

22 October 2025

Cameron Ross

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 7 Seddon Street, Waikanae.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

Statement of Passing Over Information

This information has been supplied by the vendor or the vendor's agents and Professionals, Redcoats Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

7 Seddon Street, Waikanae

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Cameron Ross
LIM number	L251107
Application date	20/10/25
Issue date	22/10/25

Property details

Property address	7 Seddon Street, Waikanae
Legal description	LOT 16 DP 1031 C/T 443/259
Area (hectares)	0.3627

Valuation information

Valuation number	1496007300
Capital value	\$1,500,000
Land value	\$650,000
Improvements value	\$850,000

Please note that these values are intended for rating purposes only.

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Attachments

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year Current Rates Year 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$8,185.73
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$454.91 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

Water balance due \$0.00

For further information on this section, contact the Rates Team on 0800 486 486.

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

01/10/25	BUILDING CONSENT 250637: 2 x new 2 bedroom single storey dwellings with Linea Weatherboards, Brick and Corrugated Colorsteel roofing. SED
01/05/25	BUILDING CONSENT 250191: It is proposed to retrospectively fit a 10,000-litre attenuation tank to collect run-off from the existing roof : Code Compliance Certificate issued 30/09/25
10/04/17	BUILDING CONSENT 170167: Single level brick clad dwelling with attached triple garage.: Code Compliance Certificate issued 02/10/17
23/05/97	BUILDING CONSENT 970407: CARPORT : Code Compliance Certificate issued 14/07/97
20/01/87	Building Permit 18480 CONSERVATORY 6-2 SQ M
20/07/84	Building Permit B102404 WOODBURNER
22/12/80	Building Permit J011250 GARAGE 54 SQ M
09/09/77	Building Permit H136613 GARDEN SHED 14-9 SQ M
18/04/61	Building Permit 049957 ADDITIONS

No other building files have been identified for this property.

Building Consent 250637 lodged 01/10/25 has not yet been granted. Please contact the building team on 0800 486 486 for information about the status and detail of this building consent application.

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

For further information on this section, contact the Building Team on 0800 486 486.

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

For further information on this section, contact the Building Team on 0800 486 486.

Registered Environmental Health Premises and Licences

No information located.

For further information on this section, contact the Environmental Health Team on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: High Density Residential

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiti.coast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned High Density Residential in the Operative District Plan (2021).

This property was created via subdivision in 1900. A copy of the Deposited Plan (DP 1031) and Record of Title is provided with this LIM.

There are no known easements.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

Below is a list of resource consents issued for this property and further detail can be found in the decision letters provided with this LIM.

For information about the resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

RESOURCE CONSENT 230200: To undertake a nine-lot residential subdivision, earthworks and construct six residential units not meeting permitted activity standards.

If you are interested in reading the full resource consent file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however these can be retrieved for you.

Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

This property is adjacent to a property which contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is: Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (511) Titoki, 18 Utauta Street.

There is no record of any identified cultural or archaeological sites contained on this site.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/search-selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the area's residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

All of the property and the adjacent road carriageway (Seddon Street) is shown to be subject to and/or adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100-year flood extent, which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

The adjacent and adjoining road carriageway (Seddon Street & Utauta Street) is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

The adjacent road carriageway (Seddon Street) is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

All of the property is shown to be subject to and adjacent to a shallow surface flow area which is affected by a direct flood risk on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

Shallow surface flow areas are floodplain areas, typically on steeper catchments, where shallow moving flood waters could occur during a flood event. A shallow surface flow area is subject to a direct flood risk. This hazard is associated with high intensity rainfall that overwhelms the primary drainage paths resulting in shallow flows across the ground surface.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. The sewer lateral has multiple consumers using the one lateral. An as-built plan of private drainage is provided with this LIM.

Stormwater discharges are via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution. Overflow from water re-use tank(s) is confined to site in soak pit(s) and/or discharged via the kerb connection provided.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. The water supply connection has multiple consumers using the one connection.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



0 10 20 Metres

Scale @ A4 - 1:600

Date Printed: October 20, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN443/259**

Land Registration District **Wellington**

Date Issued 08 April 1935

Prior References

WN194/128

Estate Fee Simple
Area 3627 square metres more or less
Legal Description Section 16 Block VI Maori Township
Parata and Defined On Deposited Plan
1031

Original Registered Owners

Joseph Winfield Scott

Interests

8722553.1 Transmission to Catherine Elizabeth Scott as Executor - 13.4.2011 at 11:05 am
8983554.1 Transfer to Raymond John Bell and Lesley Denise Bell - 21.2.2012 at 10:45 am
10636797.1 Mortgage to ASB Bank Limited - 1.12.2016 at 2:48 pm
12404153.1 Discharge of Mortgage 10636797.1 - 4.5.2022 at 12:56 pm
12404153.2 Transfer to Punawai Properties Limited - 4.5.2022 at 12:56 pm

NEW ZEALAND.

(Land and Deeds)
[Form 11.]

Vol. 194, Folio 128
 Reference: Transfer No. 224187
 Application No.
 Order for N/C No.



REGISTER
 Register-book.
 Vol. 443 folio 259

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eighth day of April, one thousand nine hundred and thirty-five
 under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
DAVID WILLIAM PORT of Waikanae Farmer—

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THREE ROODS TWENTY THREE AND FOUR TENTHS PERCHES more or less situate in Block IX of the Kaitawa Survey District being Section 16 of Block VI of the Native Township of Parata as shown on Deposited Plan No. 1031—



W. G. I. Davis
 Assistant District Land Registrar.

DISCHARGED
 Mortgage No. 227234 David William Port to The State Advances

Superintendent produced to 20-6-44
 20-6-44
 20 April 1935 at 2.44 p.m.

W. G. I. Davis A.L.R.
 Transfer 278032 David William Port to William
 McKenzie Angus of Wellington Contractor Produced
 20 June 1944 at 11.8 am

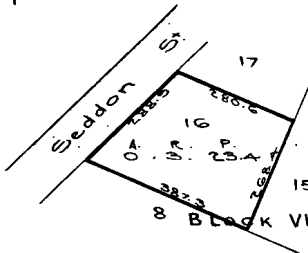
Mortgage 264445 W. G. I. Davis McKenzie Angus
 to the Bank of **DISCHARGED** produced 20
 December 1944 at 11.30 a.m.

Mortgage 267978 W. G. I. Davis McKenzie Angus
 to The National **DISCHARGED** produced 15/11/44
 Limited produced 15/11/44 at 11.3 a.m.

Transfer 272954 William McKenzie
 Angus to Quentin Edward Angus
 of Waikanae solicitor produced 15-11-
 June 1954 at 12.2 pm.

Mortgage 338684 Quentin Edward Angus to
 The National Bank of New Zealand Limited
DISCHARGED produced 15/11/44
 15/11/44 at 2.45 pm

CONTINUED



Scale: 2 Chains to an inch.
 M.L.

EQUIVALENT METRIC
 AREA IS 3627 m²

REGISTER

443/259

Mortgage 339515 Quentin Edward Angus
to the Government Insurance
DISCHARGE
Produced 25.1.1969 at 1.31 p.m.
A.L.R. - R. Jones

B784124.1 Transmission to Joseph Winfield
Scott as survivor
18.4.2000 at 1:21.

con
for RGL

based on 1970 mortgage lot 1 Volume Plan 2.2174
by the 1970 mortgage entered 16.10.1957 at 9.50 a.m.
A.L.R. - R. Jones

Settled as a Joint Family Home under
The Joint Family Home Act 1970 on 19.10.1970
above named and R. Jones
now vested in R. Jones who is the owner and is
Entered 19.10.1970 at 9.31 a.m.
Application 11.4.79 A.L.R.

Variation of Mortgage 339515 produced 8.9.1961 at 11.20 a.m.

DISCHARGE
Produced 25.1.1969 at 1.31 p.m.
A.L.R. - R. Jones

Transfer 77209 and cancellation of Joint Family
Home to Philip Lawrence Oldham of Wellington
Consent and Elizabeth Hope Oldham his wife
26.1.1969 at 2.27 p.m.
A.L.R. - R. Jones

CANCELLED
Produced 25.1.1969 at 1.31 p.m.
A.L.R. - R. Jones

Mortgage 77209 to The Northern Cooperative
DISCHARGE
Produced 4.6.1970 at 11.3.1969 at 1.31 p.m.
A.L.R. - R. Jones

Mortgage 77209 to The Northern Cooperative
DISCHARGE
Produced 4.6.1970 at 11.3.1969 at 1.31 p.m.
A.L.R. - R. Jones

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
J. B. Richards A.L.R.

067520.1
DISCHARGE
Produced 4.6.1970 at 11.3.1969 at 1.31 p.m.
A.L.R. - R. Jones

Mortgage A025551 to Scott, Hardie Boys,
6/15/1960 & Jeffries Nominees Limited
6/15/1960 at 11.58 a.m.
A.L.R. - R. Jones

Transfer 416076.2 to Joseph Winfield Scott
of Waikanae, Traffic Manager and Anne
Walker Scott his wife - 13.10.1980 at
11.15 a.m.
B.W. James
for D.L.R.

1031

Not to be used for
Appellations. See S.O. 14414.

Nº 1031
Nº 1031

Received for deposit the
26th January 1900

Received for deposit the
7th February 1900

Subdivision

M. Wilton

Asst Land Registrar



C of T

62/73

See M.R. 191/55

19/1/28

62-73

Sec 43

Proclaimed a Native Township - Gazette
page 1512-1899 10th August 1899. Boundaries
amended - Gazette page 1387, 1899.

I certify that this plan was exhibited from
14th Sept. 1899 to 30th Nov. 1899 under
Section 8 of the Native Townships Act 1895 at
the Post Office, Waikanae, and no
objections were received in respect
of the same.

(Signed) G. B. Gray

Chief Judge
Native Land Court

In terms of Section 10 of the Native Townships
Act 1895, I hereby certify that this plan is correct
and has been duly made, and that the township
within the limits of the red border has been duly
constituted under the Act above quoted.

(Signed) S. Percy Smith
Surveyor General.

1031

For Traverse details and
measurements see S.O. 14414

1031



PARATA TOWNSHIP
SECTIONS OF TOWN OF PARATA
PART OF NGARARA WEST
BLOCK IX
KAITAWA DIST.

Scale 2 chains to an inch

R.B. Martin Surveyor
January 1897

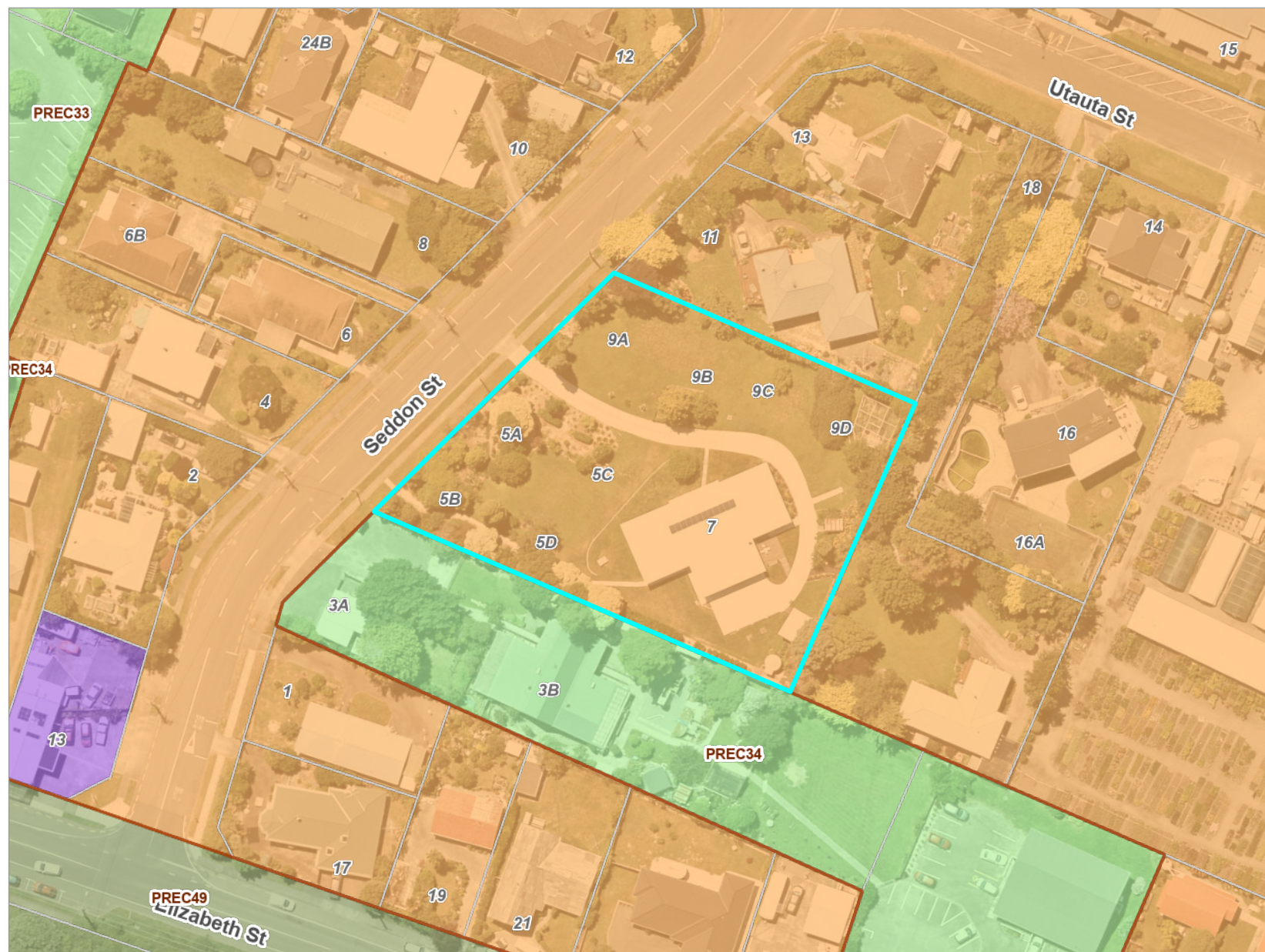
De mea whakaari te mapi nei i runga i nga
tikanga o nga tikanga 8 me 9 o Te Ture Taone
Maori, 1895.
Ko nga whakaha katoa me tuku atu
ki te Tumauaki Kai-whakawa o te Kaiti Whenua
Maori i Teneke, i mua mai i te 30 o nga
ra o Noema 1899
(Signed) Na Rewi
Tumauaki Kai-whakawa
14 Hepeitema 1899

Approved
Signed J. W. A. Marchant
Chief Surveyor
27.7.99
I hereby certify this is a correct copy of the original
plan as exhibited in terms of the Native
Townships Act 1895.
Signed J. W. A. Marchant
Chief Surveyor
29.1.1900
1032-704

1031

Operative District Plan 2021 - Zones and Precincts

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

- Precinct
- High Density Residential Zone
- Rural Production Zone
- General Industrial Zone
- Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

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7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)

-  Strategic Arterial Routes (or SH1)
-  Major Community Connectors
-  Centres Route
-  Waahi Tapu
-  Historic Heritage Places
-  Notable Trees
-  Noise Corridor
-  Coastal Environment



The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: October 20, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

 Designation

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



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Operative District Plan 2021 - Natural Features

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

▲ Key Indigenous Trees

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0 40 80 Metres

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Operative District Plan 2021 - Natural Hazards

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Ponding Area
-  Shallow Surface Flow

