual Overflow Path

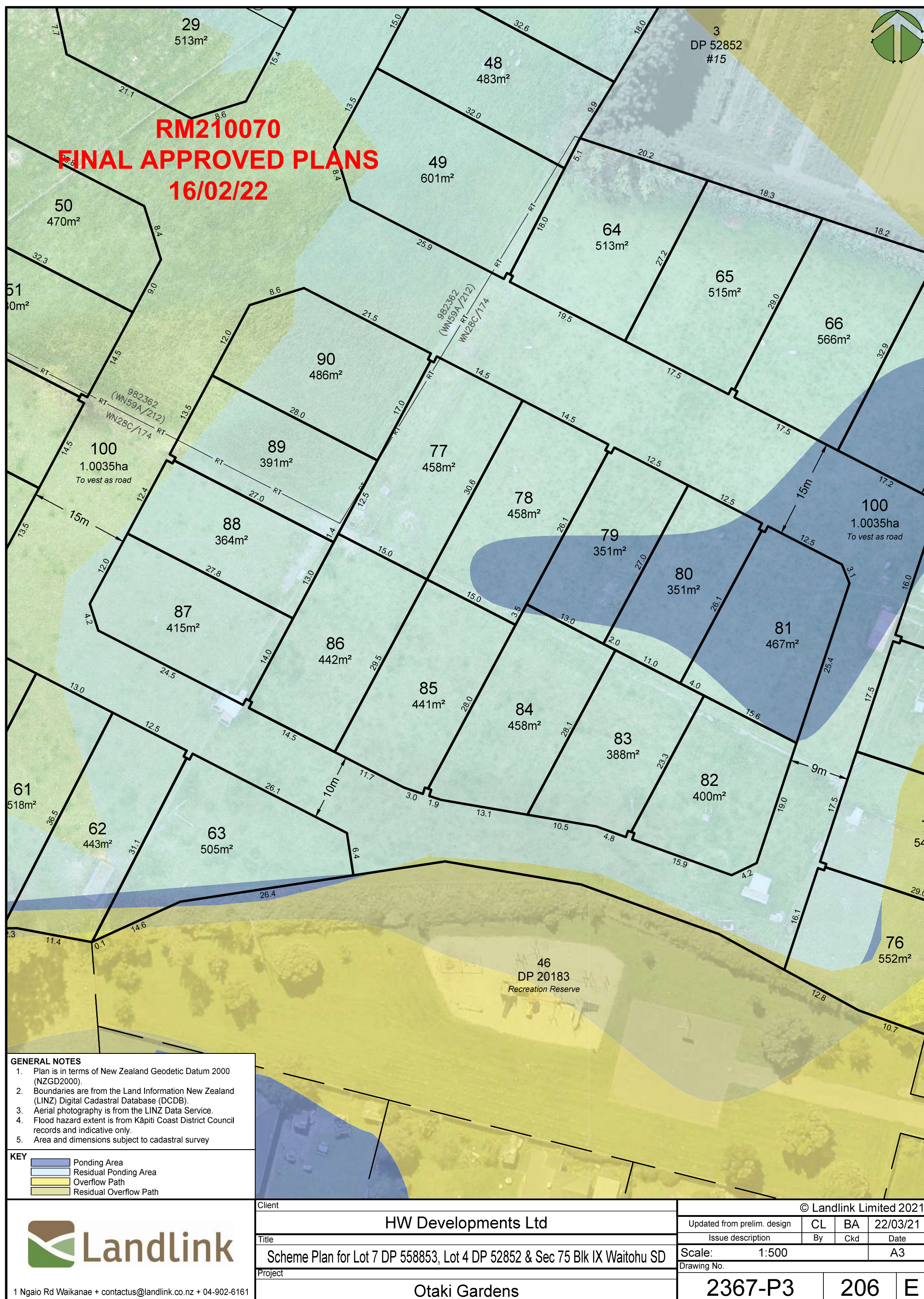
MEMORANDUM OF PROPOSED EASEMENTS			
Purpose / Interest	Shown	Burdened Land	Benefitted Land
Right of way Right to convey water, gas, power and telecommunications Right to drain water and sewage	Lot 502	Lot 502	Lots 40, 41, 42 & 43 hereon

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
Purpose / Interest	Shown	Servient Tenement	Grantee
Right to drain sewage	O	Lot 24 hereon	Kāpiti Coast District Council
	P	Lot 25 hereon	
	Q	Lot 26 hereon	
	R	Lot 27 hereon	
	S	Lot 30 hereon	
	T	Lot 29 hereon	
	U	Lot 38 hereon	
	V	Lot 39 hereon	
	W	Lot 101 hereon	
	X	Lot 44 hereon	
	Y	Lot 45 hereon	

	Client	HW Developments Ltd
	Title	Scheme Plan for Lot 7 DP 558853, Lot 4 DP 52852 & Sec 75 Blk IX Waitohu SD
	Project	Otaki Gardens

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ROW rights for 39 & 44 removed	JH	PT	10/12/21
Issue description	By	Ckd	Date
Scale:	1:500		A3
Drawing No.			
2367-P3	203	G	

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RANGIURU ROAD



RM210070
FINAL APPROVED PLANS
16/02/22

3
DP 558853

4
DP 558853

2
DP 558853

22

7

Footpath width
2.5m

7.2m

Typical Berm width
1.6m

Typical power and
telecommunications pillar
to be shared between two
lots

23

24

Typical water supply
location centre of
lot boundary

25

KEY

- Asphalt (Carriageway)
- Concrete (Kerb and Channel)
- Concrete (Footpaths and vehicle crossing)
- Grass
- Specimen Tree
- Indicative Power Location
- Indicative Water Toby Location
- Indicative Rubbish Bin Location
- Tactile pavers to council standard - RTS14
- Soak pit - 0.5m offset from outside of kerb
3.0m offset from boundary
(Unless shown otherwise)
- Stormwater Manhole
- Stormwater Sump

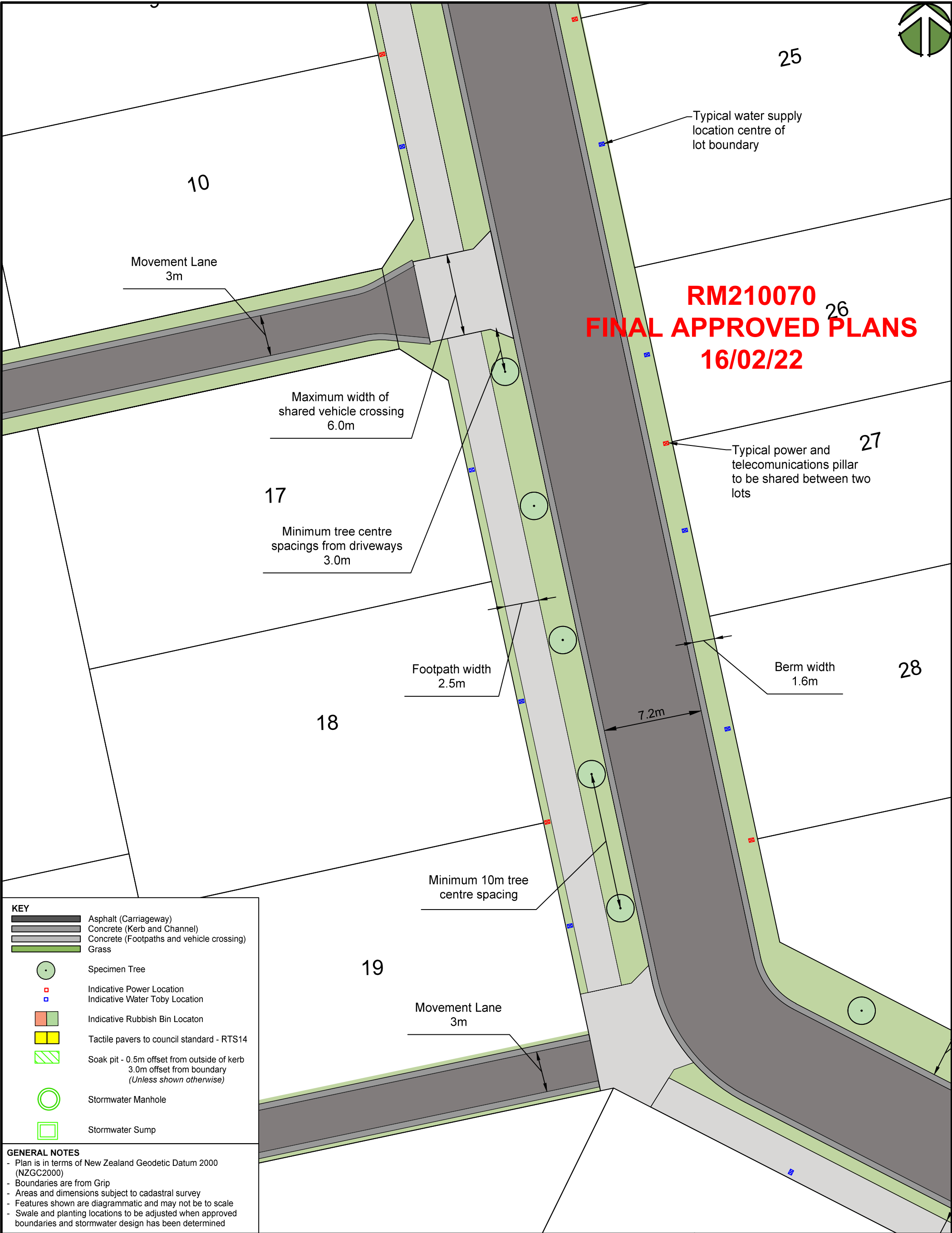
GENERAL NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (NZGC2000)
- Boundaries are from Grip
- Areas and dimensions subject to cadastral survey
- Features shown are diagrammatic and may not be to scale
- Swale and planting locations to be adjusted when approved boundaries and stormwater design has been determined