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



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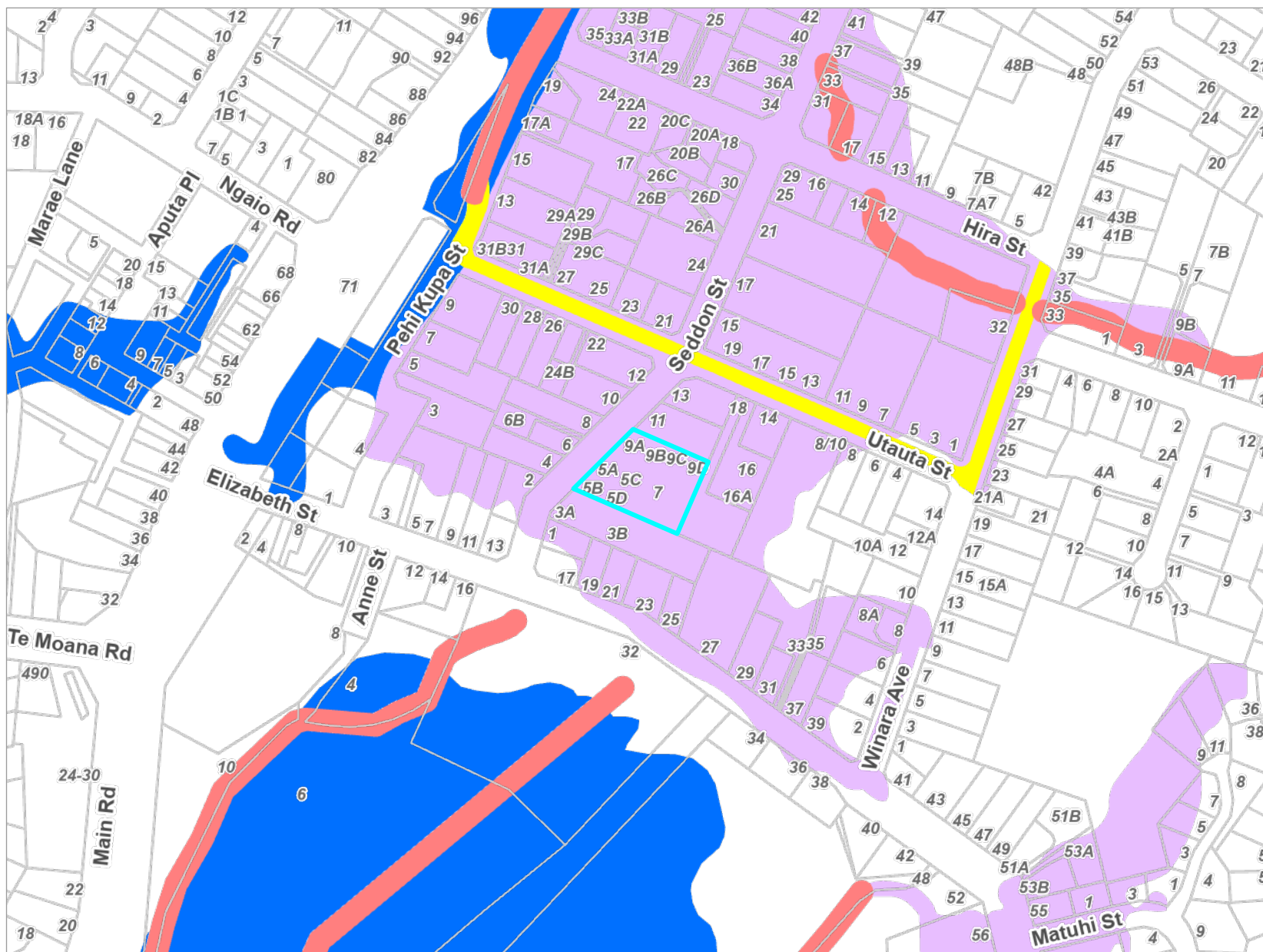
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Latest Flood Hazards

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding
- Shallow Surface Flow

The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.



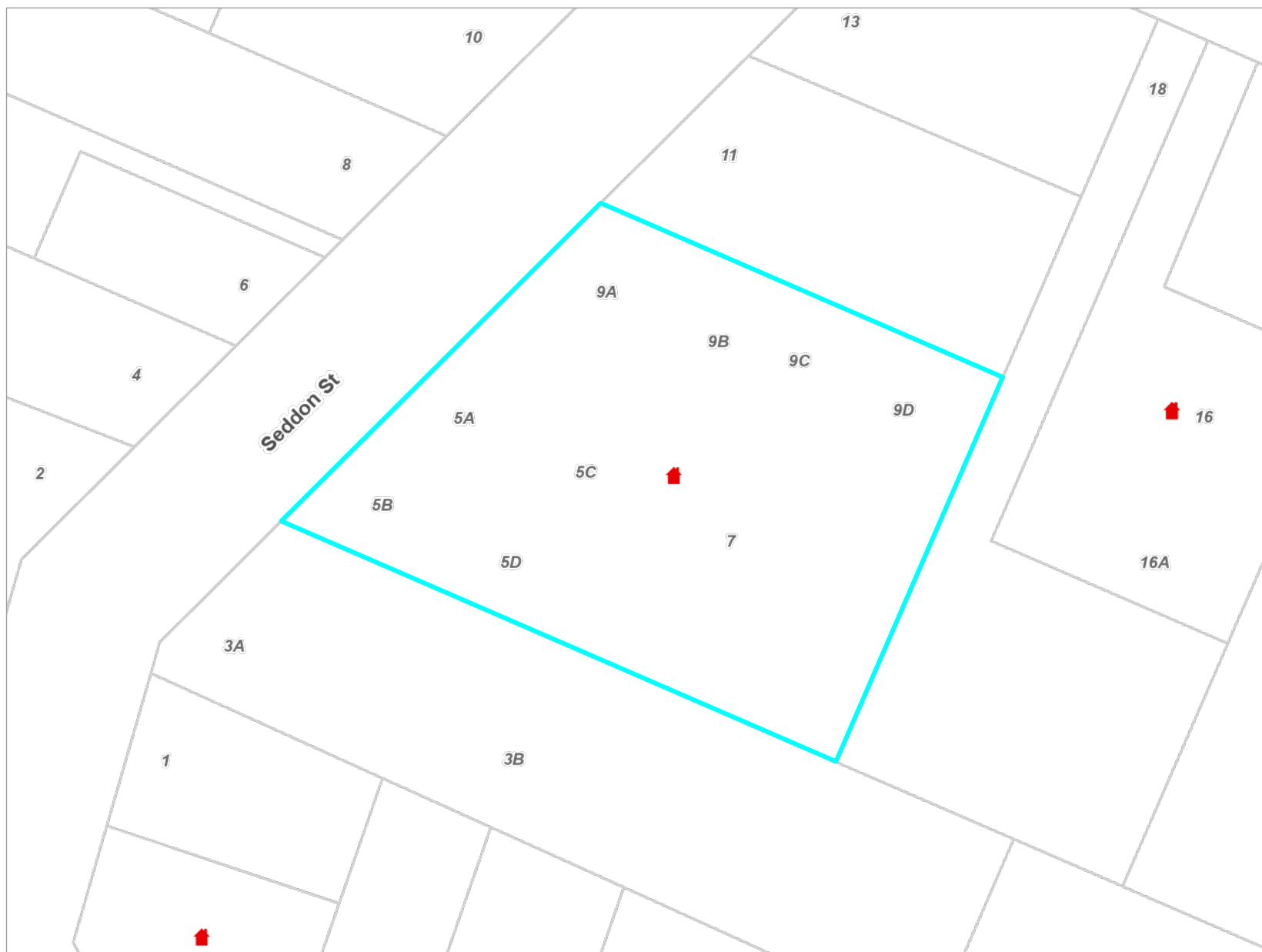
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Resource Consents Map

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

 Resource Consents

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0 10 20 Metres

Scale @ A4 - 1:750

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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
010277	24B Utauta Street, Waikanae	1496004300	LOT 4 DP 16038 CT 594/189	SD	PROPOSED SUBDIVISION, ONE ADDITIONAL LOT. SIDE YARD AND	N	N	s.221 Consent Notice	29/10/2001	24/9/2001
040046	11 Elizabeth Street, Waikanae	1496003400	PT LOT 4 BLKV DP 1031 CT 298/198	LC	EXISTING OPEN SPACE DWELLING TO BE USED AS AN	N	N	Decision Issued	1/6/2004	10/3/2004
050317	16 Utauta Street, Waikanae	1496006900	LOT 2 DP 24902	LD	Use existing part of downstairs area as a family	N	N	Decision Issued	18/11/2005	31/10/2005
100154	3B Seddon Street, Waikanae	1496005000B	LOTS 8 9 DP 1031 -MONTESSORI PRE-SCHOOL	LD	Additions exceeding size and height requirements and with	N	N	Decision Issued	1/9/2010	25/8/2010
120046	10 Seddon Street, Waikanae	1496004100	LOT 6 DP 16038 CT 839/78	LD	Proposed accessory building encroaching boundary	N	N	Decision Issued	22/5/2012	27/4/2012
150200	14 Utauta Street, Waikanae	1496006800	LOT 1 DP 24902	LD	Addition to existing dwelling	N	N	Decision Issued	23/11/2015	29/10/2015
210195	16 Utauta Street, Waikanae	1496006900	LOT 2 DP 24902	SDR	Undertake a two-lot subdivision that includes the	N	N	s.224 Issued	15/10/2025	25/8/2021
220008	5/10 Utauta Street, Waikanae	1496006700A	FLAT 1 DP 73121 ON LOT 1 DP 62126 -HAVIN	SDR	Construction of 43 residential units and associated unit	N	N	Letter Generated	24/8/2022	20/12/2021
220008A	5/10 Utauta Street, Waikanae	1496006700A	FLAT 1 DP 73121 ON LOT 1 DP 62126 -HAVIN	LD	S127 change of consent condition relating to RM220008 for	N	N	s.223 Approval	16/6/2023	4/5/2023

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
220229	11 Elizabeth Street, Waikanae	1496003400	PT LOT 4 BLK V DP 1031 CT 298/198	LD	To construct supported living accommodation, comprising six	N	N	Decision Issued	17/6/2024	29/8/2022
230200	7 Seddon Street, Waikanae	1496007300	LOT 16 DP 1031 C/T 443/259	SD	To undertake a nine-lot residential subdivision, earthworks	N	N	s.223 Approval	18/10/2024	27/11/2023
920020	21/10 Utauta Street, Waikanae	1496006700B	BAL LAND 4/5 INT 5052 M2 LOT 1 DP 62126	LN	TO ERECT FIVE TUNNEL HOUSES AND AN OFFICE/WORKSHOP	N	N	Decision Issued	16/2/1993	21/12/1992
950451	17 Elizabeth Street, Waikanae	1496004600	LOT 2 DP 68077 CT 36B/540	LN	FRONT YARD ENCROACHMENT	N	N	Decision Issued	21/7/1995	16/6/1995
940196	21/10 Utauta Street, Waikanae	1496006700B	BAL LAND 4/5 INT 5052 M2 LOT 1 DP 62126	LD	ADDITIONAL SPACE REQUIRED FOR PROPAGATING OF PLANTS	N	N	Decision Issued	23/9/1994	8/9/1994
950289	24B Utauta Street, Waikanae	1496004300	LOT 4 DP 16038 CT 594/189	SC	1 RESIDENTIAL LOT	N	N	Decision Issued	28/9/1995	1/9/1995
970046	21/10 Utauta Street, Waikanae	1496006700B	BAL LAND 4/5 INT 5052 M2 LOT 1 DP 62126	LC	TO BUILD AN AMENITIES AND WORKSHOP SHED	N	N	Decision Issued	1/4/1997	14/2/1997

Health and Alcohol Licenses

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



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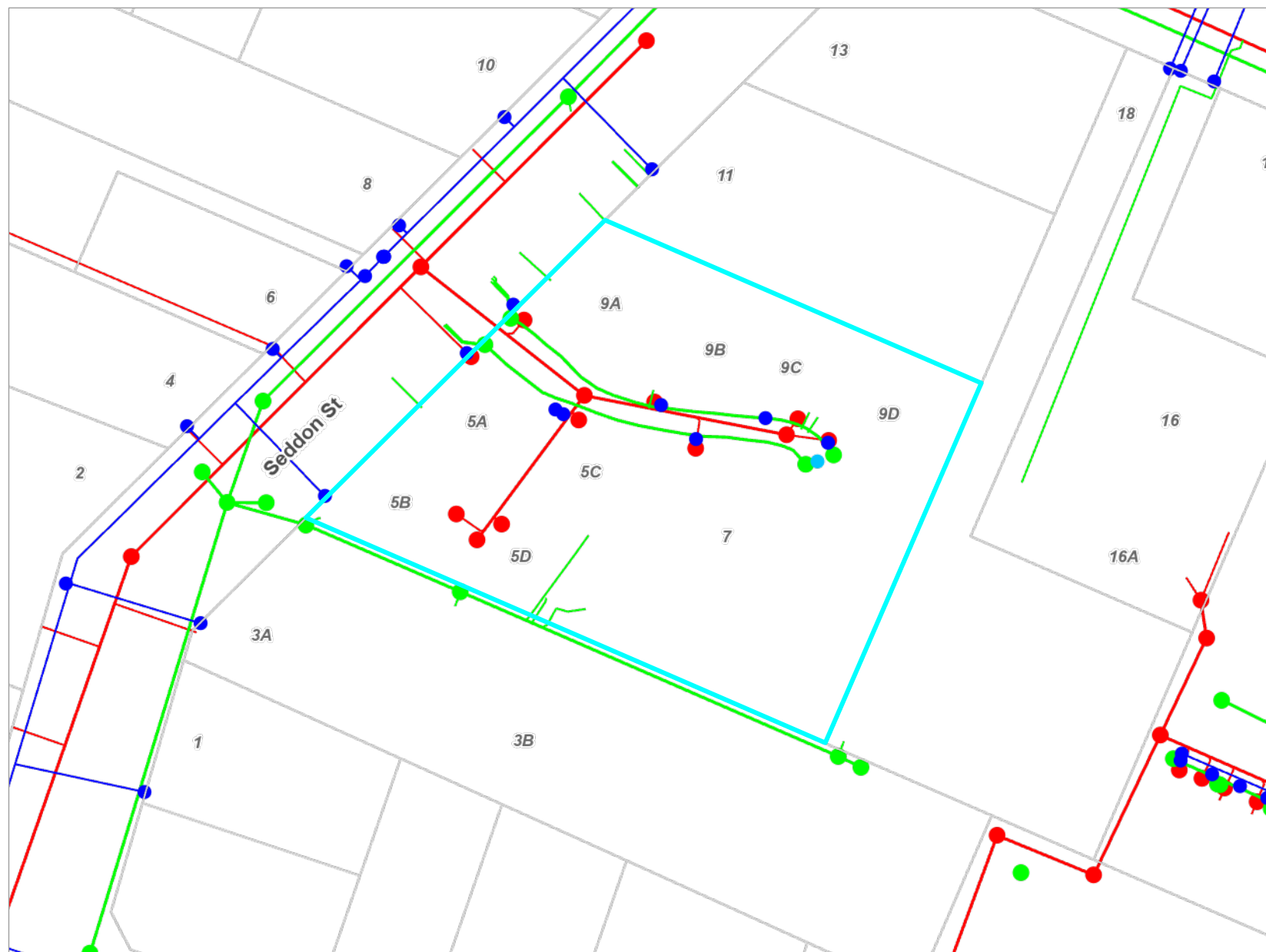
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Services Network

7 Seddon Street, Waikanae (LOT 16 DP 1031 C/T 443/259)



Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



0 10 20 Metres

Scale @ A4 - 1:800

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No 7
Seddon st

BC250191

Power
water
telecom
sewer

8

existing
100mm inlet

4.1

BC250191
Received by
Kapiti Coast District Council
26/09/2025
via Simpli

Concrete
Tank

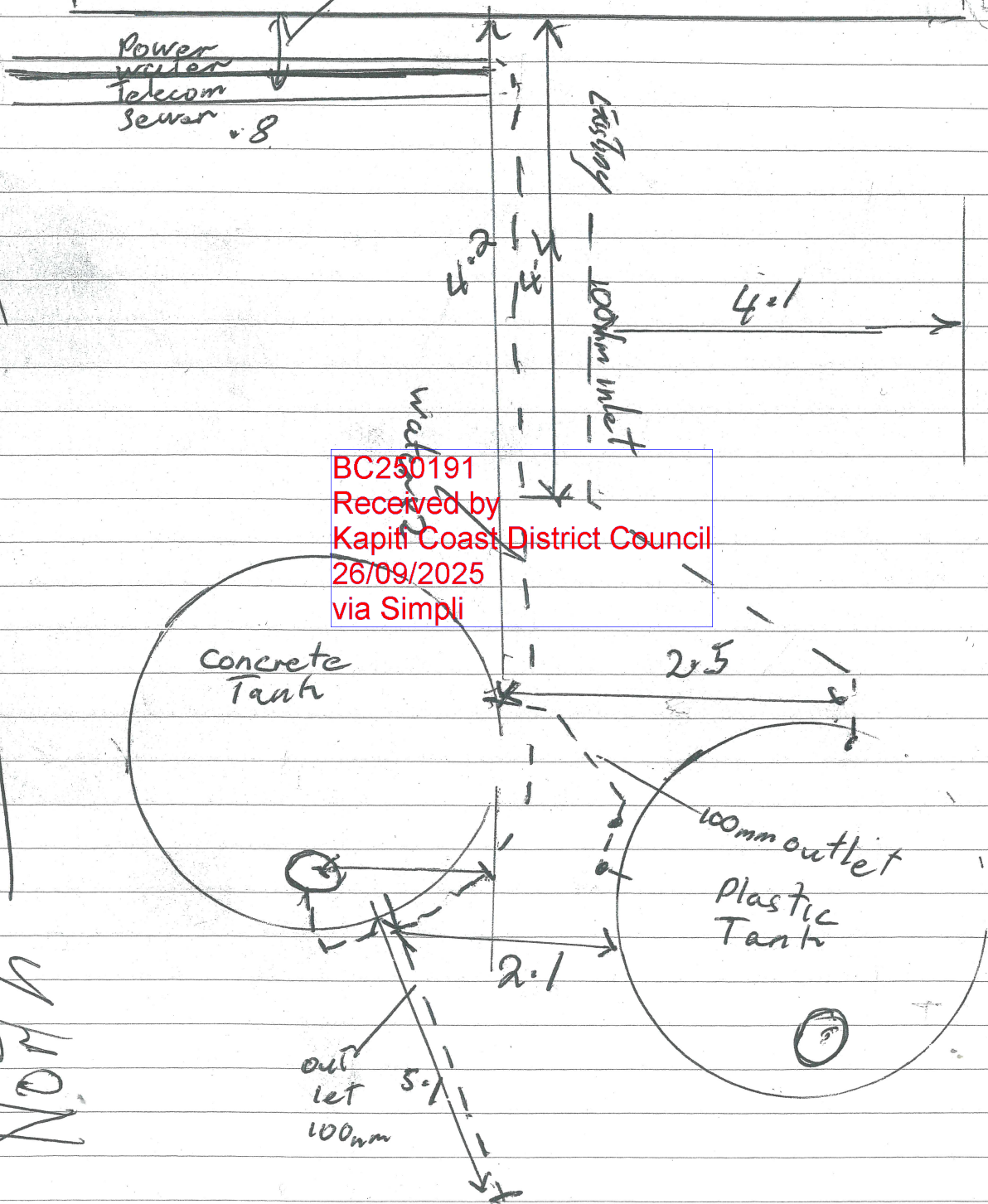
2.5

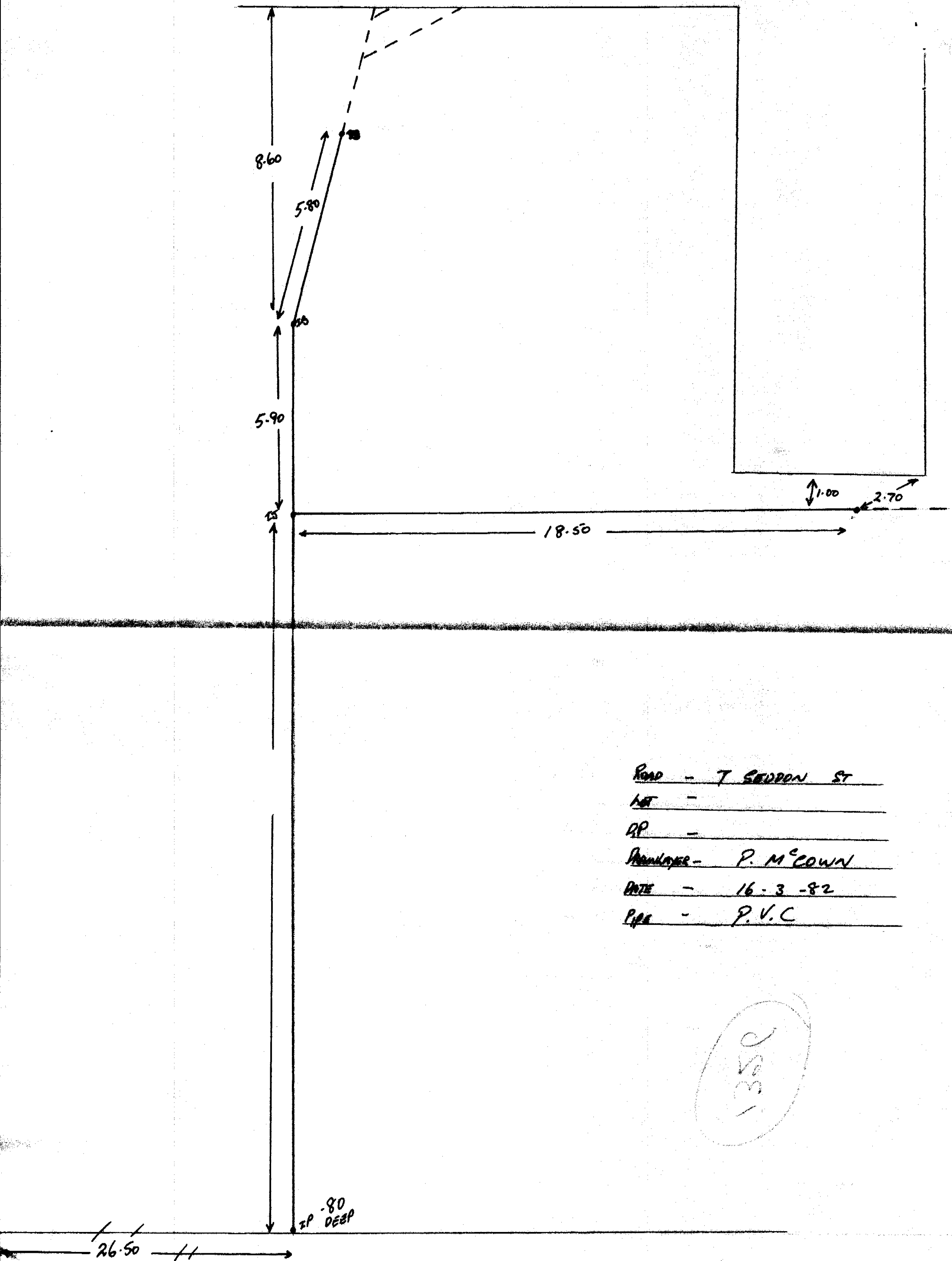
100mm outlet
Plastic
Tank

2.1

out
let 5.1
100mm

North





BUILDER TO ENSURE THAT
PROPOSED FOUNDATION
HEIGHT WILL ALLOW A
SATISFACTORY DRAINAGE
CONNECTION TO THE
COUNCILS SEWER.

BC 170167



Key

- (org) shows overflow relief gully
- (ip) shows location of pipe inspection point
- (tv) shows location of 50mm terminal vent (for maximum 30 fixture drainage units) - terminate 150mm above roof with vermin proofing cowl and flash penetration with Dekitite boot flashing.
- (dp) shows location of Ø80mm downpipe
- (aav) air admittance valve

Notes:

All Plumbing and Drainage by a qualified NZ qualified Plumber and Drainlayer and to comply with current regulations. Contractor to locate and confirm all service connections, positions of available services cabling etc. and all boundary setbacks & restrictions on site prior to earthwork excavation.

All Drainage Design to AS/NZS 3500.2

Registered Plumber/Drainlayer to carry out all drainage work and provide as built drawings prior to backfilling any trench or covering any work. Main Contractor to locate all services and confirm connection invert levels prior to commencing any work.

Relationship of Pipe Trench to Building Foundation

Refer to E1/AS1 section 3.9.7 Figure 14

Drain Bedding/ Backfilling

Refer to E1/AS1 Figure 13

Pipe Size and Gradient:

Main Sewer Drain DN 100mm at 1:60

Kitchen sink

DN 50mm fixture pipe to DN 65mm branch drain at 1:40 to overflow relief gully

Bathroom

Basin: DN 40mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

Bath: DN 40mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

Shower: DN 40mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

Ensuite: DN 40mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

WC: DN 40mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

Laundry tub: DN 50mm fixture pipe to DN 65mm branch drain at 1:60 to main drain

Fridge: DN 50mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

Washing machine: DN 50mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

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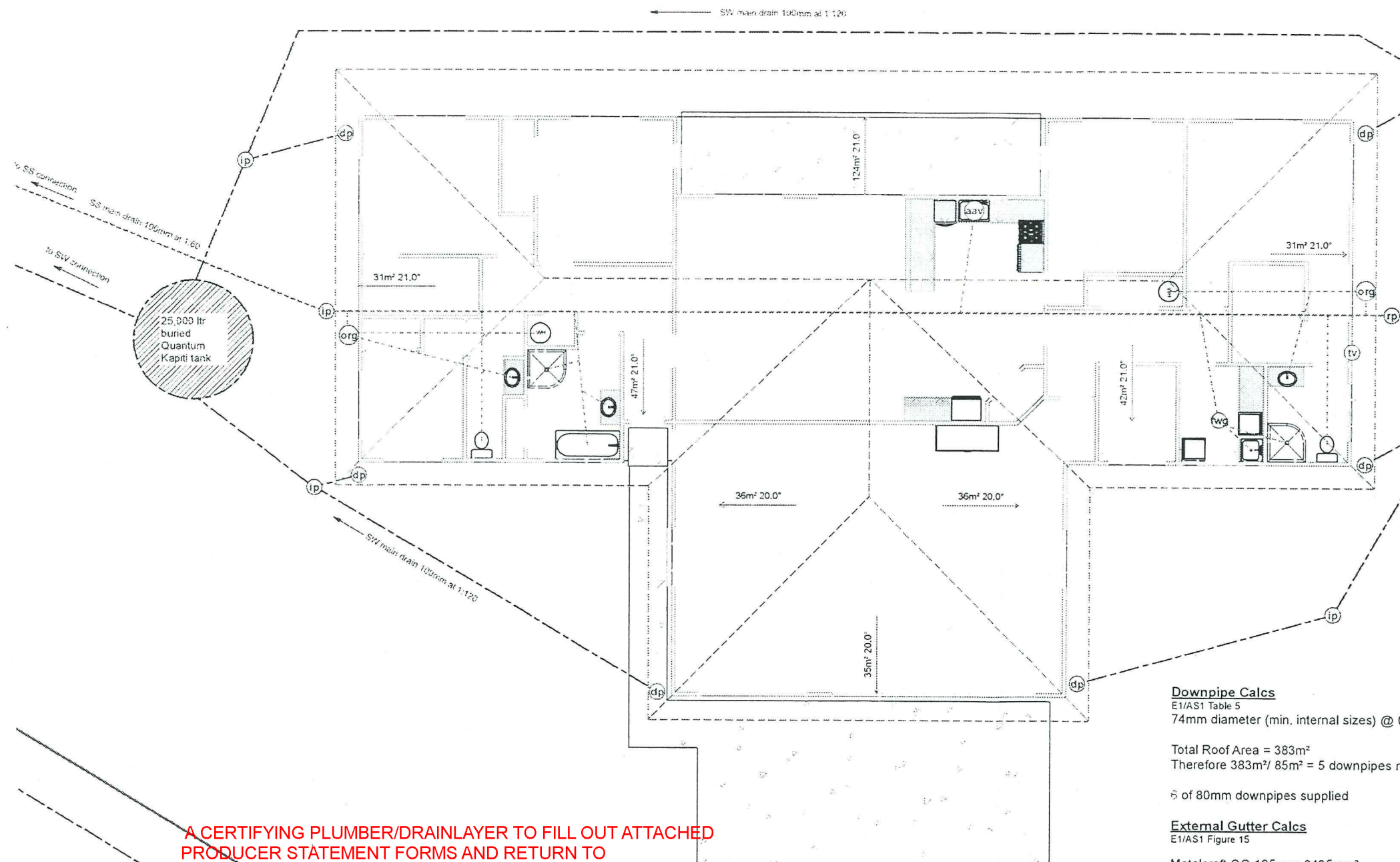
Washing machine: DN 50mm fixture pipe to DN 100mm branch drain at 1:60 to main drain

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Washing machine: DN 50mm fixture pipe to DN 100mm branch drain at 1:60 to main drain



Downpipe Calcs

E1/AS1 Table 5

74mm diameter (min. internal sizes) @ 0-25° services 85m² of roof.

Total Roof Area = 383m²

Therefore 383m² / 85m² = 5 downpipes required.

5 of 80mm downpipes supplied

External Gutter Calcs

E1/AS1 Figure 15

Metalcraft OG 125mm: 8435mm²

6000mm² min. Cross Sectional Area per 85m² of roof with 0-25° pitch @ 100mm intensity

A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED
PRODUCER STATEMENT FORMS AND RETURN TO
COUNCIL. ALSO PROVIDE NEAT ASBUILT DRAINAGE
PLAN SHOWING SEWER, STORMWATER AND WATER.



Proposed Dwelling at: 7 Seddon Street Waikanae	Read with Amendments:			District Plan			Concept Drawn	KC	31.8.16	Date: 07-Mar-17	Sheet #
	Ref. #	Date:	Comments:	Wind Zone:	EQ Zone:	Geotech Class:	Pricing Drawn			Job #	7 of 24
Client: Ray & Lesley Bell Contact: Nod Edmonds 027 274 2947				High	3		FWD Drawn	SC	27/02/2017	112683 FWD	
				Snow Load: N1- 1kPa	Climate Zone: 2	Exposure Zone: C	LBP	MB	122007	Scale: A3 / 1:125	Plan Ref.:

16 October 2024

**Notification and s104 report for resource consent(s) under the
Resource Management Act 1991 (RMA).**

Application no.	RM230200
Applicant	Punawai Properties Ltd
Site address	7 Seddon Street, Waikanae
Legal description	Section 16 Block VI Maori Township Parata and Defined on Deposited Plan 1031 held in Record of Title WN443/259
Site area	3,627m ²
Applicant's address for service	C/- Cuttriss Consultants Ltd, PO Box 386, Paraparaumu 5254
Proposal	To undertake a nine-lot residential subdivision, earthworks and construct six residential units not meeting permitted activity standards.
Operative District Plan Zone	High Density Residential Zone
Activity status	Land Use – Restricted Discretionary Activity Subdivision – Discretionary Activity

Report prepared by	Megan Barr, Consultant Planner - Contractor
Report peer reviewed by	Sarah Banks, Principal Resource Consents Planner

Date consent application received	27 November 2023 (fees paid 30 November 2023)
Further Information Requested	25 January 2024
Further Information Received	9 September 2024

1 EXECUTIVE SUMMARY

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM230200. The decisions at sections 5 and 10 are to:

- Consider the proposed development on a non-notified basis (section 5); and
- Grant consent to the proposed activity to undertake a nine-lot residential subdivision, earthworks and construct six residential units not meeting permitted activity standards (section 11), subject to a number of conditions as set out at the end of this report (sections 9 and 10).