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Client		© Landlink Limited 2021			
HW Developments Ltd		Plan structural changes	JH	BA	16/11/21
Title		Issue description	By	Ckd	Date
Landscape & Roding Plan 1 of 8		Scale: 1:250			A3
Project		Drawing No.			
Otaki Gardens		2367-L3	201	F	



KEY

Asphalt (Carriageway)

Concrete (Kerb and Channel)

Concrete (Footpaths and vehicle crossing)

Grass

Specimen Tree

Indicative Power Location

Indicative Water Toby Location

Indicative Rubbish Bin Locaton

Tactile pavers to council standard - RTS14


Soak pit - 0.5m offset from outside of kerb
3.0m offset from boundary
(Unless shown otherwise)

Stormwater Manhole

Stormwater Sump

GENERAL NOTES

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- Swale and planting locations to be adjusted when approved boundaries and stormwater design has been determined

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		HW Developments Ltd				
	Title	Landscape & Roding Plan 2 of 8	Plan structural amendments	JH	BA	16/11/21
	Project	Otaki Gardens	Issue description	By	Ckd	Date
			Scale: 1:250	A3		
Drawing No.						
2367-L3			202	F		

RANGIURU ROAD

Tactile Ground Surface Indicators (TGSIs) to be installed at appropriate crossing points to council standard - RTS14

RM210070

FINAL APPROVED PLANS

16/02/22

Footpath width 2.5m

6
DP 558853

Berm width 1.6m

5
DP 558853

Transformer Location

37

36

Typical Berm width 1.6m

7.2m

Typical water supply location centre of lot boundary

38

Typical power and telecommunications pillar to be shared between two lots

39

KEY

Asphalt (Carriageway)
Concrete (Kerb and Channel)
Concrete (Footpaths and vehicle crossing)
Grass

- Specimen Tree
- Indicative Power Location
- Indicative Water Toby Location
- Indicative Rubbish Bin Locaton
- Tactile pavers to council standard - RTS14
- Soak pit - 0.5m offset from outside of kerb
3.0m offset from boundary
(Unless shown otherwise)
- Stormwater Manhole
- Stormwater Sump

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- Areas and dimensions subject to cadastral survey
- Features shown are diagrammatic and may not be to scale
- Swale and planting locations to be adjusted when approved boundaries and stormwater design has been determined



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Client

HW Developments Ltd

Title

Landscape & Roding Plan 3 of 8

Project

Otaki Gardens

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Plan detail amendments	JH	BA	16/11/21
Issue description	By	Ckd	Date

Scale: 1:250 A3

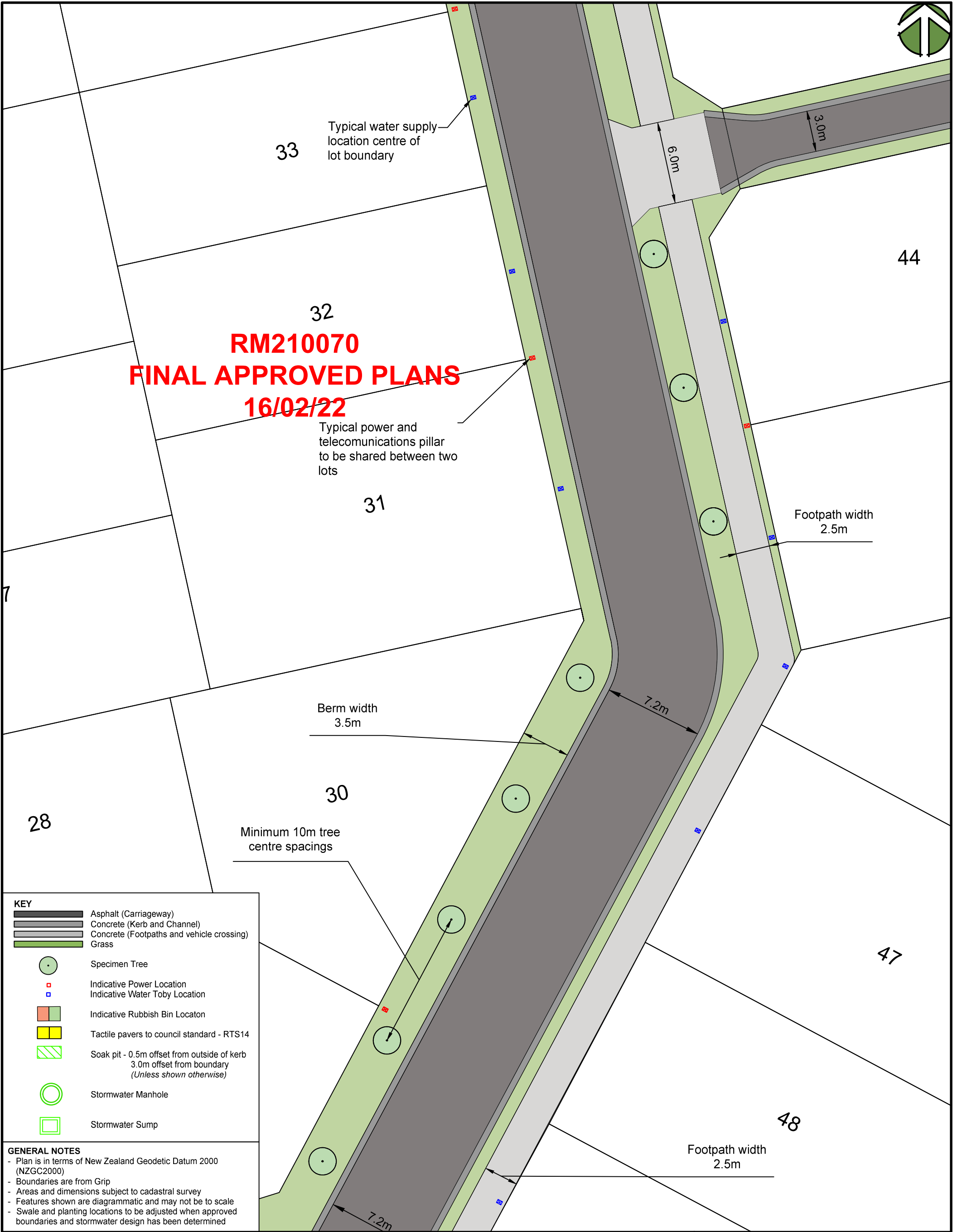
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RM210070
FINAL APPROVED PLANS
16/02/22