1.1 Application documents (plans and reference documents)

The following information has been provided with the application:

- Application form and Assessment of Environmental Effects (AEE) prepared by Cuttriss Consultants Ltd and dated 27 November 2023. The AEE concludes that the effects on the environment will be less than minor.
- Record of Title WN443/259.
- Scheme Plan set prepared by Cuttriss Consultants Ltd and dated November 2023.
- Architectural Plans prepared by Prime Designs and dated 24 November 2023.
- Conceptual Stormwater Disposal Design Report prepared by Cuttriss Consultants Ltd and dated 22 November 2023.
- Residential Design Guide Assessment prepared by Cuttriss Consultants Ltd.

The following additional information was provided through the further information process:

- Letter titled 'RM230200 Response to Section 92 Further Information Request' prepared by Cuttriss Consultants Ltd and dated 23 February 2024.
- Updated Scheme Plan set prepared by Cuttriss Consultants Ltd and dated April 2024.
- Conceptual Stormwater Disposal Design Report prepared by Cuttriss Consultants Ltd and dated 13 February 2024.
- Conceptual Stormwater Disposal Design Report prepared by Cuttriss Consultants Ltd and dated 14 June 2024.
- Updated Architectural Plans prepared by Prime Designs and dated 17 June 2024.
- Conceptual Stormwater Disposal Design Report prepared by Cuttriss Consultants Ltd and dated 12 August 2024.
- Conceptual Stormwater Disposal Design Report prepared by Cuttriss Consultants Ltd and dated 30 August 2024.
- Conceptual Stormwater Disposal Design Report prepared by Cuttriss Consultants Ltd and dated 9 September 2024.

2 THE PROPOSAL

2.1 Description of Proposal

The following description of the proposal is taken from the application and is accepted for the purposes of this report.

It is proposed to construct six residential dwellings on the subject site, followed by an associated nine lot subdivision around the existing and new dwellings, creating two vacant allotments. The existing dwelling on the property will be retained.

Land Use – Dwellings

Land use consent is sought for the construction of six new residential dwellings on the site. Each dwelling will be a semi-detached, single storey unit with a similar layout. The layout comprises two bedrooms, a bathroom and an open plan living, kitchen and dining area. Each unit is provided with a single garage with laundry facilities and internal access to the dwelling. Private outdoor living spaces are provided to the north and west of each unit, accessed via the principal living areas. Each unit is clad with Linea weatherboards and features a pitched roof with brick and corrugated colorsteel roofing.

Each unit is accessed via a shared right of way, which accesses directly to Seddon Street. A turning head is provided at the eastern end of the driveway and on-site manoeuvring can be achieved for each dwelling.

Each newly constructed dwelling is provided with a 5,000L water demand management tank, to be used for outdoor uses, including irrigation.

Waste will be managed via kerbside collection for each lot.

Land Use - Earthworks

To facilitate the proposal, it is proposed to undertake earthworks. The proposed earthworks have been limited to those required for the area of the proposed development. Earthworks will require 45m³ of cut (max depth 0.8m) and 160m³ of fill (max height 0.8m) over a total area of 1,700m². The earthworks will be carried out in accordance with the Greater Wellington Regional Council's Small Earthworks, Erosion and Sediment Control for Small Sites guide.

Subdivision

Each residential dwelling is proposed to be contained within an individual title. It is proposed to undertake a nine-lot subdivision, creating two vacant allotments (Lots 1 and 4) and eight allotments containing a residential dwelling. Lot sizes are proposed as follows:

Lot No.	Area	Lot No.	Area
1	390m ²	6	266m ²
2	221m ²	7	235m ²
3	225m ²	8	257m ²
4	455m ²	9	242m ²
5	1,334m ²		

Water Supply

There is one existing water connection to the site from Seddon Street which will be utilised for proposed Lot 8. While a new rider main will be installed within Seddon Street and new connections made to service Lots 1-7 and 9.

Sewage Disposal

A new sewer main will be installed along the right of way to provide proposed Lots 1-7 and 9 with reticulated wastewater disposal. The existing sewer lateral will be utilised by proposed Lot 8.

Stormwater Reticulation

Lots 1 and 4 are to be vacant allotments, which will have an overflow from either an individual onsite water reuse tank, which will discharge to an onsite attenuation tank or a combined system. Overflow from the tank/s will be to the proposed right of way or Seddon Street kerb and channel via kerb adaptors. Lots 1 and 4 have been allowed for in the design and calculations of an onsite attenuation system based on 50% site impermeability. A 5,000-litre tank on each lot has been considered for this design. Detailed design of the onsite stormwater system for proposed lots 1 and 4 will be required at Building Consent stage.

Lot 5 will contain the existing house and is assumed to discharge direct to Seddon Street via an overflow from a 10,000 litre water re-use tank to kerb adaptor. In order to offset the right of way run off it is proposed to retrospectively fit a 10,000 litre attenuation tank to collect run off from the existing roof area.

Lots 2 and 3 will have an overflow from either an above ground individual onsite water reuse tank, which will discharge to an onsite attenuation tank or a combined system. The tank/s has been designed to take runoff from roof areas of Lots 2 and 3. Overflow from the tank will be to the proposed right of way via kerb adaptors. A 2,000-litre storage volume has been considered on each lot has been considered in this design.

Lots 6 to 9 will have an overflow from either an above ground individual onsite water reuse tank, which will discharge to an onsite attenuation tank or a combined system. The tank/s has been designed to take runoff from roof areas of Lots 6 to 9. Overflow from individual tanks on Lots 6-8 will be to the proposed right of way via the existing stormwater main along the southern boundary. Lot 9 will discharge direct to Seddon Street via a kerb adaptor. A 2,000-litre storage volume has been considered on each lot has been considered in this design.

Right of ways / driveways - runoff from right of way areas will be captured by street catchpits and directed be piped to Seddon Street kerb and channel via kerb adaptors.

Power and Telecommunications

Power and telecommunications are available in the vicinity and will be provided to each allotment.

Access

Each allotment will be accessed from Seddon Street via a shared right of way. At the Seddon Street end, the accessway is 5.5m wide, allowing for vehicles to enter and exit simultaneously. Each dwelling can accommodate onsite manoeuvring, with a turning head also provided at the conclusion of the right of way to ensure visiting vehicles can exit in a forward facing motion. The vehicle crossing is proposed to be in accordance with Council's standard drawing KCDC-RD-006.

Financial Contributions

It is anticipated that with the creation of an additional eight residential allotments that financial contributions will be incurred for the newly created lots.

The proposal is illustrated in **Figures 1 to 7** below:

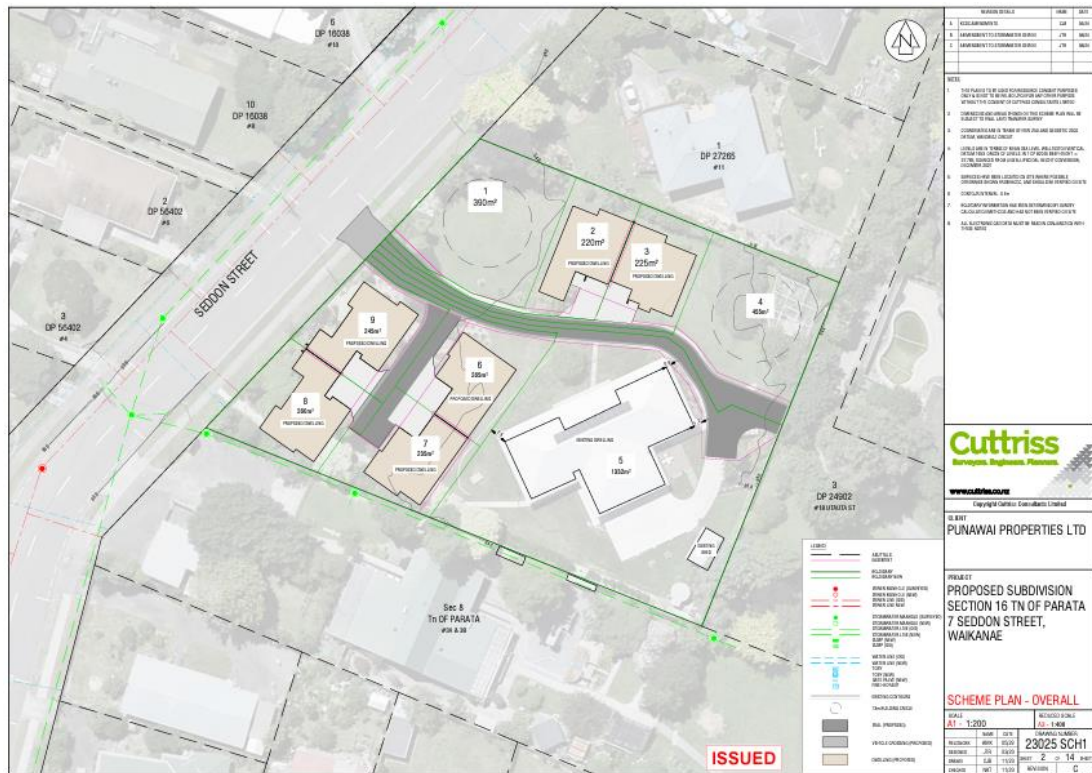


Figure 1: Proposed Scheme Plan – Overall



Figure 2: Proposed Scheme Plan – Earthworks



Figure 3: Architectural Site Plan



Figure 4: Architectural Site / Floor Plan

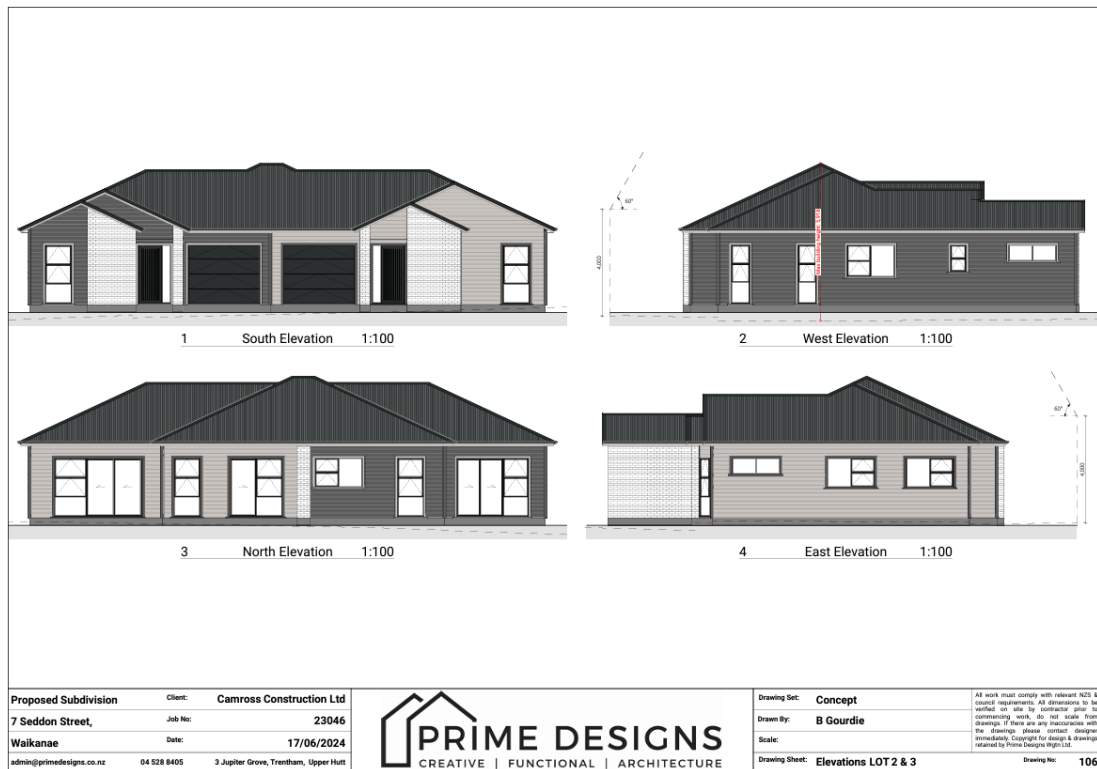


Figure 5: Elevation Plans – Lots 2 & 3

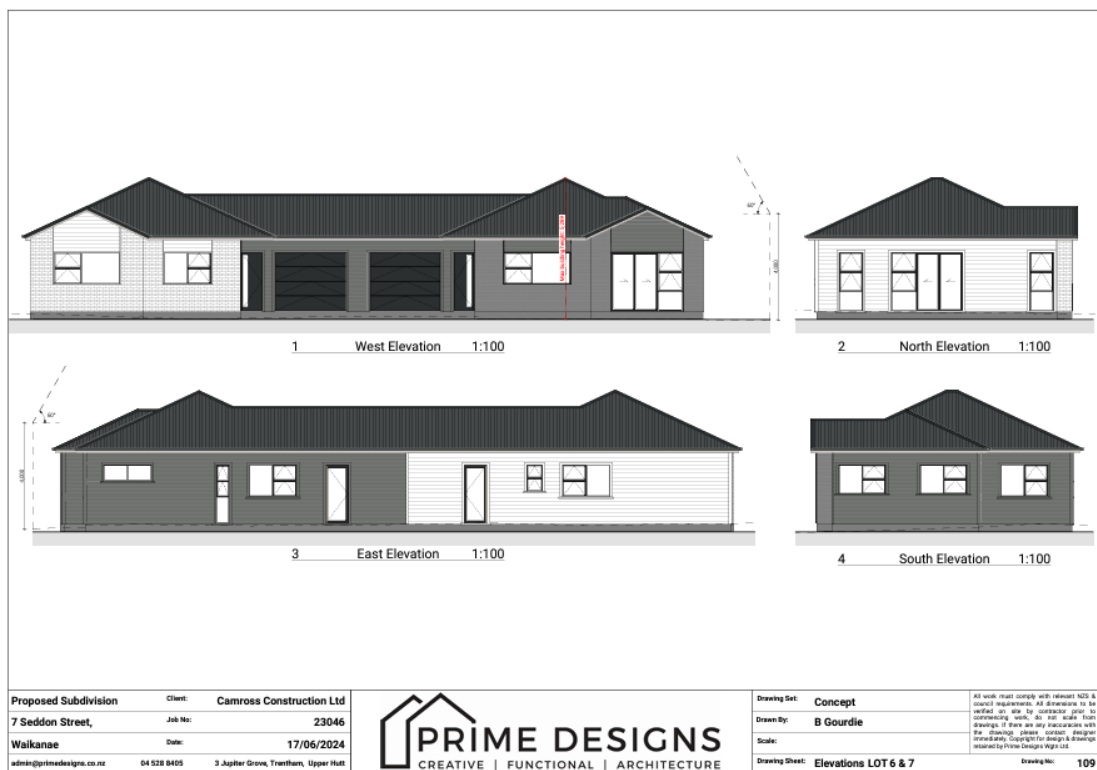


Figure 6: Elevation Plans – Lots 6 & 7



Figure 7: Elevation Plans – Lots 8 & 9

3 SITE AND SURROUNDING ENVIRONMENT

3.1 Site Description

The 3,627m² subject site is known as 7 Seddon Street, Waikanae, and is legally described as Section 16 Block VI Maori Township Parata and Defined on Deposited Plan 1031 held in Record of Title WN443/259. There are no interests registered on record of Title WN443/259 that are relevant to or present any impediment to this proposal.

The following description of the subject site is taken from the application and is accepted for the purposes of this report.

The subject site is known as 7 Seddon Street and has a land area of 3,627m² with relatively flat topography, slightly falling from east to west. The site consists of a single dwelling, associated accessory buildings and landscaping, with mature vegetation throughout the site and around the periphery. Access is provided to the property via a vehicle crossing onto Seddon Street, with a driveway which runs through the property towards at garage at the rear of the existing dwelling. The entirety of the site is shown to be subject to a shallow surface flow flood hazard in the Kāpiti Coast District Council's flood maps.

The subject site is shown in **Figures 8 to 13** below.



Figure 8: Photograph of existing driveway and residential unit within subject site



Figure 9: Photograph of rear of existing residential unit within subject site



Figure 10: Photograph of proposed Lot 1 viewed looking back towards Seddon Street



Figure 11: Photograph taken from proposed Lot 4 looking back over proposed Lots 2 & 3



Figure 12: Photograph of Lots 6 & 7 taken from existing driveway



Figure 13: Aerial photograph of subject site (shaded yellow)

3.2 Surrounding Environment

The following description of the surrounding environment is taken from the application.