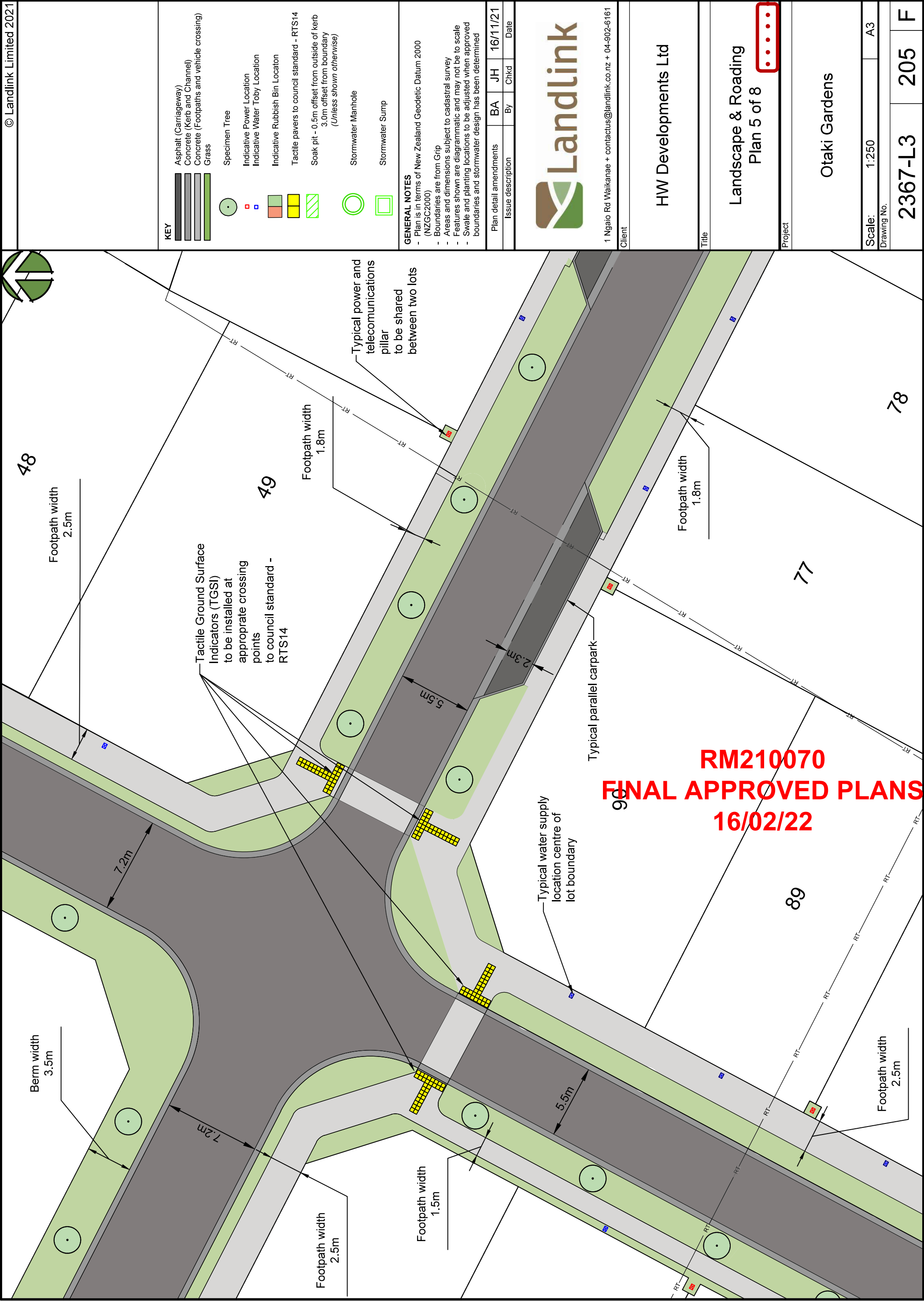
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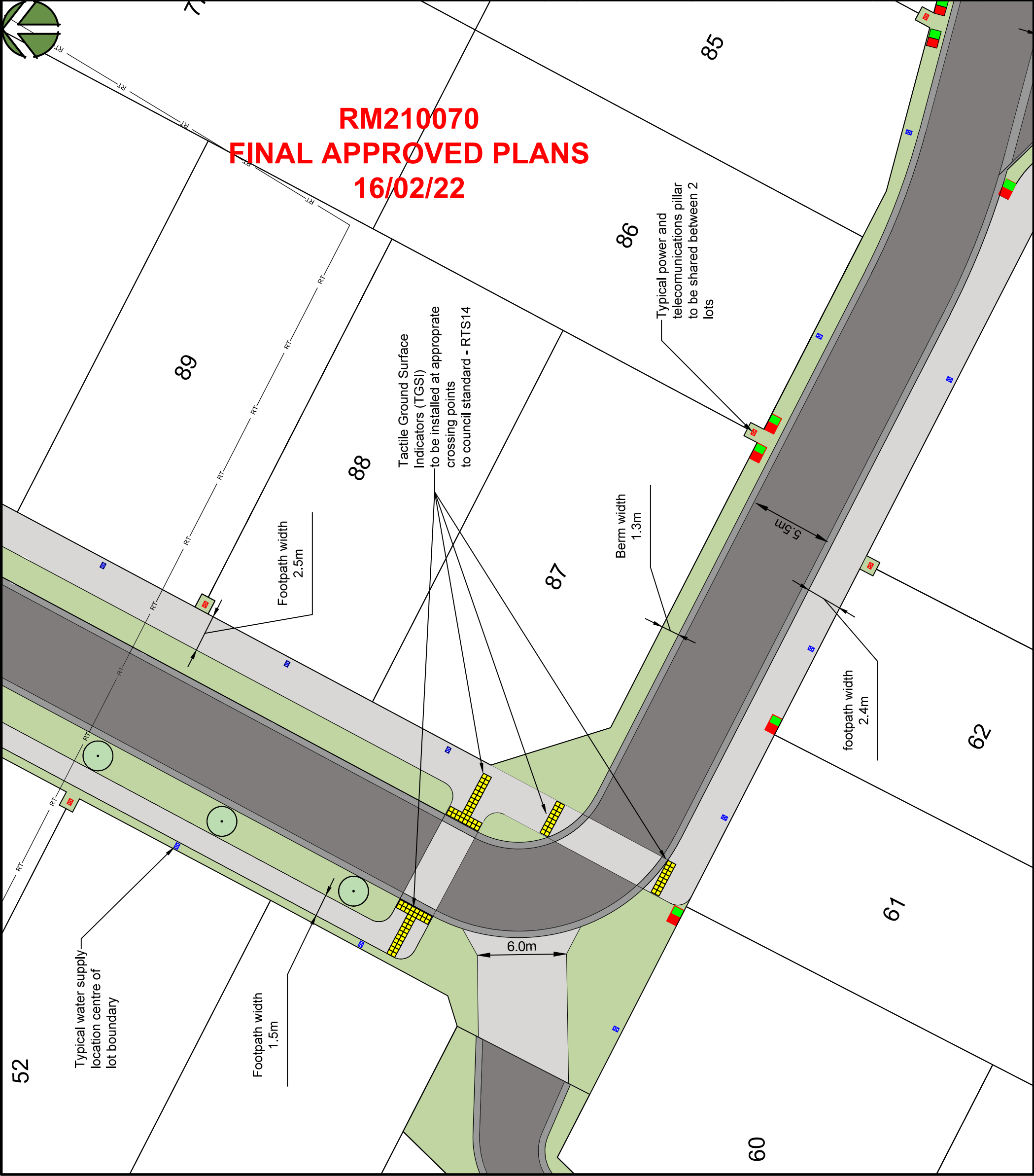
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- Concrete (Footpaths and vehicle crossing)
- Grass
- Specimen Tree
- Indicative Power Location
- Indicative Water Toby Location
- Indicative Rubbish Bin Locaton
- Tactile pavers to council standard - RTS14
- Soak pit - 0.5m offset from outside of kerb
3.0m offset from boundary
(Unless shown otherwise)
- Stormwater Manhole
- Stormwater Sump













GENERAL NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (NZGC2000)
- Boundaries are from Grip
- Areas and dimensions subject to cadastral survey
- Features shown are diagrammatic and may not be to scale
- Swale and planting locations to be adjusted when approved boundaries and stormwater design has been determined

 1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161	Client			© Landlink Limited 2021			
	HW Developments Ltd			Plan detail amendments	JH	BA	16/11/21
	Title			Issue description	By	Ckd	Date
	Landscape & Roding Plan 4 of 8			Scale: 1:250	A3		
	Project			Drawing No.			
Otaki Gardens			2367-L3		204	F	





KEY	
	Asphalt (Carriageway)
	Concrete (Kerb and Channel)
	Concrete (Footpaths and vehicle crossing)
	Grass
	Specimen Tree
	Indicative Power Location
	Indicative Water Toby Location
	Indicative Rubbish Bin Location
	Tactile pavers to council standard - RTS14
	Soak pit - 0.5m offset from outside of kerb 3.0m offset from boundary (Unless shown otherwise)
	Stormwater Manhole
	Stormwater Sump

GENERAL NOTES

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Plan detail amendments	BA	JH	16/11/21
Issue description	By	Chkd	Date



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Client

HW Developments Ltd

Title

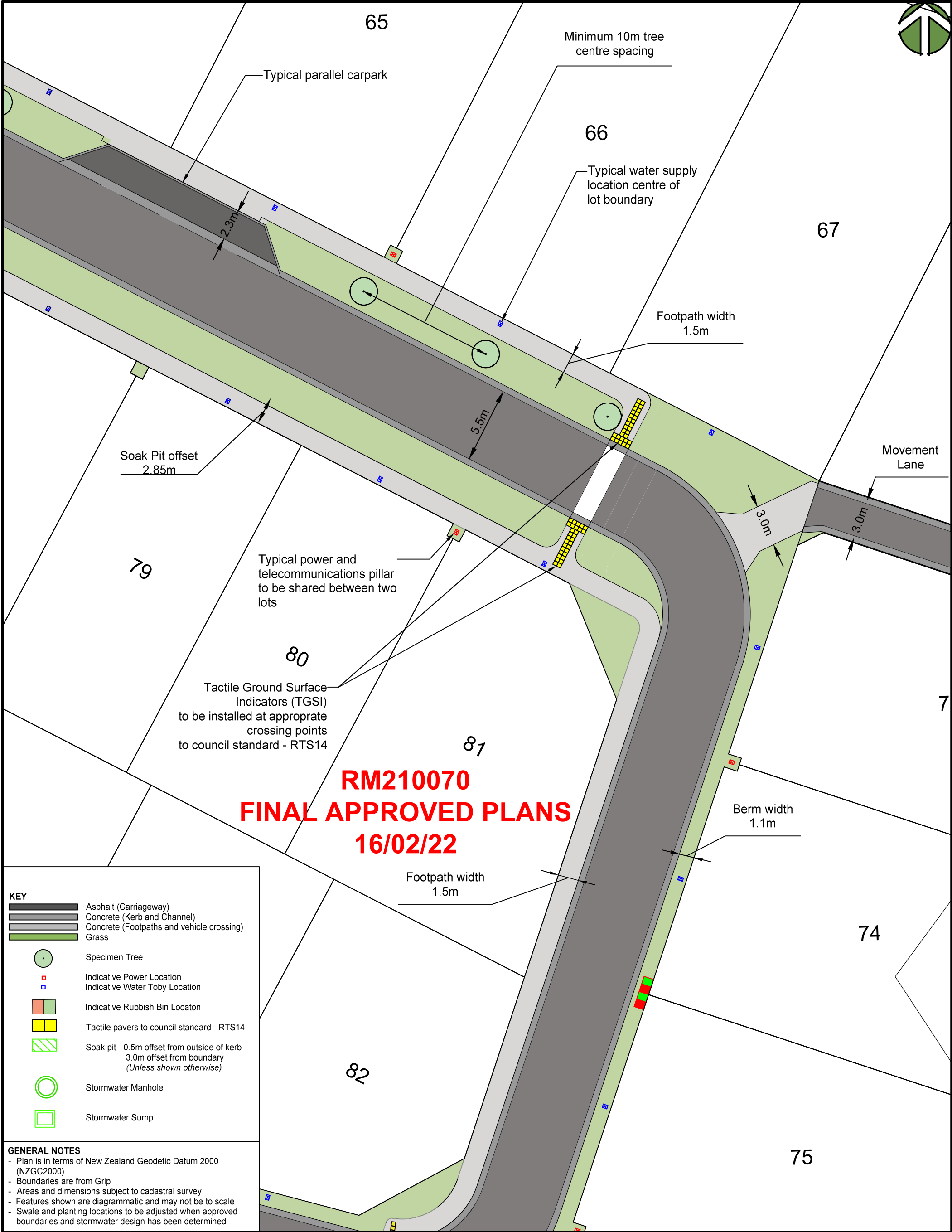
Landscape & Roading
Plan 6 of 8

Project

Otaki Gardens

Scale:	1:250	A3
Drawing No.		

2367-L3	206	F
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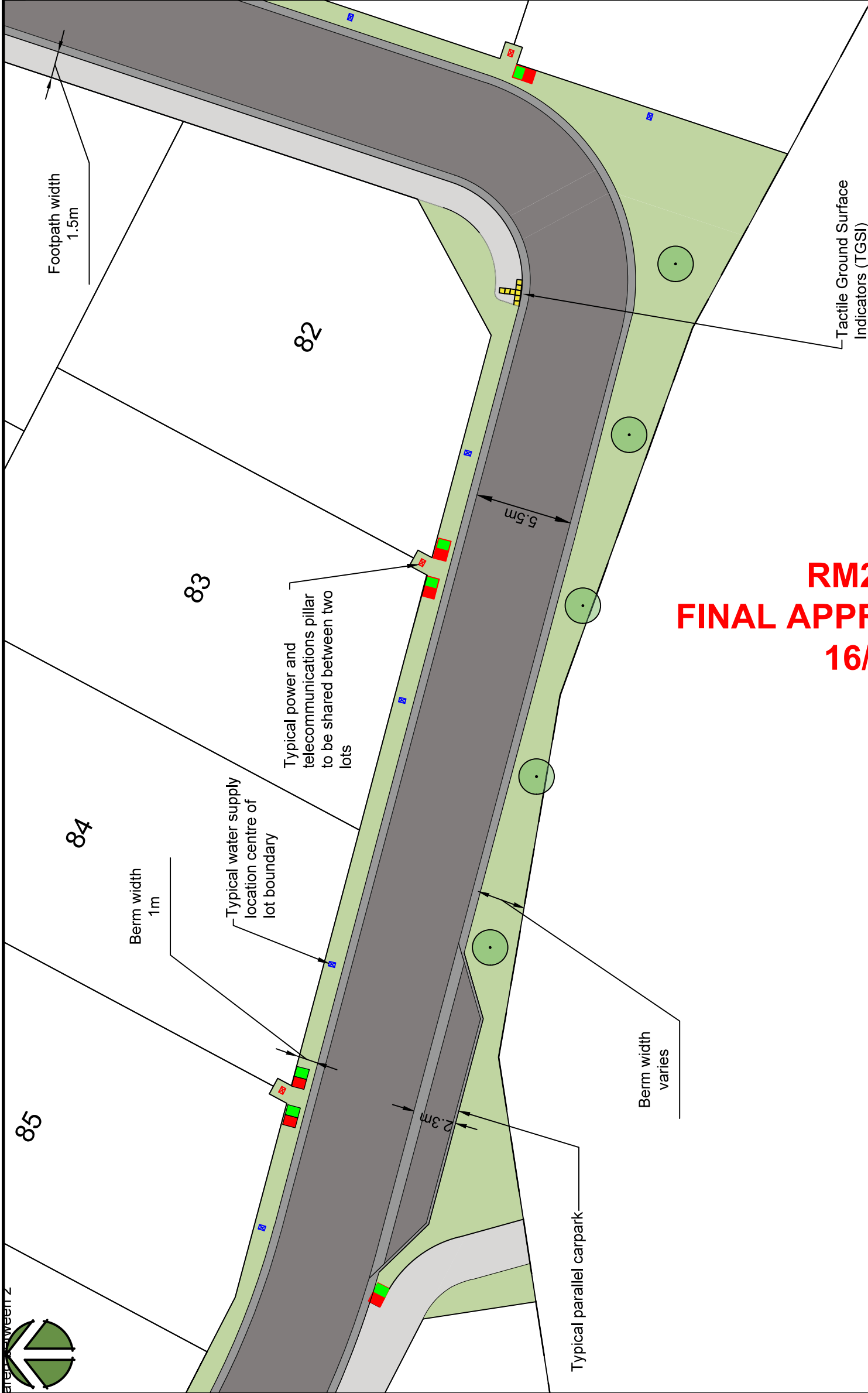
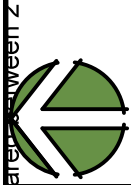
KEY	
	Asphalt (Carriageway)
	Concrete (Kerb and Channel)
	Concrete (Footpaths and vehicle crossing)
	Grass
	Specimen Tree
	Indicative Power Location
	Indicative Water Toby Location
	Indicative Rubbish Bin Locaton
	Tactile pavers to council standard - RTS14
	Soak pit - 0.5m offset from outside of kerb 3.0m offset from boundary (Unless shown otherwise)
	Stormwater Manhole
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GENERAL NOTES

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- Swale and planting locations to be adjusted when approved boundaries and stormwater design has been determined

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Client		© Landlink Limited 2021			
HW Developments Ltd		Plan detail amendments	JH	BA	16/11/21
Title		Issue description	By	Ckd	Date
Landscape & Roding Plan 7 of 8		Scale: 1:250			A3
Project		Drawing No.			
Otaki Gardens		2367-L3	207	F	



RM210070
FINAL APPROVED PLANS
16/02/22

KEY

Asphalt (Carriageway)

Concrete (Kerb and Channel)

Concrete (Footpaths and vehicle crossing)

Grass

Specimen Tree

Indicative Power Location

Indicative Water Toby Location

Indicative Rubbish Bin Location

Tactile pavers to council standard - RTS14

Soak pit - 0.5m offset from outside of kerb
3.0m offset from boundary
(Unless shown otherwise)

Stormwater Manhole

Stormwater Sump

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Matal street park design - KCDC
Potential 21/22 Stormwater Upgrade and reinstatement works

- 1 Indicative pipe upgrade alignment
- 2 Soakage device (indicative location)
- 3 Vehicle Access Reinstatement (design TBC)
- 4 Basketball Court Reinstatement
- 5 New Trees
- 6 Minders and carers seating

Potential works to be discussed in association with RM210070

- 7 Steps into park
- 8 Minders and carers area with shade
- 9 Internal pedestrian path network
- 10 Playground incorporating sloped area and upper level
- 11 Larger ames lawn
- 12 Path extension - (subject to development of neighbouring land)

GENERAL NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (NZGC2000)
- Boundaries are from Grip
- Areas and dimensions subject to cadastral survey
- Features shown are diagrammatic and may not be to scale
- Swale and planting locations to be adjusted when approved boundaries and stormwater design has been determined