The surrounding neighbourhood is generally residential in character, with surrounding properties typically smaller than the subject site, mostly having land areas between 350m² and 1,000m². Housing typologies in the surrounding area typically consists of one single or double-storey residential dwelling per allotment. The surrounding houses vary in material, typically including horizontal cladded and brick houses.

The local road network consists of long roads with enough width to accommodate parked vehicles on both sides of the road and maintain good vehicle mobility.

The subject site is located close to desirable amenities, being approximately 100m east of the Waikanae town centre, which contains a number of food outlets, retail activities, healthcare providers and two supermarkets. The Waikanae Train Station is approximately 400m from the subject site, with services running between Waikanae and Wellington typically every 30 minutes. Bus services also depart from the train station, servicing the 280, 281 and 290 bus routes which travel between Waikanae, Waikanae Beach and Ōtaki. To the immediate south of the subject site is a property in the Open Space Zone which is currently utilised as a kindergarten and an arts and crafts centre.

In addition to the above description of the surrounding environment, I note:

- The subject site is located towards the eastern edge of the urban area of Waikanae, approximately 650m west of the Hemi Matenga Scenic Reserve.
- The coast at Waikanae Beach is located approximately 4km to the north-west of the subject site.

3.3 Consent History

The following consents have been lodged for the subject site:

Application Number	Proposal	Status Date
BC970407	Building Consent. Carport.	Granted 23/05/1997 CCC issued 14/07/1997
BC170167	Building Consent. Single level brick clad dwelling with attached triple garage.	Granted 10/04/2017 CCC issued 02/10/2017

3.4 External Consultation

The following parties have provided comments on the proposal.

Local Iwi

The application was circulated to local iwi, the Ātiawa ki Whakarongotai Charitable Trust, for review and comment. Multiple attempts to contact the Trust about this application were made in December 2023 and January 2024. However, no comments were received from the Trust in relation to this proposal.

4 OPERATIVE DISTRICT PLAN PROVISIONS

4.1 Kāpiti Coast Operative District Plan

The Kāpiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

Plan Change 2 (Intensification) was notified on 18 August 2022 and became operative on 1 September 2023. As this application was lodged after 1 September 2023, the rules of the Kāpiti Coast Operative District Plan as amended by Plan Change 2 are the relevant rules to be considered as part of the application.

An assessment of the relevant Objectives and Policies is presented below.

4.2 Operative District Plan Zoning and Overlays

The subject site is zoned High Density Residential Zone under the Kāpiti Coast District Plan. The entirety of the subject site is affected by a Shallow Surface Flow Flood Hazard, as per the District Planning Maps.

There are no other District Plan overlays or features of relevance to the subject site, such as heritage, significant vegetation, designations etc. There is a key indigenous tree identified on an adjoining site (18 Utauta Street) but this does not need to be considered as part of this application.

4.3 Operative District Plan Rules and Standards

The Rules and Standards that apply to this application are:

Part 2 – District-Wide Matters

Energy, Infrastructure and Transport

Infrastructure

INF-MENU-R28 Permitted Activity

Any new and relocated residential buildings on land where potable public water supply is available.

Standards

1. *All new or relocated residential buildings where potable public water supply is available to a residential building must be fitted with one of the following:*
 - a. *rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses and indoor toilets; or*
 - b. *rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas and indoor toilets, and a greywater re-use system for outdoor irrigation. The greywater re-use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.*

INF-MENU-R35 Restricted Discretionary Activity

Any new and relocated residential building, that does not comply with any one or more of the permitted activity standards under INF-MENU-R28.

Standards

1. *An assessment that demonstrates the system proposed will permanently reduce water demand associated with the residential unit(s) by at least 30% from Household 2007 summer average water use.*

2. *The provision of a non-potable supply for all outdoor uses associated with the residential unit, including garden irrigation.*
3. *Provision must be made to ensure that no outdoor taps can be connected to the potable public water supply system.*

The applicant is proposing to provide the new residential units to be constructed on proposed Lots 2 and 3 with a 5,000 litre water demand management tank, and the new residential units to be constructed on proposed Lots 6, 7, 8 and 9 with a 6,000 litre water demand management tank. This does not meet Rule INF-MENU-R28, which requires a 10,000 litre tank for any new and relocated residential buildings on land where potable public water supply is available. The application states that the restricted discretionary standards of Rule INF-MENU-R35 will be met.

Therefore, the proposal is a **restricted discretionary activity** under Rule INF-MENU-R35.

I note that existing residential unit located within proposed Lot 5 has an existing 10,000 litre water demand management tank and the two vacant allotments, proposed Lots 1 and 4, are of sufficient size to accommodate the required 10,000 litre tanks. Should the future owners of proposed Lots 1 and 4 not wish to comply with Rule INF-MENU-R28 then a separate resource consent will be required.

Hazards and Risks

Natural Hazards

NH-FLOOD-R4 Permitted Activity

Earthworks except where associated with the matters listed below:

1. *the maintenance of a watercourse or stormwater control;*
2. *activities permitted under NH-FLOOD-R6;*
3. *maintenance activities within the legal road;*
4. *private farm tracks which are ancillary to permitted farming activities and are not within an outstanding natural features and landscapes;*
5. *residual ponding areas where the earthworks permitted activity standards for the relevant zone are complied with (see EW-Earthworks for rules on earthworks);*
6. *earthworks subject to NH-FLOOD-R8 (i.e. within a flood storage or fill control area);*
7. *extractive industries (see NH-FLOOD-R7);*
8. *the removal or replacement of underground fuel storage tanks; and*
9. *"earthworks" as defined in and regulated by the NESPF.*

Standards

1. *In ponding areas (excluding residual ponding areas) and shallow surface flow areas, earthworks:*
 - a. *shall not involve the disturbance of more than 20m³ (volume) of land in any 10 year period; and*
 - b. *shall not alter the original ground level by more than 1.0 metre, measured vertically.*

NH-FLOOD-R11 Restricted Discretionary Activity

In a ponding or shallow surface flow area, earthworks which do not comply with one or more of the permitted activity standards under NH-FLOOD-R4.

Matters of Discretion

1. *The effect of the earthworks on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.*

2. *The avoidance or mitigation of adverse effects on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.*

The proposed earthworks comprise 45m³ of cut earthworks with a maximum depth of 0.8m and 160m³ of fill earthworks with a maximum height of 0.8m. The earthworks will exceed the 20m³ maximum volume of earthworks permitted within a shallow surface flow area by 185m³.

Therefore, the proposal is a **restricted discretionary activity** pursuant to Rule NH-FLOOD-R11.

Subdivision

District Wide Subdivision Matters

SUB-DW-R25 Controlled Activity

Subdivision of land creating new allotments in the General Residential Zone and High Density Residential Zone that complies with all controlled activity standards under rule SUB-RES-R33.

Standards

Hydraulic neutrality

1. *Stormwater systems must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 50%, 20%, 10% and 1% Annual Exceedance Probability flood events.*
2. *Existing waterbodies and stormwater detention areas must be retained.*

Note: Any stormwater discharge may need to meet threshold limits for the receiving waters under Council's network discharge consent or under the National Policy Statement for Freshwater Management.

Underground Services

3. *Where any subdivision of land involves the construction of a new road or the extension of an existing road all electric, gas and telecommunication services to the land in the subdivision shall be reticulated underground.*

Water Supply

4. *All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served with a Council reticulated water supply, must be provided with a connection to the Council reticulated water supply laid to the boundary of the allotment.*

Effluent Disposal

5. *All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served by the public wastewater reticulation and treatment system must be provided with a piped sewage outfall for disposing of sanitary sewage to a reticulated system, laid to the boundary of each allotment.*

Telecommunication and electricity supply

6. *Provision must be made to the boundary of each proposed allotment for a connection to a telecommunication network and energy supply network.*

The application states that the proposal complies with all relevant standards of Rule SUB-DW-R25. However, the proposed subdivision does not meet controlled activity standards 4, 5 and 7 of Rule SUB-RES-R33. Therefore, the proposal cannot be a controlled activity under Rule SUB-DW-R25.

SUB-DW-R7 Restricted Discretionary Activity

Subdivision where any part of the land contains flood storage, ponding, residual ponding or shallow surface flow areas.

Standards

1. *Each vacant allotment shall have a building area located outside any river or stream corridor, overflow path or residual overflow path.*
2. *The building area for each vacant allotment shall be located above the estimated 1% AEP flood event level.*
3. *Formed vehicle access does not adversely affect the 1% AEP flood hazard risk on other properties in the same flood catchment.*
4. *Compliance with all other relevant subdivision rules and standards in other chapters.*

SUB-DW-R15 Discretionary Activity

Any activity listed as a controlled or restricted discretionary activity in this section which does not comply with one or more of the associated standards, unless otherwise specified

The applicant is not proposing to provide building platforms above the estimated 1% AEP flood event level for the new allotments created by the subdivision. In addition, the proposed subdivision does not comply with all other relevant subdivision rules and standards in other chapters (see discussion of Rule SUB-RES-R33 below).

Therefore, the proposed subdivision is a **discretionary activity** under Rule SUB-DW-R15.

Subdivision in Residential Zones

SUB-RES-R33 Controlled Activity

Except as provided for under Rule SUB-RES-R25, subdivision of land within the General Residential Zone or High Density Residential Zone.

Standards

1. *Where the parent allotment contains an existing residential unit:*
 - a. *the subdivision must not increase the degree of any non-compliance with Rules GRZ-R33, GRZ-R34, HRZ-R6 or HRZ-R7; or*
 - b. *the subdivision must comply with an approved land use resource consent.*
2. *Where the parent allotment does not contain an existing residential unit:*
 - a. *it must be demonstrated that it is practicable to construct residential units on the parent allotment that comply with Rules GRZ-R33, GRZ-R34, HRZ-R6 or HRZ-R7; or*
 - b. *the subdivision must comply with an approved land use resource consent.*
3. *Each allotment must have legal and physical access to a legal road.*
4. *Each vacant allotment must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event.*

Minimum allotment size and shape factor

5. *Compliance with SUB-RES-Table 1.*

Infrastructure, access and services

6. *Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the Council's Land Development Minimum Requirements.*
7. *The maximum number of allotments gaining legal and physical vehicle access by rights of way shall be 6.*

8. Access to all allotments must comply with the standards in the Transport chapter.
9. Within the General Residential Zone at Te Horo Beach, a firefighting water supply must be provided which complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note: Applicants should consult with Fire and Emergency New Zealand on a specific method of complying with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, as part of preparing an application.

Wastewater disposal – non-sewered allotments

10. Any subdivision occurring on land that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic wastewater disposal is suitable for each allotment in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management.”

Note: attention is drawn to the requirements for on-site domestic wastewater disposal enforced by the Regional Council.

County Road Ōtaki Precinct

11. For land in the County Road Ōtaki Precinct:
 - a. the protection of ecological site (K212) shall be secured via an encumbrance on the new allotments within which K212 is located; and
 - b. an integrated traffic assessment must be undertaken for all subdivisions creating more than six allotments with vehicle access only onto County Road.

Esplanades

12. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

Financial Contributions

13. Compliance with FC-Table 1.

SUB-RES-R30 Discretionary Activity

Any subdivision of land in the General Residential Zone or High Density Residential Zone which is not a controlled activity under SUB-RES-R25 or SUB-RES-R33.

The subdivision is not a controlled activity under SUB-RES-R25 because it involves the creation of eight additional allotments.

As noted previously, the proposed subdivision does not meet controlled activity standards 4, 5 and 7 of Rule SUB-RES-R33. Standard 4 is not met because the applicant is not proposing to provide building platforms above the estimated 1% AEP flood event level for the new allotments created by the subdivision. Standard 5 is not met because proposed Lot 1 is only 390m² in area and does not meet the minimum lot size of 420m² required for a vacant allotment in SUB-RES Table 1. All other allotments will contain an existing residential unit, have land use consent for a residential unit or meet minimum area and shape factor requirements. Standard 7 is not met because a total of nine allotments will gain access via the shared right of way, where the District Plan provides for a maximum of six allotments to gain legal and physical access via a right of way.

Therefore, the proposed subdivision is a **discretionary activity** under Rule SUB-RES-R30.

Part 3 – Area Specific Matters

Zones

Residential Zones

High Density Residential Zone

HRZ-R6 Permitted Activity

New buildings and structures, and any minor works, additions or alterations to any building or structure.

Standards

Number of residential units per site

1. *There must be no more than 3 residential units or retirement units per site.*

This standard does not apply to minor works, additions, or alterations to buildings and structures that do not increase the number of residential units or retirement units.

Height

2. *Buildings and structures must not exceed a height of:*
 - a. *21 metres; or*
 - b. *36 metres within the height variation control area identified in the District Plan maps.*

Measurement criteria:

Height must be measured using the height measurement criteria.

Height in relation to boundary

3.
 - a. *Where no more than 3 residential units or retirement units occupy the site:*
 - i. *Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries;*
 - b. *Where 4 or more residential units or retirement units occupy the site:*
 - ii. *Buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries;*
 - iii. *Except that no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along any boundary that adjoins:*
 1. *A site in the General Residential Zone;*
 2. *A site in the Whakarongotai Takiwā Precinct;*
 3. *A site containing a historic heritage feature;*
 4. *A boundary of a designation for rail corridor purposes.*

Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- c. *a boundary with a road;*
- d. *existing or proposed internal boundaries within a site;*
- e. *site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.*

Setbacks

4. *Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:*

HRZ-Table 1 – Yard setbacks

Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

This standard does not apply to [site boundaries](#) where there is an existing common wall between 2 [buildings](#) on adjacent [sites](#) or where a common wall is proposed.

Building coverage

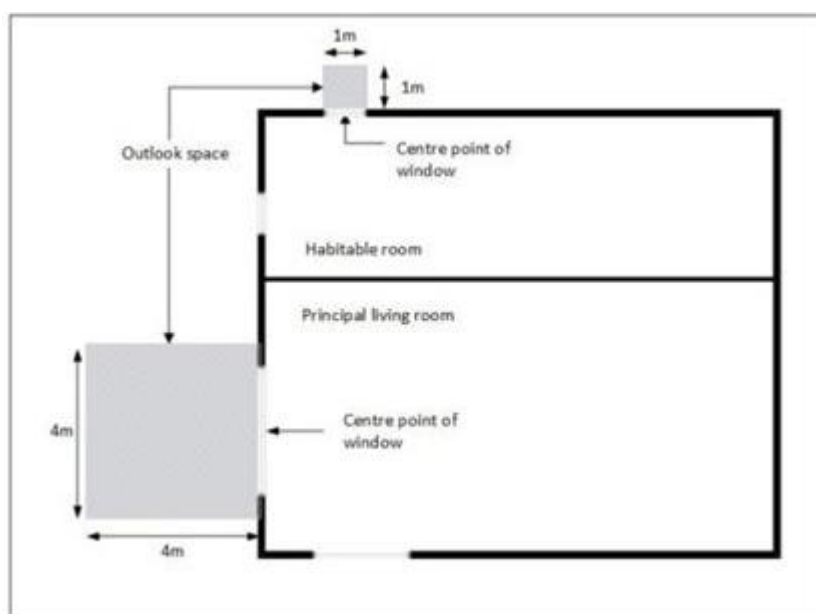
5. The maximum building coverage must not exceed 50% of the net site area.

Outdoor living space (per unit)

6. A residential unit or retirement unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:
 - a. where located at ground level, has no dimension less than 3 metres; and
 - b. where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and
 - c. is accessible from the residential unit or retirement unit; and
 - d. may be:
 - i. grouped cumulatively by area in 1 communally accessible location; or
 - ii. located directly adjacent to the unit; and
 - e. is free of buildings, parking spaces, and servicing and manoeuvring areas.
7. A residential unit or retirement unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
 - a. is at least 8m² and has a minimum dimension of 1.8 metres; and
 - b. is accessible from the residential unit or retirement unit; and
 - c. may be:
 - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. located directly adjacent to the unit.