Plan detail amendments	BA	JH	16/11/21
Issue description	By	Chkd	Date

1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161

Client

HW Developments Ltd

Title

Landscape & Roothing
Plan 8 of 8

Project

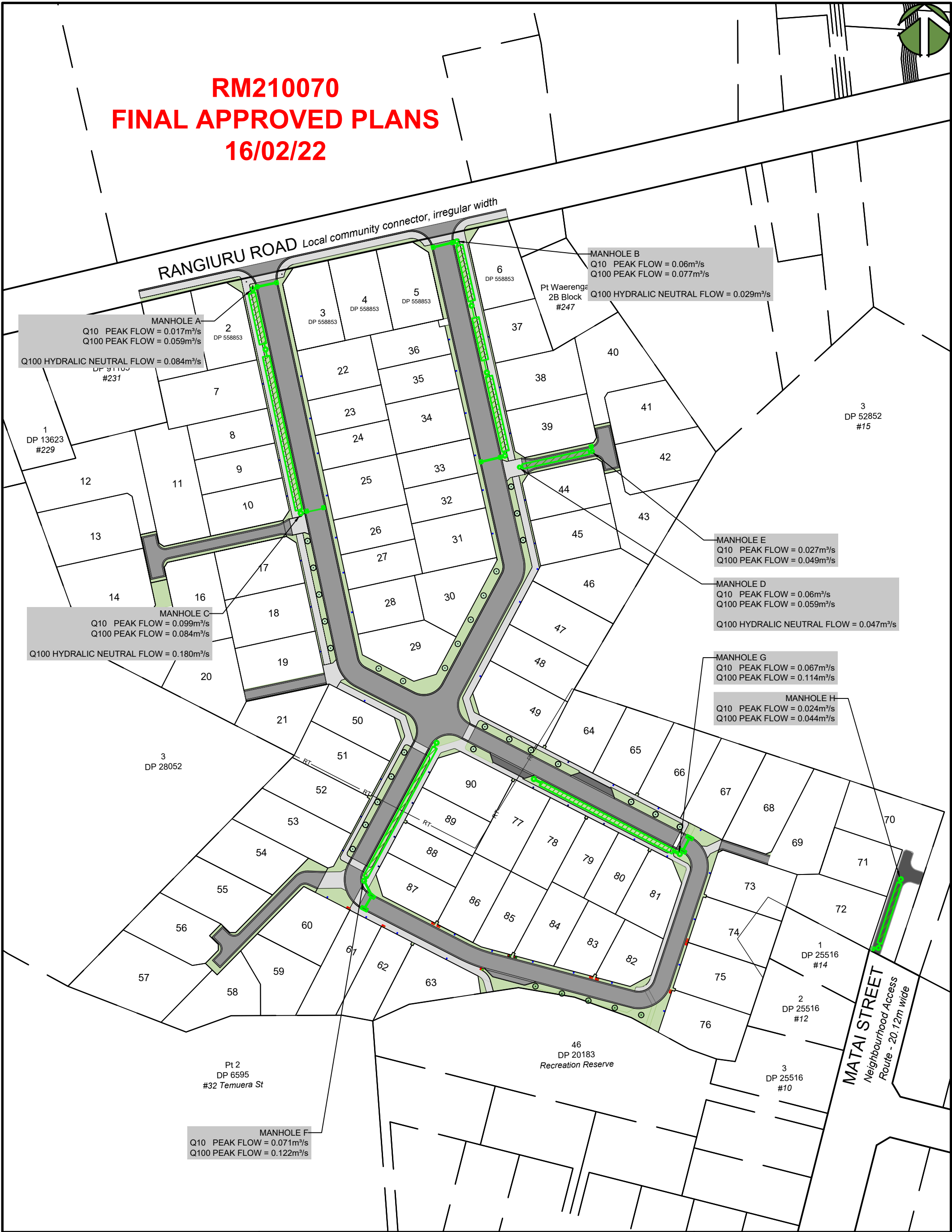
Otaki Gardens

Scale:	1:250	A3
Drawing No.		

2367-L3	208	F
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RM210070
FINAL APPROVED PLANS
16/02/22



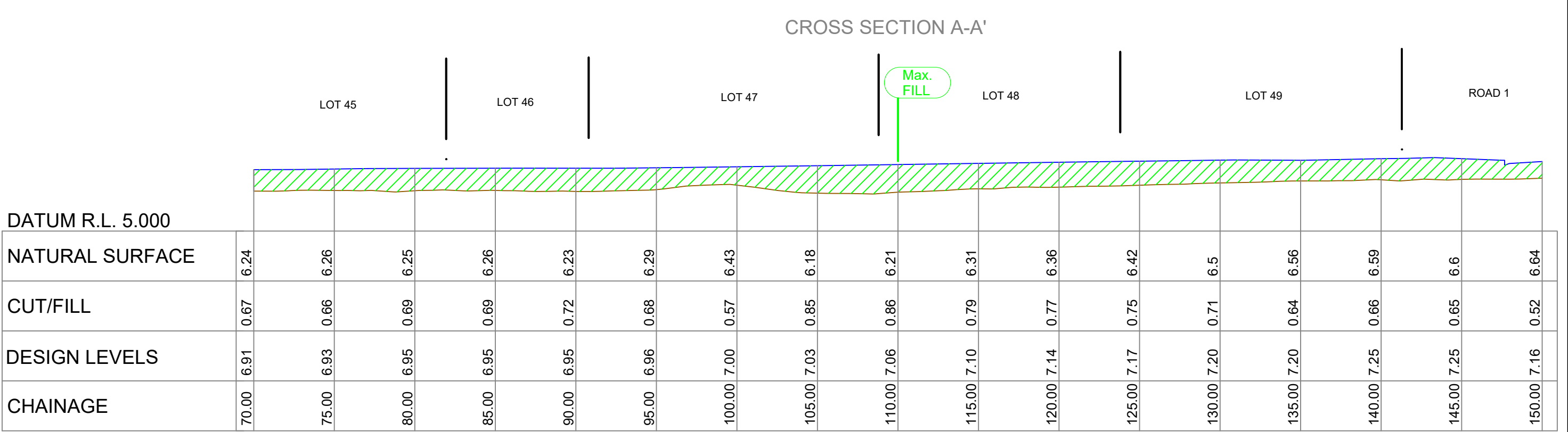
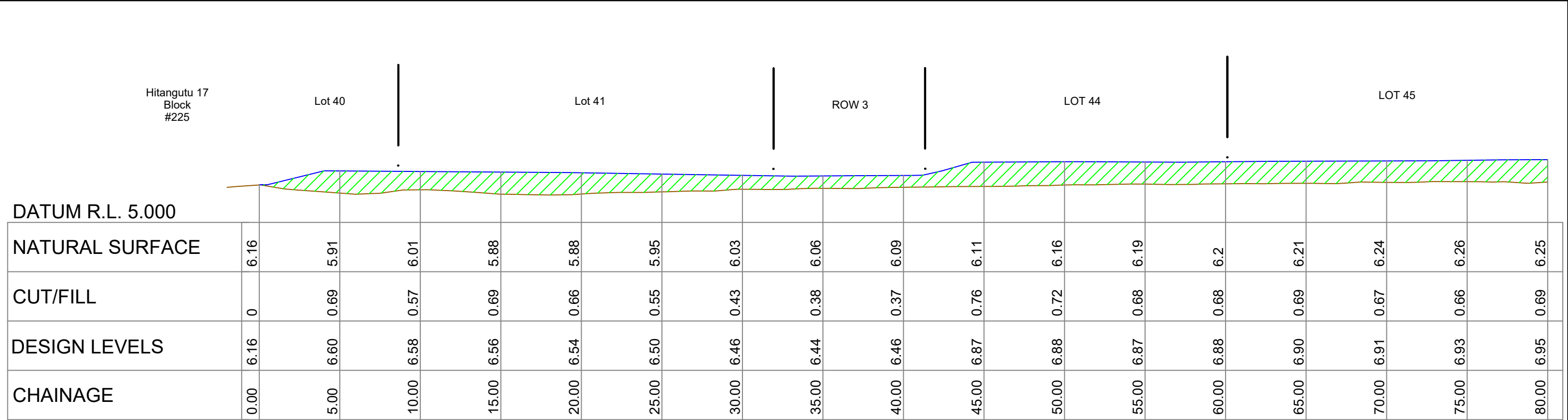
1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161

Client	HW Developments Ltd		
Title	Soakpit Locations		
Project	Otaki Gardens		

© Landlink Limited 2021			
	JH	BA	29/10/2021
Issue description	By	Ckd	Date
Scale:	Varies		A3
Drawing No.	2367-L3		
	215	A	

01/12/2021 3:30 PM





CROSS SECTION A-A'


Horizontal scale 1:250

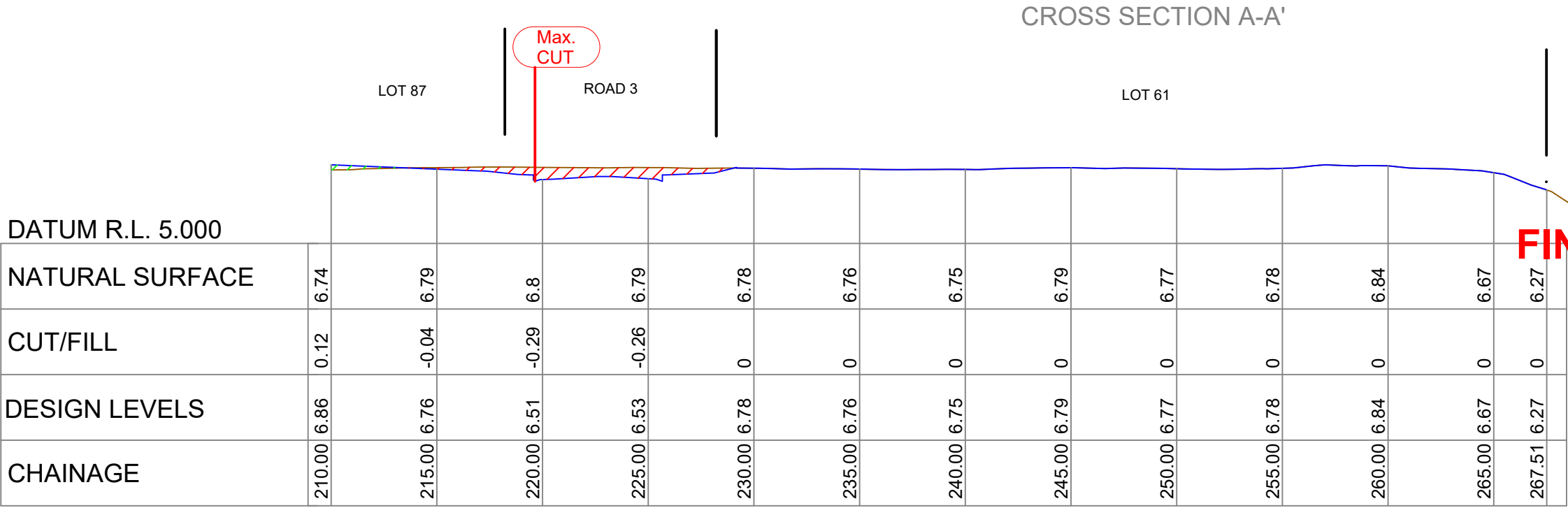
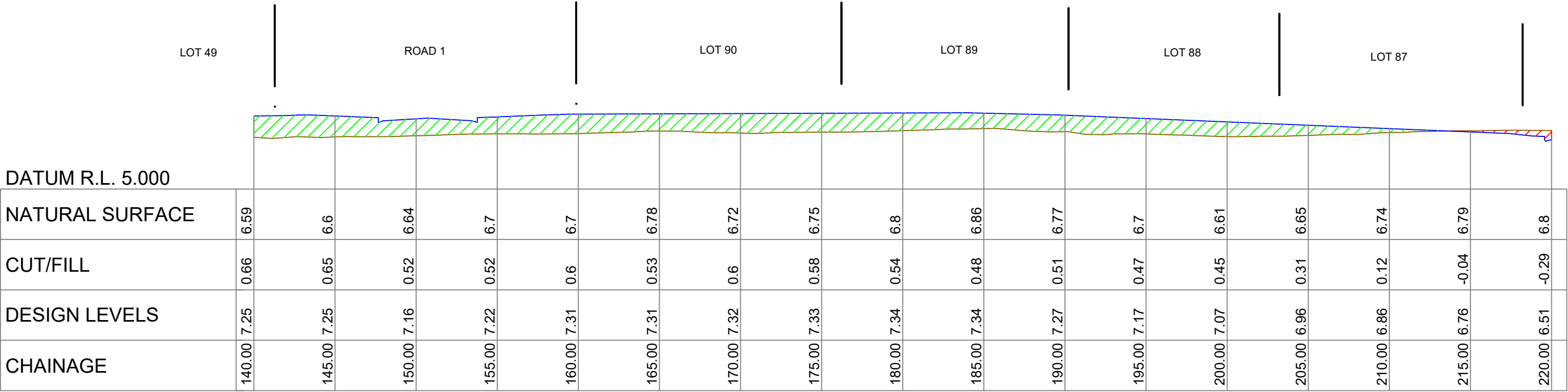
Vertical scale 1:125

RM210070

FINAL APPROVED PLANS


16/02/22

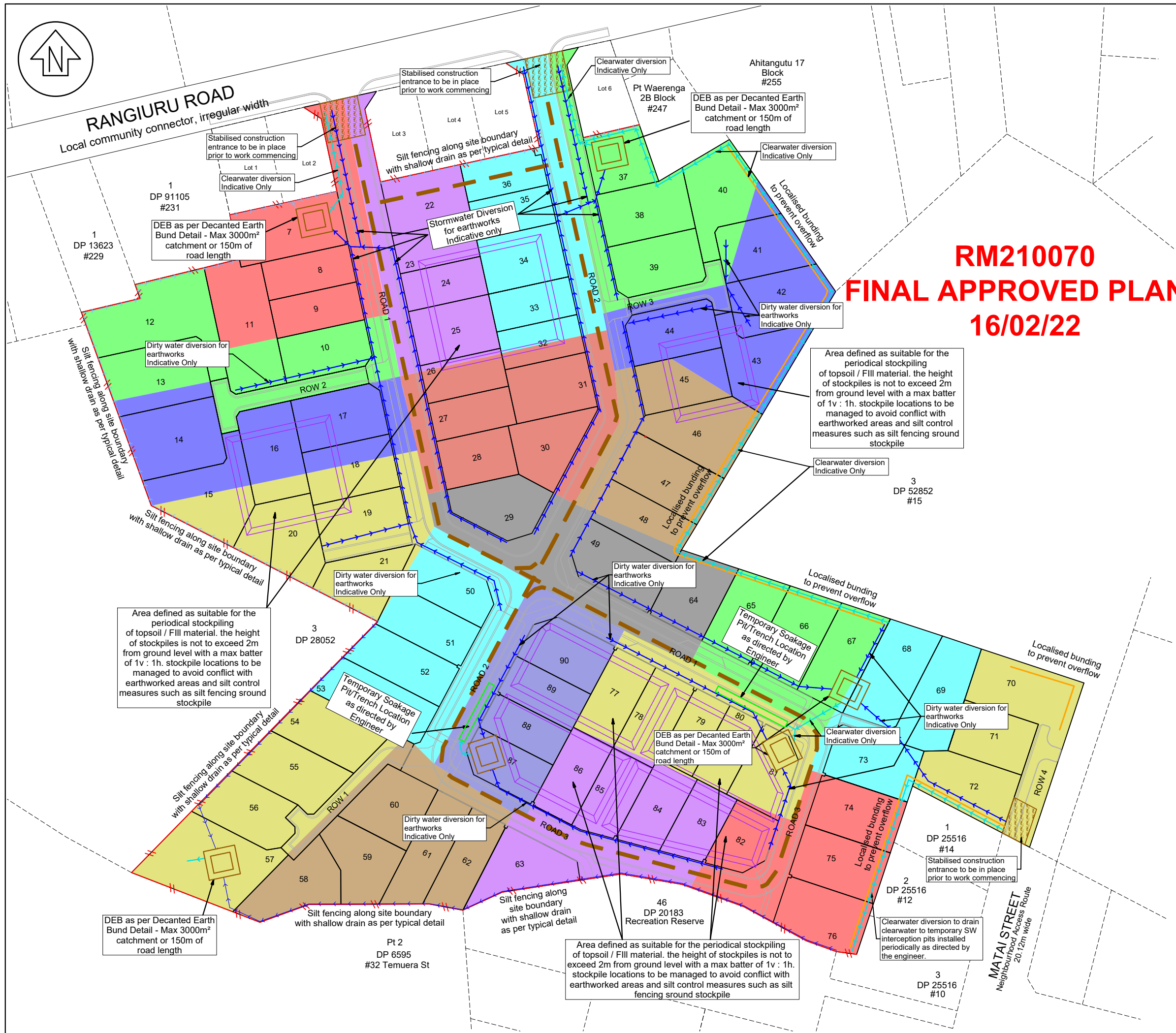
<div><p>positive planning + durable design</p></div> <div>1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161</div>	Client	Title	Project	© Landlink Limited 2021					
	HW Developments Ltd.	Cross Section A-A' Sheet 1 of 2	Otaki Gardens 90 Lot Subdivision	Issue description		Earthworks Amended			
				RV	RV	RV	BA/VA	11-Nov-2021	
				Surveyed	Designed	Drawn	Checked	Date	
				Scale:	As Shown			A3	
				Drawing No.					
				2367-E5		201	B		



RM210070
FINAL APPROVED PLANS
16/02/22

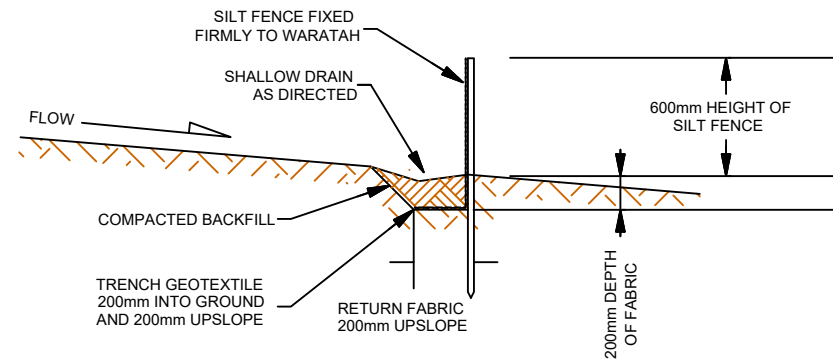
CROSS SECTION A-A'
Horizontal scale 1:250
Vertical scale 1:125

<div><p>1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161</p></div>	Client	Title	Project	© Landlink Limited 2021					
	HW Developments Ltd.	Cross Section A-A' Sheet 2 of 2	Otaki Gardens 90 Lot Subdivision	Issue description		Earthworks Amended			
				RV	RV	RV	BA/VA	11-Nov-2021	
				Surveyed	Designed	Drawn	Checked	Date	
				Scale:	As Shown			A3	
				Drawing No.					
				2367-E5		202	B		



TYPICAL SILT FENCE DETAIL

(Cross Section)

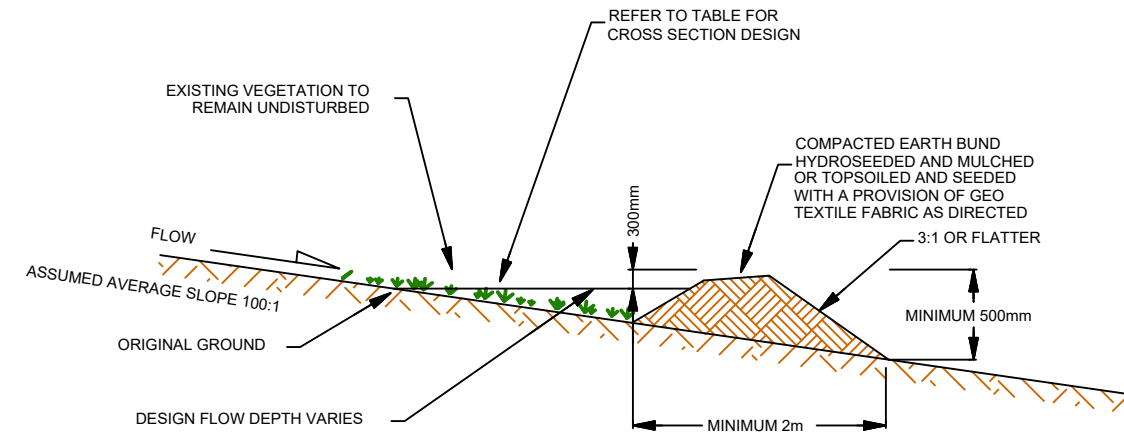


PROVIDE 1-3m RETURNS AT LEAST EVERY 60m

NOT TO SCALE

CLEAN WATER DIVERSION DETAIL

(Cross Section)