Outlook space (per unit)

8. An outlook space must be provided for each residential unit or retirement unit as specified in this standard:
 - a. An outlook space must be provided from habitable room windows as shown in the diagram below:



- b. *The minimum dimensions for a required outlook space are as follows:*
 - i. *a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and*
 - ii. *all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.*
- c. *The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.*
- d. *Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.*
- e. *Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.*
- f. *Outlook spaces may be under or over a balcony.*
- g. *Outlook spaces required from different rooms within the same building may overlap.*
- h. *Outlook spaces must:*
 - i. *be clear and unobstructed by buildings; and*
 - ii. *not extend over an outlook space or outdoor living space required by another dwelling.*

Windows to street

- 9. *Any residential unit or retirement unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.*

Landscaped area

- 10. *A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.*
- 11. *The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.*

HRZ-R14 Restricted Discretionary Activity

New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with one or more of the standards under rules HRZ-R6 except for standard 1 under rule HRZ-R6.

HRZ-R15 Restricted Discretionary Activity

New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with standard 1 under rule HRZ-R6.

The applicant has demonstrated that the proposal can comply with all relevant standards of Rule HRZ-R6 except for standards 1, 4 and 6. The proposal does not comply with standard 1 of Rule HRZ-6 because it will result in a total of seven residential units on the subject site, where the District Plan permits a maximum of three units. Standard 4 is not met because, although the six new residential units comply with permitted yard setbacks, the water demand management tanks located within proposed Lots 2, 3, 6, 7 and 8 do not comply with this standard. The 5,000 litre water tanks within proposed Lots 2 and 3 are located alongside the northern boundary of the site 0m from the boundary shared with 11 Seddon Street. The 6,000 litre water tanks within proposed Lots 6 and 7 are located alongside the eastern lot boundaries 0m from the boundary shared with proposed Lot 5; and the 6,000 litre water tank within proposed Lot 8 is located alongside the southern boundary of the site 0m from the boundary shared with 3A and 3B Seddon Street. Standard 6 is not met in relation to the residential unit to be constructed on proposed Lot 9 because it will have an outdoor living space that is 2.085m at the northern end, where the District Plan requires a minimum dimension of 3m.

Therefore, the proposal is a **restricted discretionary activity** under Rule HRZ-R14 because of the non-compliances with permitted activity standards for setbacks and outdoor living space, and the proposal is a **restricted discretionary activity** under Rule HRZ-R15 because of the non-compliance with the permitted activity standard for maximum number of residential units per site.

4.4 Activity Status

In this case, the applicant has requested that the bundling principle not be applied and that the activity statuses of the land use and subdivision components be assessed separately.

The land use consent component of the application (comprising the earthworks and six new residential units with reduced volume (5,000 litres for Lots 2 and 3, and 6,000 litres for Lots 6, 7, 8 and 9) water demand management tanks) is a **restricted discretionary activity** pursuant to Rules INF-MENU-R35, NH-FLOOD-R11, HRZ-R14 and HRZ-R15.

The subdivision consent component of the application is a **discretionary activity** pursuant to Rules SUB-DW-R15 and SUB-RES-R30.

5 NOTIFICATION

In considering whether or not notification is required, Sections 95A to 95E of the Resource Management Act 1991 must be considered. Sections 95F and G are not relevant to this application. Sections 95 to 95E are referenced below:

95 Time limit for public notification or limited notification

95A Public notification of consent applications

95B Limited notification of consent applications

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

For the full text of the above provisions, please refer to the Resource Management Act 1991.

5.1 Effects that must be disregarded

Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land must be disregarded with respect to public notification.

The adjacent land includes the following properties:

- 11 Seddon Street, Waikanae (Lot 1 DP 27265);
- 18 Utauta Street, Waikanae (Lot 3 DP 24902); and
- 3A Seddon Street & 3B Seddon Street, Waikanae and 27 Elizabeth Street, Waikanae (Lot 8-9 Block VI DP 1031).

Any effect on a person who has given written approval to the application must also be disregarded. No written approvals were provided with the application.

5.2 Effects that may be disregarded – permitted baseline assessment

The permitted baseline refers to the adverse effects of permitted activities on the subject site.

The permitted baseline for the High Density Residential Zone includes:

- Residential activity;
- Fences and walls complying with relevant standards; and
- New buildings and structures, and minor works, additions or alterations to any building or structure that complies with relevant standards.

In addition, the permitted baseline for the subject site includes earthworks that comply with the permitted activity standards of Rule NH-FLOOD-R4 for earthworks within a shallow surface flow flood hazard, which include a maximum volume of 20m³ of earthworks in any 10 year period.

As the proposal does not comply with permitted activity standards for number of residential units on a site, setbacks, outdoor living space, and earthworks, I consider the permitted baseline to be of little relevance to this proposal.

Furthermore, all subdivisions on the Kāpiti Coast require resource consent, therefore the effects associated with the proposed subdivision cannot be disregarded under the permitted baseline.

5.3 Receiving environment

The effects of the activity are also required to be assessed against the “existing environment”. This includes existing use rights, existing activities carried out under existing consents and resource consents which have been granted where it appears those consents will be implemented. The concept of the existing environment refers to a state of affairs which a consent authority must determine and take into account when assessing the effects of allowing an activity; by contrast, the permitted baseline provide the authority with an optional means of measuring – or more appropriately excluding – adverse effects of that activity which would otherwise be inherent in the proposal.

The receiving environment is comprised of other residential development, which is an anticipated form of development within this residentially zoned area. It includes the existing residential unit and two existing accessory buildings (sheds) on the subject site, and associated residential landscaping

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.

5.4 Adverse Effects

Land Use Consent

As a restricted discretionary activity, the relevant matters for consideration are the Matters of Discretion specified in Rules INF-MENU-R35, NH-FLOOD-R11, HRZ-R14 and HRZ-R15.

INF-MENU-R35 Matters of Discretion:

1. *Supply, storage and use of non-potable water to the residential unit.*
2. *Effects on public health, ecological and hydrological systems.*

NH-FLOOD-R11 Matters of Discretion:

1. *The effect of the earthworks on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.*

2. The avoidance or mitigation of adverse effects on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.

HRZ-R14 Matters of Discretion:

1. The matters contained in the Land Development Minimum Requirements.
2. Consideration of the effects of the standard not met.
3. Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9, effects on cultural values.
4. Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values.
5. The imposition of financial contributions in accordance with the Financial Contributions Chapter.

HRZ-R15 Matters of Discretion:

1. The relevant matters contained in the Residential Design Guide in Appendix 24.
2. The matters contained in the Land Development Minimum Requirements.
3. Site layout.
4. Building density, form and appearance.
5. Streetscape.
6. Landscaping.
7. Reverse sensitivity.
8. Transport effects.
9. Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9, effects on cultural values.
10. Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values.
11. The imposition of financial contributions in accordance with the Financial Contributions Chapter.

These matters are addressed in turn below.

Supply, storage and use of non-potable water to the residential unit, and Effects on public health, ecological and hydrological systems

The application included the following assessment of water demand management effects:

The proposal includes reducing the volumes of water demand management from the permitted 10,000L to 5,000L for each new dwelling. The 5,000L tanks will be utilised for outdoor purposes including irrigation. Given that each unit has an associated outdoor living area between 25m² and 55m², the reduced tank volume is considered to be commensurate in scale to the dwellings and their associated outdoor living spaces.

It is considered that a 5,000L tank is a suitable volume for each of the proposed dwellings and that the use of these tanks will reduce water demand associated by the residential units by at least 30% from the Household 2007 Summer Average Water Use, which is defined at 1,560L per household, per day.

Each allotment will have a water meter and water usage will be charged. The introduction of water metres on the Kāpiti Coast was after the assessment of the Household 2007 Summer Average Water Use, with metering being introduced in 2014 and being said to have reduced water use by over 25%. In context of the 2007 average, this equates to a reduction of 390L.

The proposal is considered to further reduce water demand by providing 5,000L of capacity for outdoor uses. The 2007 BRANZ study, Water End Use and Efficiency Project, conducted by Matthias Heinrich, concluded that outdoor water usage made up a total of 22% of total summer daily use, equating to 44.5L per person, per day. Assuming an occupancy rate of two people in the proposed two bedroom dwellings, this equates to a further 89L reduction per day using the 5,000L tanks for outdoor purposes, 5.7% of the Household 2007 Summer Average Water Use.

As such, the installation of water metres in the Kāpiti Coast and provision of a 5,000L water demand management tank for outdoor uses is anticipated to reduce water demand per unit by at least 30% from the Household 2007 Summer Average Water Use. Indoor water usage will also be minimised through the provision of modern, water efficient fixtures being installed throughout the development.

Council's Water and Wastewater Engineer has reviewed the application and the further information provided by the applicant and advised that, in this case, the provision of reduced volume (5,000 litres for Lots 2 and 3, and 6,000 litres for Lots 6, 7, 8 and 9) water demand management tanks for the six new residential units is acceptable.

On this basis, I consider the supply, storage and use of non-potable water for the six new residential units will be sufficient, and any effects on public health, ecological and hydrological systems will be less than minor.

The effect of the earthworks on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow, and The avoidance or mitigation of adverse effects on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow

The application included the following assessment of earthworks effects:

The purpose of the proposed earthworks is to provide suitable building platforms and outdoor living areas for the proposed dwellings, a suitable grade for services including roading, and to direct stormwater across the site, so as not to impede the shallow surface flow. The proposed earthworks will primarily involve cut to fill, to minimise the alteration of the topography on site and volume of earth to being brought to site.

Earthworks-related effects such as dust / sand will likely be confined within the application site due to the scale of work proposed. Erosion and sediment controls will be installed for the duration of the construction to ensure surface runoff remains within the subject site boundaries.

All practical measures will be undertaken to control erosion and sediment in accordance with best practice – i.e. no earthworks on wet days and silt control fences and will be undertaken in accordance with the appropriate measures and procedures of the Greater Wellington Regional Council's booklet entitled "Small Earthworks, Erosion and Sediment Control for Small Sites" for the duration of the site works and until the site has been restabilised (i.e. through replanting or building / hard surfacing).

Accidental Discovery Protocol will be followed in the event of an accidental discovery during the construction works.

The application also included the following assessment of effects on flood hazards:

The shallow surface flow flood hazard refers to shallow flood waters which would be expected to flow across the subject site in the event that the primary drainage systems are overwhelmed. This refers to a wider area which is subject to shallow surface flow, heading from northeast to southwest.

The subject site presently contains topographical features such as a dwelling, accessory buildings, fencing and hard landscaping areas, with northern, eastern and southern boundaries being defined by existing close boarded fencing which presently is likely to restrict the amount of shallow surface flow that could potentially enter the site. Similar features exist on neighbouring properties.

Each dwelling will be constructed with finished floor levels above the anticipated 1% Annual Exceedance Probability (AEP) flood levels, with the vacant allotments also being capable of accommodating buildings above the 1% AEP flood levels.

The design of the proposal has taken shallow surface flow into account by designing the right of way so that the shallow surface flow can continue to flow across the site, as well as around proposed buildings and outdoor living spaces. An assessment has been undertaken based on KCDC flood mapping which identifies potential flow paths and surface water run off volumes, this is included with the Conceptual Stormwater Disposal Report attached at Appendix D. The report concludes that it is possible for the proposed right of way to convey the 0.53m³/s anticipated by a 1% AEP flood event, without taking into account additional flow paths between buildings.

As the proposal has been designed without impeding potential shallow surface flow and habitable buildings can be constructed above the anticipated 1% AEP flood levels, any effects associated with the proposal in relation to flood hazards are considered to be no more than minor.

Although earthworks are proposed over a large proportion of the site (including the entirety of proposed Lots 2, 3, 6, 7, 8 and 9, and the majority of the proposed right of way), the earthworks are relatively shallow with a maximum alteration of ground level of 0.8m measured vertically.

Council's Development Engineer and Council's Stormwater and Coastal Assets Engineer have reviewed the application and the further information provided by the applicant and advised that, in this case, the proposed earthworks within the shallow surface flow flood hazard are acceptable.

Council's Development Engineer and Council's Stormwater and Coastal Assets Engineer have recommended a number of conditions of consent be imposed with respect to earthworks, Council's LDMR: 2022 and stormwater disposal. These conditions are included in sections 9 and 10 of this report below.

On this basis, I consider that, with the imposition of appropriate conditions of consent, any adverse effects on the effective functioning of the shallow surface flow can be adequately mitigated so that they are less than minor.

The matters contained in the Land Development Minimum Requirements

The application states that access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications will be provided in accordance with the Council's LDMR.

Council's Development Engineer has reviewed the application and the further information provided by the applicant and recommended a condition of consent be imposed requiring works to be undertaken in accordance with the LDMR. This condition is included in sections 9 and 10 of this report below.

Consideration of the effects of the standard not met

In this case, the standards not met relate to yard setbacks and outdoor living space.

The 1m side yard setback is not met because the proposal involves siting two 5,000 litre water tanks 0m from the existing northern boundary of the site shared with 11 Seddon Street; two 6,000 litre water tanks 0m from the new internal boundary between Lot 5 and Lots 6 and 7; and one 6,000 litre water tank 0m from the southern boundary of the site shared with 3A and 3B Seddon Street. The proposed water tanks are slimline tanks and, as such, are relatively small structures, which limits the potential for adverse bulk and density effects. The applicant is proposing to screen the tanks, which will provide mitigation for any adverse visual effects. Because the tanks are not habitable buildings the non-compliance with setback requirements will not result in adverse privacy or overlooking effects. In addition, the encroachment in relation to the new internal boundary between Lot 5 and Lots 6 and 7 can be considered to have the implied approval of the landowner, who is also the applicant.

The outdoor living space for the residential unit to be constructed on proposed Lot 9 does not meet the minimum dimension requirement of 3m as it will only be 2.085m wide at the northern end. However, in all other respects this outdoor living space complies with the relevant District Plan requirements. I note that at 25.7m² it exceeds the minimum area requirement of 20m². In addition, it is located to the north-west of the residential unit and will be directly accessible from the living and dining areas. For these reasons, it is my opinion that the outdoor living space for the residential unit to be constructed on proposed Lot 9 will provide adequate on-site amenity and access to sunlight for future owners and occupiers of the residential unit.

Overall, it is my opinion that any adverse effects of the standards not met will be less than minor.

Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9, effects on cultural values

This matter of discretion is not applicable because the subject site does not adjoin a Place and Area of Significance to Māori identified in Schedule 9.

Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values

This matter of discretion is not applicable because the subject site does not adjoin a site containing a historic heritage feature.

The imposition of financial contributions in accordance with the Financial Contributions Chapter

The application states that the proposal will comply with FC-Table 1 for financial contributions. A condition of consent requiring financial contributions and an advice note regarding development contributions are included in sections 9 and 10 of this report below.

The relevant matters contained in the Residential Design Guide in Appendix 24

The application included an assessment of the proposal against the Kāpiti Coast Residential Design Guide, which concludes that the proposed development is considered to achieve the expectations of the Residential Design Guide.

On balance, I concur with this assessment and consider that the proposal is generally consistent with the relevant matters contained in the Residential Design Guide.

Site layout

Despite the proposal involving seven residential units on a site where the District Plan permits a maximum of three residential units, the proposed site layout is considered to be practical. Appropriate provision has been made for access and outdoor living space for each residential unit. Furthermore, when the subdivision is completed, each residential unit will be fully contained within a separate allotment. Therefore, the breach of the permitted activity standard for maximum number of residential units on a site will be temporary in nature.

Building density, form and appearance

The six proposed residential units are single storey, two-bedroom, duplex units. While all six residential units have an internal access single garage, the entrances to these garages do not face Seddon Street. Therefore, the six residential units will visually present as three buildings of a similar size to the existing residential unit located within proposed Lot 5. Given the size (3,627m²) and zoning (High Density Residential Zone) of the subject site this level and density of development could reasonably be anticipated.

For these reasons, it is my opinion that any adverse effects associated with the building density, form and appearance of the proposed residential units will be less than minor.

Streetscape

The application included the following assessment of streetscape effects:

The proposed residential development will result in six new single-storey semi-detached units being constructed alongside the existing dwelling, with the creation of an additional two vacant allotments. As a multi-unit development, the application represents a higher density of development than currently exists in the wider area where the prevalent style of development includes one to two dwellings per site predominantly single-storey, with some sites containing two-storey dwellings. However, the development is unmistakably residential in nature and the buildings are contemporary and employ best-practice design elements, such as pitched roofs, material variation and articulation. The proposed dwellings largely meet the bulk and location standards for residential buildings, with the only non-compliances being the number of dwellings and the dimensions of the outdoor living space at Lot 9.

When viewed from the Seddon Street streetscape, it is considered that the dwellings have been designed to have a positive interface with the public environment, with the layout resulting in Lots 8 and 9, as well as vacant Lot 1, directly fronting the street and providing passive surveillance from the front of the property, while the remainder of the development is largely screened from the road frontage. Lots 8 and 9 have their outdoor living spaces fronting Seddon Street, with large windows / ranch sliders facing the road frontage.

With regards to bulk and dominance as viewed from the streetscape, the two proposed smaller units are not dissimilar from a larger residential unit which could be constructed as of right on the site, with three large dwellings being permitted on the subject site. The vacant allotment which fronts the street is capable of accommodating a permitted dwelling on site.

I concur with this assessment and consider that any adverse streetscape effects of the proposal will be less than minor.

Landscaping

The proposal will result in the loss of existing, established vegetation currently located within the site.

The applicant provided the following assessment of the proposal against the District Plan Ecosystems and Indigenous Biodiversity rules and standards:

It is anticipated that vegetation will be removed to facilitate construction.

The subject site meets the definition of urban environmental allotment under Section 76(4C) of The Act, as it is less than 4,000m², is connected to reticulated water and sewage, contains a dwellinghouse and is not a reserve nor subject to a conservation management plan or strategy.

There are no ecological sites, key indigenous or notable trees listed within the District Plan in relation to the subject site. As such, the modification of any indigenous vegetation on site is a permitted activity pursuant to Rule ECO-R2, given it is not covered by Rules ECO-R3, ECO-R6, ECO-R7, TREE-R2, TREE-R3 or TREE-R4. As per Plan Change 1F, which has immediate legal effect, the modification of vegetation on site is excluded from ECO-R6, as this rule excludes trees on an urban environmental allotment not listed in Schedule 2.

No landscaping is proposed as part of the development. However, there is sufficient space around the proposed residential units for landscaping to be undertaken.

Reverse sensitivity

This matter of discretion is not applicable because the proposal involves residential development within a residential zone.

Transport effects

The proposal involves a total of seven residential units on one site, with all seven units gaining access from Seddon Street via one access point and a shared driveway.

The application included the following assessment of vehicle access and transportation effects:

The internal accessway provides sufficient space for manoeuvring in and out of garages and in and out of the subject site. All units will manoeuvre on site to ensure vehicles exit on to Seddon Street in a forward-facing direction. The shared vehicle crossing is of sufficient width to ensure two cars can pass in opposite directions at the site entrance, if needed.

Limited numbers of users are expected to be using the access with a total of nine allotments utilising it and each of the proposed dwellings accommodating a single carpark. As previously mentioned, the proposal will not generate traffic movements that the local road network cannot accommodate. Overall, it is considered that the proposal offers a safe and efficient design that is acceptable with regard to vehicle access and transportation effects.

Council's Traffic Engineer has reviewed the application and the further information submitted by the applicant and advised that, in this instance, the proposed access arrangements, including seven residential units gaining access via one access point and a shared driveway, are acceptable. Council's Traffic Engineer has recommended conditions of consent to be imposed with respect to access. These conditions are included in sections 9 and 10 of this report below.

On this basis, it is my opinion that any adverse transport effects of the proposal will be less than minor.

Subdivision Consent

As a discretionary activity, Council is not restricted to any matters for assessment. In this case the relevant matters for assessment are considered to be:

- Character, Density and Amenity Effects;
- Servicing and Construction Effects;
- Natural Hazard Effects; and
- Transport Effects.

These matters are addressed in turn below.

Character, Density and Amenity Effects

The application included the following assessment of character, density and amenity effects:

In terms of general residential character, the layout of the development is that two units and a vacant allotment front Seddon Street and will be visible from the street, with pedestrian access provided directly from Seddon Street and vehicle access provided along the shared right of way. The dwellings are contemporary, with the design incorporating modulation of the façades, variation in cladding between each unit and a neutral colour pallet to reflect the character of the neighbourhood.

Given that the proposal is for six additional units and two vacant allotments which are smaller than typical allotments and dwellings in the surrounding neighbourhood there may be some visual impact associated with the additional dwellings. However, over time it is expected that higher density development will become a more standard feature in the residential landscape and similar infill developments will occur in the immediate vicinity as part of Waikanae's ongoing growth patterns. This is primarily driven by the National Policy Statement for Urban Development (NPS-UD), the Medium Density Residential Standards (MDRS) and subsequent Plan Change 2 (PC2) and an increased demand for housing. The MDRS and PC2 standards have been adopted by the Council and now form part of the Operative District Plan. The proposed development is unmistakably residential in nature and commensurate in scale with the anticipated development of the surrounding environment.

Overall, the proposal is representative of a high-quality residential development which will not compromise the character or amenity of the streetscape and reflects the intensification and density that is seen elsewhere in the wider area and anticipated by the District Plan. It is considered that the development has been undertaken in a manner that provides high levels of amenity and does not contradict the emerging character of the residential area. The proposed development is exemplary of infill housing in an established suburb close to essential amenities. As such, it facilitates a compact, sustainable urban form and assists with diversifying the range of housing choices available in the district.

The District Plan standards endeavour to ensure that development does not detract from the character and amenity of the surrounding environment. In this instance, the immediate environment surrounding the subject site is residential in nature and features properties that range in size from 358m² to 5,052m². The range of lot sizes observed is consistent with the predominant zoning of the area as High Density Residential Zone.

The proposed subdivision is not a controlled activity under Rule SUB-RES-R33 because the proposed residential units to be constructed on the subject site do not comply with all relevant standards of Rule GRZ-R33, the applicant is not proposing to provide building platforms above the estimated 1% AEP flood event level for the new allotments created by the subdivision, proposed Lot 1 is only 390m² in area and does not meet the minimum lot size of 420m² required for a vacant allotment in SUB-RES Table 1, and the number of allotments gaining access via the shared right of way exceeds the six lots provided for as a permitted activity. The non-compliance with access standards is discussed further in the Transport Effects section of this report below.

While the proposed residential units to be constructed on the site do not comply with all of the permitted activity standards of Rule GRZ-R33, they do comply with all relevant bulk and location standards in relation to external site boundaries, with the exception of yard setback encroachments associated with water demand management tanks located adjacent to the northern and southern boundaries of the site shared with 11 Seddon Street and 3A and 3B Seddon Street respectively. This demonstrates that the proposed allotments are of sufficient size and shape to be developed for their intended residential purpose. In addition, I note that since Plan Change 2 became operative, the District Plan has provided for subdivision in the High Density Residential Zone with no minimum allotment area, minimum average allotment area or minimum shape factor where there is an approved land use consent for a residential unit. Therefore, subdivision and development of the type proposed could reasonably be anticipated in this area.

There are a number of non-compliances with District Plan bulk and location standards associated with the proposal, including maximum number of residential units on a site, yard setbacks, and outdoor living space. However, these non-compliances are considered to have less than minor adverse character, density and amenity effects for the reasons set out below.

The applicant is proposing to construct six residential units on the subject site, which already contains one existing residential unit, where the District Plan permits a maximum of three units. However, the subdivision proposed as part of this consent will result in the existing residential unit and each of the six additional residential units being contained within its own allotment. Therefore, the non-compliance with the maximum permitted number of residential units will be temporary in nature. In addition, because the six additional residential units are contained within duplex buildings they will visually present as three buildings rather than six.

The 1m side yard setback is not met because the proposal involves siting two 5,000 litre water tanks 0m from the northern boundary of the site shared with 11 Seddon Street; two 6,000 litre water tanks 0m from the new internal boundary between Lot 5 and Lots 6 and 7; and one 6,000 litre water tank 0m from the southern boundary of the site shared with 3A and 3B Seddon Street. However, the proposed water tanks are slimline tanks and, as such, are relatively small structures, which limits the potential for adverse bulk and density effects. The applicant is proposing to screen the tanks, which will provide mitigation for any adverse visual effects. Because the tanks are not habitable buildings the non-compliance with setback requirements will not result in adverse privacy or overlooking effects. In addition, the encroachment in relation to the new internal boundary between Lot 5 and Lots 6 and 7 can be considered to have the implied approval of the landowner, who is also the applicant.

The outdoor living space for the residential unit to be constructed on proposed Lot 9 does not meet the minimum dimension requirement of 3m as it will only be 2.085m wide at the northern end. However, in all other respects this outdoor living space complies with the relevant District Plan requirements. I note that at 25.7m² it exceeds the minimum area requirement of 20m². In addition, it is located to the north-west of the residential unit and will be directly accessible from the living and dining areas. For these reasons, it is my opinion that the outdoor living space for the residential unit to be constructed on proposed Lot 9 will provide adequate on-site amenity for future owners and occupiers of the residential unit.

For the above reasons, it is my opinion that any adverse character, density and amenity effects of the proposed subdivision will be less than minor.

Servicing and Construction Effects

The application included the following assessment of construction effects:

The proposal will generate traffic and noise effects for the duration of construction works on the site. Standard mitigation measures to ensure debris is not deposited onto the road will be adopted as well as dust nuisance mitigation measures. Hours of operation for the construction works are not proposed to exceed those hours set out in the NZS for Construction Noise being Monday to Friday 6:30am-7:30am (quiet preparation work only), 7:30am-6pm, 6pm-8pm (extra work at a reduced noise level), and Saturdays 7:30am-6pm. No work will be carried out on Sundays or Public Holidays.

The proposal will generate short term construction traffic for the duration of works on the site and construction of the future residential units. Construction traffic is an anticipated element of residential development and due to the short-term nature of the work, the effects are considered to be less than minor.

The applicant has advised that each allotment will have appropriate connections to electricity, telecommunications, water supply and wastewater. The servicing arrangements are set out in the application and further information provided by the applicant. These arrangements are outlined below.

New metered water connections are proposed for proposed Lots 1-7 and 9, while proposed Lot 8 will utilise the existing water connection to the site from Seddon Street. A new 63mm diameter rider main is proposed to be installed from the existing 100mm diameter main located within Seddon Street. The new rider main will run from Seddon Street along the proposed right of way within the site. Lots 1-7 and 9 will each have a new connection to the new rider main.

A new 150mm diameter wastewater main is proposed, which will extend from the existing 150mm main located within Seddon Street into the site and along the proposed right of way. Individual connections to the new main will be provided for proposed Lots 1-7 and 9. The existing sewer lateral will be utilised by proposed Lot 8.

Stormwater disposal for the development is to be in accordance with the 'Conceptual Stormwater Disposal Design Report for Resource Consent Application' (Revision D) prepared by Cuttriss Consultants Ltd and dated 9 September 2024. The stormwater disposal arrangements proposed are as follows:

- Lots 1 and 4 are to be vacant allotments, which will have an overflow from either an individual onsite water reuse tank, which will discharge to an onsite attenuation tank or a combined system. Overflow from the tank/s will be to the proposed right of way or Seddon Street kerb and channel via kerb adaptors. Lots 1 and 4 have been allowed for in the design and calculations of an onsite attenuation system based on 50% site impermeability. A 5,000 litre tank on each lot has been considered for this design. Detailed design of the onsite stormwater system for proposed lots 1 and 4 will be required at Building Consent stage.
- Lot 5 will contain the existing house and is assumed to discharge direct to Seddon Street via an overflow from a 10,000 litre water re-use tank to kerb adaptor. In order to offset the right of way run off it is proposed to retrospectively fit a 10,000 litre attenuation tank to collect run off from the existing roof area.
- Lots 2 and 3 will have an overflow from either an above ground individual onsite water reuse tank, which will discharge to an onsite attenuation tank or a combined system. The tank/s has been designed to take runoff from roof areas of Lots 2 and 3. Overflow

from the tank will be to the proposed right of way via kerb adaptors. A 2,000-litre storage volume has been considered on each lot has been considered in this design.

- Lots 6 to 9 will have an overflow from either an above ground individual onsite water reuse tank, which will discharge to an onsite attenuation tank or a combined system. The tank/s has been designed to take runoff from roof areas of Lots 6 to 9. Overflow from individual tanks on Lots 6-8 will be to the proposed right of way via the existing stormwater main along the southern boundary. Lot 9 will discharge direct to Seddon Street via a kerb adaptor. A 2,000-litre storage volume has been considered on each lot has been considered in this design.
- Right of ways / driveways - runoff from right of way areas will be captured by street catchpits and directed be piped to Seddon Street kerb and channel via kerb adaptors.

Council's Development Engineer has reviewed the application and the further information submitted by the applicant and has advised that the proposed servicing arrangements are acceptable, including the non-potable water storage, which is less than the 10,000 litres per residential unit required under Rule INF-MENU-R28. Council's Development Engineer has recommended conditions of consent to be imposed with respect to services and Council's Land Development Minimum Requirements. These conditions are included in sections 9 and 10 of this report below.

The works to provide new connections and services may result in dust, noise and increased vehicle movements. However, these works will be temporary in nature and are anticipated effects of these kinds of works.

Given the servicing and construction effects are temporary in nature, it is my opinion that they will be less than minor.

Natural Hazard Effects

Flood Hazard

The application included the following assessment of effects on flood hazards:

The shallow surface flow flood hazard refers to shallow flood waters which would be expected to flow across the subject site in the event that the primary drainage systems are overwhelmed. This refers to a wider area which is subject to shallow surface flow, heading from northeast to southwest.

The subject site presently contains topographical features such as a dwelling, accessory buildings, fencing and hard landscaping areas, with northern, eastern and southern boundaries being defined by existing close boarded fencing which presently is likely to restrict the amount of shallow surface flow that could potentially enter the site. Similar features exist on neighbouring properties.

Each dwelling will be constructed with finished floor levels above the anticipated 1% Annual Exceedance Probability (AEP) flood levels, with the vacant allotments also being capable of accommodating buildings above the 1% AEP flood levels.

The design of the proposal has taken shallow surface flow into account by designing the right of way so that the shallow surface flow can continue to flow across the site, as well as around proposed buildings and outdoor living spaces. An assessment has been undertaken based on KCDC flood mapping which identifies potential flow paths and surface water run off volumes, this is included with the Conceptual Stormwater Disposal Report attached at Appendix D. The report concludes that it is possible for the proposed right of way to convey the 0.53m³/s anticipated by a 1% AEP flood event, without taking into account additional flow paths between buildings.

As the proposal has been designed without impeding potential shallow surface flow and habitable buildings can be constructed above the anticipated 1% AEP flood levels, any effects associated with the proposal in relation to flood hazards are considered to be no more than minor.

The District Plan maps identify the subject site as being affected by a shallow surface flow flood hazard. Greater Wellington Regional Council's Flood hazard extents for the Wellington Region identify the site as being affected by a 1% Annual Exceedance Probability (AEP) flood hazard.

Proposed Lot 5 contains an existing residential unit and two existing accessory buildings (sheds). The applicant is proposing to undertake earthworks within proposed Lots 2 and 3 and proposed Lots 6-9 and construct new residential units within these lots with finished floor levels above the 1% AEP flood event level.

Proposed Lots 1 and 4 will be vacant allotments. These allotments do not contain any flood free land and the applicant is not proposing to undertake earthworks to create flood free building platforms within these lots. However, I note that the recommended building level within the site is only 0.2m – 0.7m higher than the current ground levels. Therefore, it would be possible to construct residential units within these lots with finished floor levels above the 1% AEP flood event level without needing to undertake major earthworks.