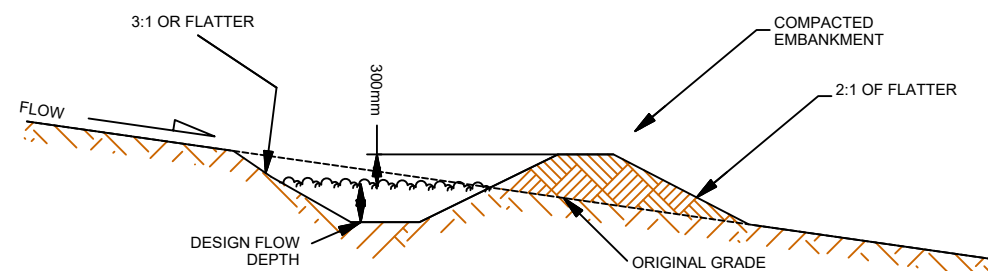


Grade	Depth (mm)	Max Area (m²)
1%	100	5,000
1%	150	14,000
2%	100	7,000
2%	150	20,000

NOT TO SCALE

DIRTY WATER DIVERSION DETAIL

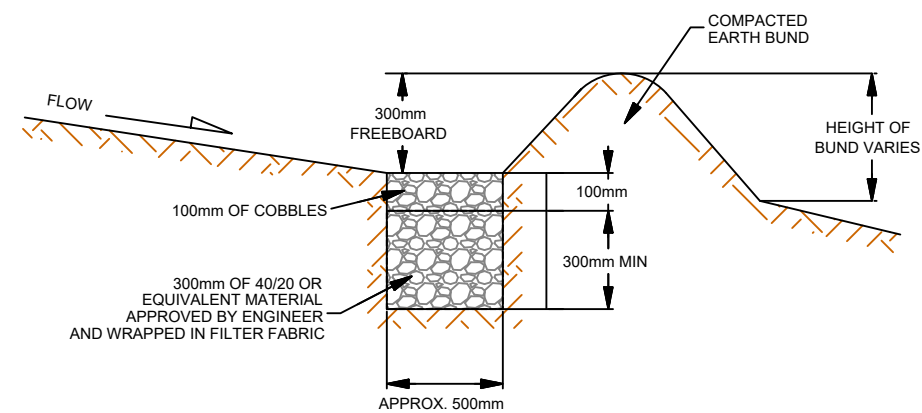
(Cross Section)



NOT TO SCALE

TYPICAL SOAKAGE DRAIN DETAIL

(Cross Section)



NOT TO SCALE

RM210070
FINAL APPROVED PLANS
16/02/22

Issue description		Peer review amendment			
RV	RV	RV	BA/VA	11-Nov-2021	
Surveyed	Designed	Drawn	Checked	Date	



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Client

HW Developments Ltd.

Title

Earthworks Mangment
Detail Design Plan

Project

Otaki Gardens 90 Lot
Subdivision

Scale:	As Shown	A3
Drawing No.		

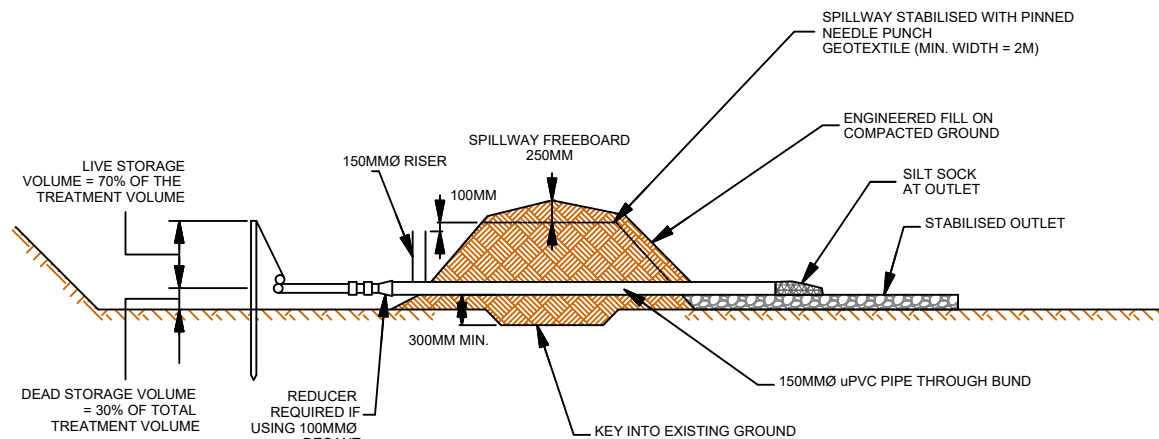
2367-E5

204

B

DECANTED EARTH BUND DETAIL (T-Bar)

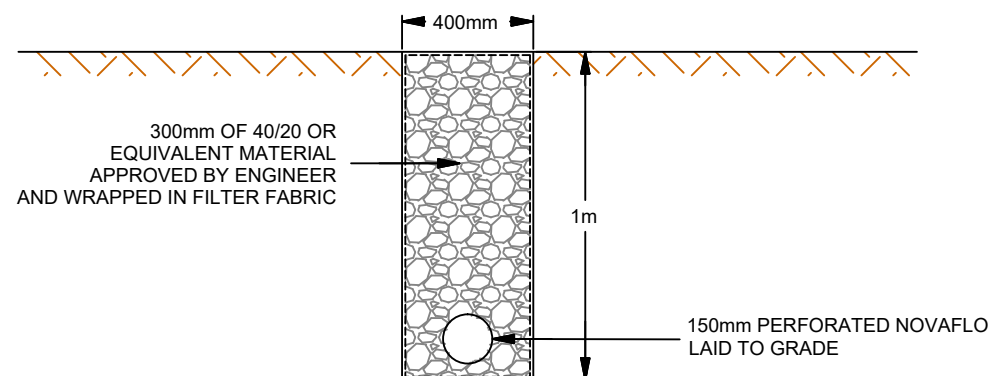
(Only for earthworked areas ≤ 3000m²)



Not to scale

TYPICAL CUTOFF DRAIN

(Cross Section)

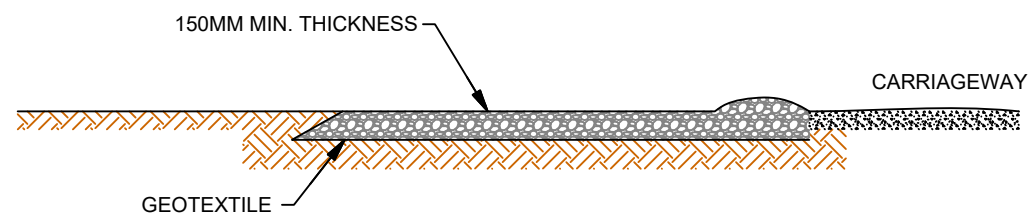


Not to scale

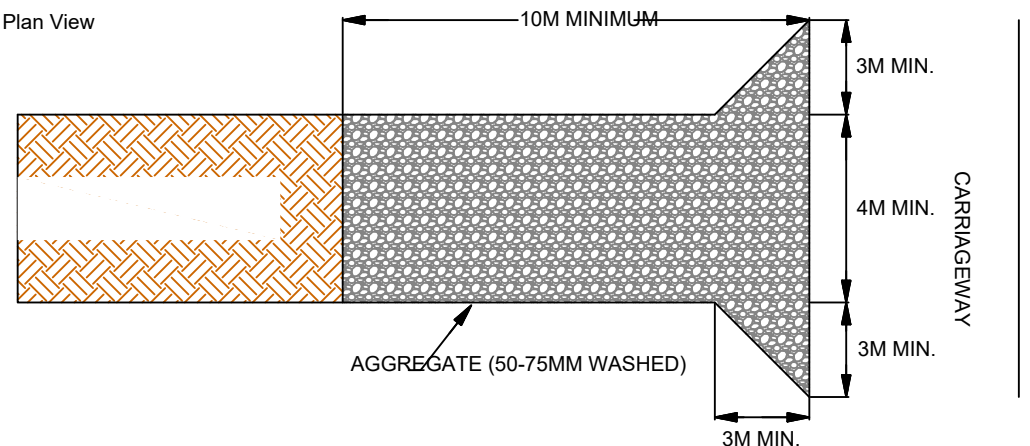
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STABILISED CONSTRUCTION ENTRANCE DETAIL

Side Elevation



Plan View



Not to scale

Issue description		Peer review changes			
RV	RV	RV	BA/VA	11-Nov-2021	
Surveyed	Designed	Drawn	Checked	Date	



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Client

HW Developments Ltd.

Title

Earthworks Mangment
Detail Design Plan

Project

Otaki Gardens 90 Lot
Subdivision

Scale:	As Shown	A3
Drawing No.	2367-E5	205

B



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1071632**
Land Registration District **Wellington**
Date Issued 30 June 2022

Prior References

982362 WN28C/174

Estate Fee Simple
Area 5.5095 hectares more or less
Legal Description Lot 7 Deposited Plan 558853 and Section
 75 Block IX Waitohu Survey District and
 Lot 4 Deposited Plan 52852

Registered Owners

HW Developments Limited

Interests

Subject to Section 8 Coal Mines Amendment Act 1950 (affects Section 75 Block IX Waitohu Survey District)

1084 Order in Council imposing Building Line Restriction - 8.11.1923 at 10:00 am (affects Lot 7 DP 558853 part formerly contained in RT WN 527/267)

K38384 Special Order under Section 186 (7) Municipal Corporations Act 1954 imposing Building Line By-law 1952 - 12.4.1956 at 11.00 am (affects Lot 7 DP 558853 part formerly contained in RT WN527/267)

Subject to a right to water supply over Section 75 Block IX Waitohu Survey District and Lot 4 DP 52852 created by Transfer 853825.4 - 28.5.1987 at 1.30 pm

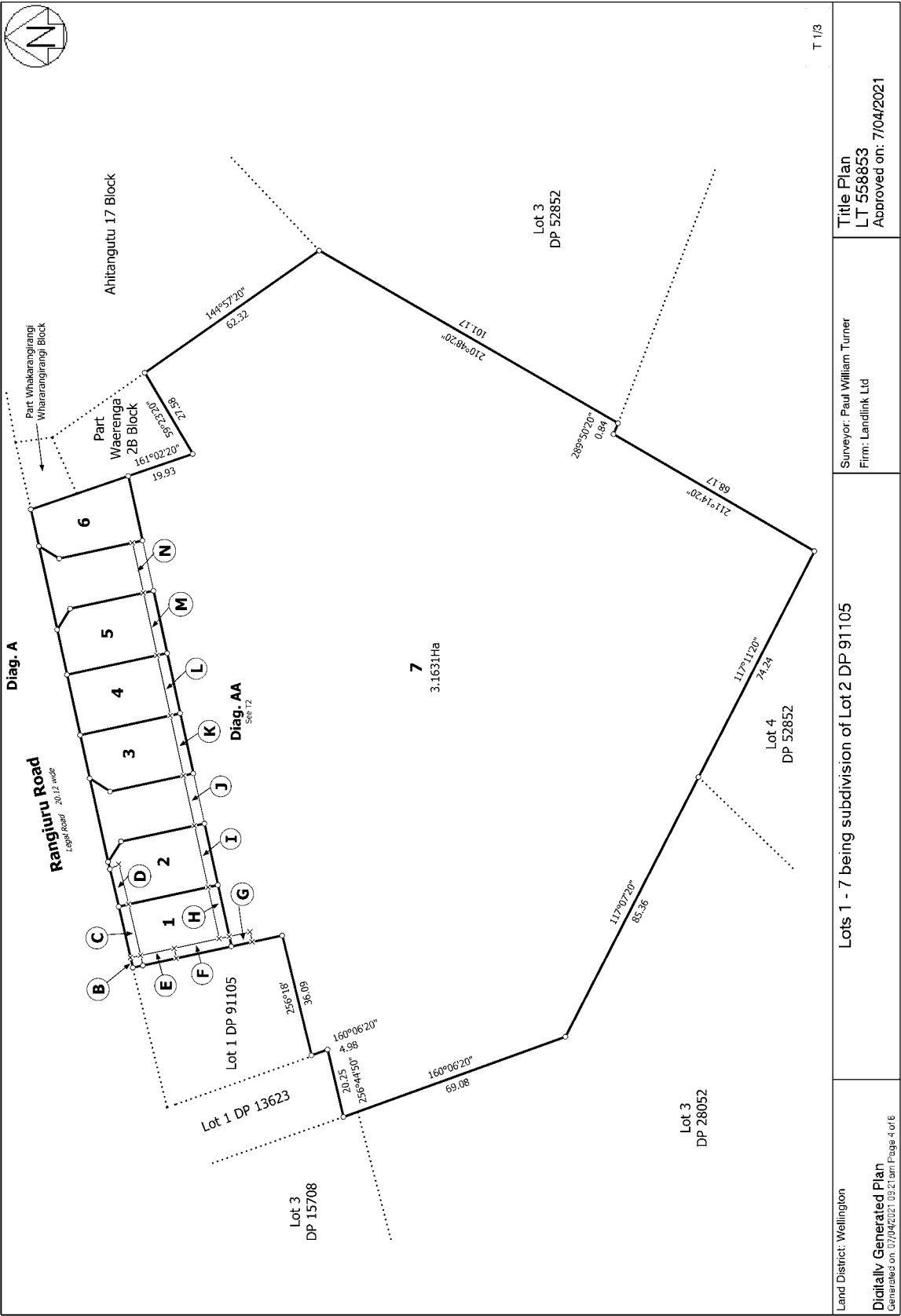
Subject to a sewage drainage right over part Lot 7 DP 558853 marked G on DP 558853 specified in Easement Certificate 5058610.4 - 12.7.2001 at 9:39 am

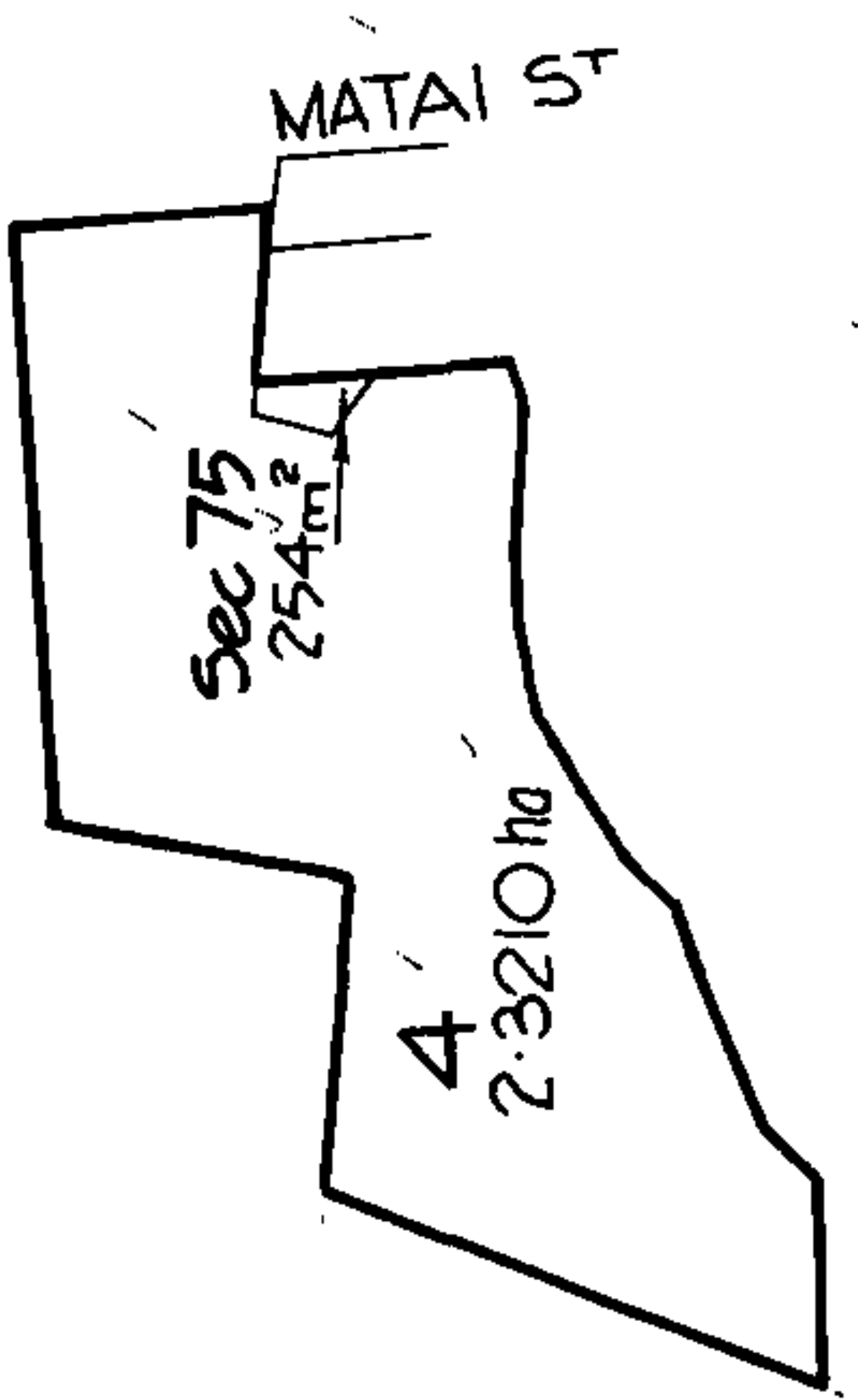
9283542.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation (potential ponding area) as a natural hazard - 11.1.2013 at 7:00 am (affects Section 75 Block IX Waitohu Survey District and Lot 4 DP 52852)

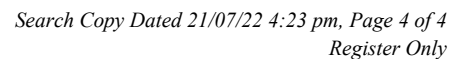
11346664.1 Mortgage to TSB Bank Limited - 15.2.2019 at 2:39 pm

Subject to a right (in gross) to drain sewage over part Lot 7 DP 558853 marked J and N on DP 558853 in favour of Kapiti Coast District Council created by Easement Instrument 12039496.3 - 26.3.2021 at 2:40 pm

The easements created by Easement Instrument 12039496.3 are subject to Section 243 (a) Resource Management Act 1991







From: [Marie Payne](#)
To: [Mailbox - District Planning](#)
Cc: [Paul Turner](#)
Subject: [#LL-2367] Plan Change 2 Submission
Date: Thursday, 22 September 2022 3:34:57 pm

An attachment was removed from this email because it exceeded the 25 Mb in size. Please use Liquid Files to enable the sender to send you the file.

[Liquid File Instructions](#)

Kia ora,

Please find the attached submission on proposed plan change 2.

If for any reason, there is an issue with the submission or the information provided please let us know immediately.

Kind regards,

Marie



Marie Payne
Senior Planner + [Landlink Ltd](#)
04-902-6161