Council's Development Engineer has reviewed the application and the further information submitted by the applicant and advised that the proposed development is acceptable. From a subdivision perspective, the design of the proposed subdivision can be considered safe for vehicles and people. Council's Development Engineer has recommended conditions of consent to be imposed with respect to the future development of proposed Lots 1 and 4. These are included in sections 9 and 10 of this report below.

Overall, it is my opinion that, with the imposition of appropriate conditions of consent, any adverse natural hazards effects associated with the proposal can be adequately mitigated so that they are less than minor.

Transport Effects

The application included the following assessment of effects on transport:

It is anticipated that the proposed development will result in a small increase in overall traffic movements along Seddon Street and the surrounding local network. The proposal, being a residential development in a residential area, will not give rise to an unprecedented demand on the local network. The subject site is in close proximity to public transport options, typically operating every 30 minutes, and is within a five-minute walk of the Waikanae township, this means that sustainable modes of transport can be easily utilised for the subject site and that private vehicles are not essential to occupants of the future allotments.

The existing driveway services the single dwelling on the property. The proposed subdivision includes a right of way which will service all ten of the proposed allotments. The vehicle crossing has been designed in accordance with Council's standard drawings and provides sufficient width at the entrance to ensure that vehicles can enter and exit at the same time, reducing the chance of congestion created on Seddon Street. Each dwelling is provided with a single garage, with on-site manoeuvring achievable for each unit to ensure they can exit the site in a forward facing motion. A turning head is also provided at the end of the driveway to ensure that vehicles do not have to reverse along the right of way or onto Seddon Street.

Adequate sight lines can be provided to ensure that vehicles are able to safely enter and exit the proposed allotments. The subject site is also in close proximity to a primary school and kindergarten, these sight lines will also allow vehicles to enter and exit the property with clear view of nearby pedestrians.

By constructing the right of way to Council's standards and providing adequate sight lines, this ensures that the transport effects of the proposed subdivision will be less than minor.

Access to all nine proposed residential lots and the six proposed residential units as well as the existing residential unit on the site is to be provided from Seddon Street via the existing access point and a new driveway and shared right of way. Each of the six additional residential units will have one internal car park. There is sufficient manoeuvring space within the site to enable vehicles to enter and exit the site in a forwards direction.

Council's Traffic Engineer has reviewed the application and the further information submitted by the applicant and advised that, in this instance, the proposed access arrangements, including nine allotments gaining access over a shared right of way, are acceptable. Council's Traffic Engineer has recommended conditions of consent to be imposed with respect to access. These conditions are included in sections 9 and 10 of this report below.

The proposal will result in the generation of additional traffic movements from the eight additional lots created. It is considered that Seddon Street, which has a legal width of 20m in the vicinity of the subject site, can absorb these additional traffic movements.

For these reasons, it is my opinion that any adverse transport effects of the proposal will be less than minor.

5.5 Conclusion on Adverse Effects

The assessment above shows that there are unlikely to be any adverse effects of the activity on any adjoining properties, or the wider public, and any adverse environmental effects will be less than minor.

It is not considered that any adjoining properties, the environment, or the wider public would be affected by the proposal as the change in the density of use of the site is consistent with the residential zoning of the site and the surrounding residential environment, there will be a less than minor increase in the risk from the natural hazards present at the site, and any effects associated with the works to install the servicing required for the additional lot will be less than minor and will occur over a short term.

No parties are considered to be affected for the reasons set out below.

11 Seddon Street, Waikanae (Lot 1 DP27265)

The adjoining property at 11 Seddon Street is not considered to be adversely affected by the proposal because:

- the property at 11 Seddon Street is also zoned High Density Residential Zone and is of sufficient size to be further developed;
- the area of 11 Seddon Street immediately adjoining the subject site contains a grassed lawn area. The existing residential unit within 11 Seddon Street is a two-storey unit set at an angle to the subject site, which means it will not have direct views into the subject site;
- the majority of the proposed residential units to be constructed within the subject site are set well back from the boundary shared with 11 Seddon Street and separated from the boundary by the proposed right of way;

- the closest residential units to 11 Seddon Street, which are to be constructed on proposed Lots 2 and 3, comply with all District Plan bulk and location standards in relation to the shared boundary, with the exception of minor yard setback encroachments associated with 5,000 litre water storage tanks to be sited adjacent to the boundary; and
- the yard setback encroachments associated with the two water tanks are considered to be less than minor because they are small structures, not habitable buildings, and the applicant is proposing to install screening around the tanks, which will help to mitigate adverse visual effects.

18 Utauta Street, Waikanae (Lot 3 DP 24902)

The adjoining property at 18 Utauta Street is not considered to be adversely affected by the proposal because:

- the property at 18 Utauta Street is also zoned High Density Residential Zone and is of sufficient size to be further developed;
- the area of 18 Utauta Street adjoining the subject site contains a driveway and grassed lawn area and the existing residential unit within this property is set well back from the subject site;
- the new residential units to be constructed on proposed Lots 6, 7, 8 and 9 will be almost entirely screened from view from 18 Utauta Street by the existing residential unit located on the subject site; and
- the two new allotments adjoining this property, proposed Lots 4 and 5, are a vacant lot and the lot containing the existing residential unit on the subject site. Proposed Lot 4 is of sufficient size and shape to accommodate a residential unit that complies with all relevant District Plan bulk and location requirements, and no physical changes are proposed within Lot 5.

3A and 3B Seddon Street, Waikanae and 27 Elizabeth Street, Waikanae (Lot 8-9 Block VI Deposited Plan 1031)

The adjoining properties at 3A and 3B Seddon Street and 27 Elizabeth Street are not considered to be adversely affected by the proposal because:

- these properties are zoned Open Space Zone and owned by Kāpiti Coast District Council;
- 3A and 3B Seddon Street, which directly adjoin the subject site, contain the Plunket building and Montessori Pre-School building;
- 27 Elizabeth Street is physically separated from the subject site and contains two buildings, the Arts and Crafts Society building and the Waikanae Bridge Club, and a sealed car park;
- only two of the proposed residential units, being those to be constructed on proposed Lots 7 and 8, and the existing residential unit on the subject site will be visible from 3A and 3B Seddon Street. This is consistent with the level of development that could reasonably be expected on the subject site;
- the residential units adjoining 3A and 3B Seddon Street, on proposed Lots 7 and 8, comply with all District Plan bulk and location standards in relation to the shared boundary;

- the yard setback encroachment associated with the 6,000 litre water tank within proposed Lot 8 is considered to be less than minor because the tank is a small structure, not a habitable building, and the applicant is proposing to install screening around the tank, which will help to mitigate adverse visual effects; and
- the proposed works will not be visible from 27 Elizabeth Street because of the physical separation between the subject site and this property.

Other properties in the surrounding area

Other properties in the surrounding area are not considered to be adversely affected by the proposal because:

- the layout of the proposed subdivision means that the residential units constructed on proposed Lots 8 and 9, and any future buildings on proposed Lot 1, will almost entirely screen the remainder of the residential units on the site from view from Seddon Street; and
- the six additional residential units being duplex buildings means they will have the visual appearance of three, rather than six, units from a distance. This is consistent with the level of development that could reasonably be expected on the subject site.

5.6 s95A Public Notification

Recommendation:

That the application **need not be publicly notified** in accordance with Sections 95A and 95C-95D of the Resource Management Act 1991 as, although not precluded from public notification, the adverse effects are less than minor and there are no special circumstances.

**Reported and recommended
by**



Megan Barr
Consultant Planner - Contractor

Decision *"That the above recommendation be adopted."*

Delegated Officer
(Peer Reviewer)



Sarah Banks
Principal Resource Consents Planner

5.7 s95B Limited Notification

Recommendation:

That the application be processed on a non-notified basis in accordance with Sections 95B and 95E of the Resource Management Act 1991.

**Reported and recommended
by**



Megan Barr
Consultant Planner - Contractor

Decision *"That the above recommendation be adopted."*

Delegated Officer
(Peer Reviewer)



Sarah Banks
Principal Resource Consents Planner

6 SECTION 104 ASSESSMENT

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard:
 - (ii) other regulations:
 - (iii) a national policy statement:
 - (iv) a New Zealand coastal policy statement:
 - (v) a regional policy statement or proposed regional policy statement:
 - (vi) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.
- (2A) When considering an application affected by section 124 [or 165ZH(1)(c)], the consent authority must have regard to the value of the investment of the existing consent holder.

- (2B) *When considering a resource consent application for an activity in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, a consent authority must have regard to any resource management matters set out in that planning document.*
- (2C) *Subsection (2B) applies until such time as the regional council, in the case of a consent authority that is a regional council, has completed its obligations in relation to its regional planning documents under section 93 of the Marine and Coastal Area (Takutai Moana) Act 2011.*
- (3) *A consent authority must not,—*
 - (a) *when considering an application, have regard to—*
 - (i) *trade competition or the effects of trade competition; or*
 - (ii) *any effect on a person who has given written approval to the application:*
 - (b) *[Repealed]*
 - (c) *grant a resource consent contrary to—*
 - (i) *section 107, 107A, or 217:*
 - (ii) *an Order in Council in force under section 152:*
 - (iii) *any regulations:*
 - (iv) *wāhi tapu conditions included in a customary marine title order or agreement:*
 - (v) *section 55(2) of the Marine and Coastal Area (Takutai Moana) Act 2011:*
 - (d) *grant a resource consent if the application should have been notified and was not.*
- (4) *A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.*
- (5) *A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.*
- (6) *A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.*
- (7) *In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.*

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities. The relevant provisions are summarised below:

104B Determination of applications for discretionary or non-complying activities

Section 104B states that after considering an application for a resource consent for a discretionary or non-complying activity, a consent authority-

- (a) *May grant or refuse the application; and*
- (b) *if it grants the application, may impose conditions under section 108.*

104C Particular restrictions for restricted discretionary activities

Section 104C states:

- (1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –*
 - (a) *a discretion is restricted in national environmental standards or other regulations;*
 - (b) *it has restricted the exercise of its discretion in its plan or proposed plan.*
- (2) *The consent authority may grant or refuse the application.*

- (3) *However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which –*
- (a) *A discretion is restricted in national environmental standards or other regulations:*
 - (b) *It has restricted the exercise of its discretion in its plan or proposed plan.*

Section 104(6) allows the consent authority to decline a consent application if it has inadequate information to determine the application.

Adequate information was provided to process the application.

6.1 Internal Consultation

Development Engineer

Council's Development Engineer reviewed the application and the further information submitted by the applicant and recommended conditions to be imposed with respect to servicing and Council's Land Development Minimum Requirements 2022. These conditions are included in sections 9 and 10 of this report below.

Traffic Engineer

Council's Traffic Engineer reviewed the application and the further information submitted by the applicant and recommended conditions to be imposed with respect to access. These conditions are included in sections 9 and 10 of this report below.

6.2 Actual or potential effects on the environment

Section 104(1)(a) of the RMA requires the Council to have regard to any actual and potential effects on the environment of allowing the activity. This includes both the positive and the adverse effects.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on site visits, studies of Council held data and feedback from other relevant Council departments.

Almost all of the effects related to the proposed development have been discussed in detail above at section 5 of this report. Aspects which have not already been covered are discussed below.

6.3 Positive Effects

The application stated that the proposal would have the following positive effects:

- *The proposal includes the construction of an additional six residential units, adding to housing stock in the Kāpiti Coast District when there is still a shortage of housing resulting in high levels of housing unaffordability when compared to average income.*
- *Diversification of housing stock, the proposal includes the addition of smaller dwellings with low-maintenance outdoor spaces, providing new housing choice in a neighbourhood that is characterised by older, larger houses on larger allotments.*
- *The addition of six new dwellings which have been designed and constructed to meet current building standards including warm, safe and function houses to meet the needs of future occupants.*

- *The proposed subdivision will provide an additional eight residential allotments in the district, which are in close proximity to the Waikanae township and can be adequately serviced. This includes two vacant allotments which are capable of providing for further residential development in the future.*

In addition to the above points, it is my opinion that the proposed subdivision will result in positive economic effects for the consent holder if they sell the eight additional residential allotments and six additional residential units and positive social effects for any future owners and occupiers of the new allotments and residential units.

6.4 Summary of Actual and Potential Effects

The actual and potential effects of the proposal can be adequately avoided, remedied or mitigated by the imposition of the conditions outlined in the assessment above to ensure they are acceptable.

6.5 National Environmental Standards – s104(1)(b)(i)

There are currently ten operative National Environmental Standards, these relate to the Air Quality, Marine Aquaculture, Air Pollutants, Outdoor Storage of Tyres, Sources of Drinking Water, Telecommunication Facilities, Electricity Transmission Activities, Contaminants in Soil, Freshwater, and Plantation Forestry.

None of these are considered relevant to the proposal.

The subject site is not listed in Greater Wellington Regional Council's Selected Land Use Register and there is no indication that it has been used for HAIL activities in the past.

6.6 National Policy Statements – s104(1)(b)(iii)

There are currently eight operative National Policy Statements, these relate to the Coastal Environment, Indigenous Biodiversity, Highly Productive Land, Urban Development, Freshwater Management, Greenhouse Gases from Industrial Process Heat, Renewable Electricity Generation, and Electricity Transmission.

Only the National Policy Statement on Urban Development is considered relevant to this application.

6.6.1 National Policy Statement on Urban Development (NPSUD)

The National Policy Statement on Urban Development 2020 (NPSUD) sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991.

The NPSUD came into effect on 20 August 2020.

The Kāpiti Coast is a Tier 1 local authority and the NPSUD must be considered when making planning decisions that affect an urban environment.

Urban environment is defined in the NPSUD as:

any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- is, or is intended to be, predominantly urban in character; and*
- is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

Following on from this National Policy Statement the Resource Management Enabling Housing Supply and Other Matters Act gained royal ascent 20 December 2021.

Plan Change 2 (Intensification) was notified 18 August 2022 in response to this direction and became operative on 1 September 2023. The zoning of the subject site changed from General Residential Zone to High Density Residential Zone as a result of Plan Change 2.

I consider the proposal to be consistent with the relevant provisions of the NPSUD because eight additional residential allotments that can be adequately serviced and six additional residential units will be created in an urban environment where there is demand for additional housing.

6.7 Wellington Regional Policy Statement – s104(1)(b)(v)

The Wellington Regional Policy Statement (RPS) sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Wellington region in an integrated and co-ordinated manner.

The RPS provides an overview of the resource management issues for the region (within the regional council's functions under s.30 of the RMA), and states the policies and methods required to achieve the integrated management of the region's natural and physical resources.

Objective 19 and Policy 29 of the RPS are relevant to this proposal, as follows:

- *Objective 19 - The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.*
- *Policy 29 - Avoiding inappropriate subdivision and development in areas at high risk from natural hazards – district and regional plans.*

Flood Hazards:

The site is affected by a shallow surface flow flood hazard. Proposed Lot 5 contains an existing residential unit and two existing accessory buildings (being sheds). The applicant is proposing to construct new dwellings on proposed Lots 2 and 3 and proposed Lots 6, 7, 8 and 9, which will have finished floor levels above the 1% AEP flood event level. Vehicle access to all proposed lots will be via a shared right of way. It is not anticipated that the proposal will increase the risk to people, the community or property from the flood hazard.

With regards to Policy 29 it is not considered that the property is at "high" risk from natural hazard. The RPS states:

"An area should be considered high risk if there is the potential for moderate to high levels of damage to the subdivision or development, including the buildings, infrastructure, or land on which it is situated."

In this case, Proposed Lot 5 contains an existing residential unit and two existing accessory buildings (being sheds). The applicant is proposing to undertake earthworks within proposed Lots 2 and 3 and proposed Lots 6, 7 8 and 9 and construct new residential units within these lots with finished floor levels above the 1% AEP flood event level.

Proposed Lots 1 and 4 will be vacant allotments and the applicant is not proposing to undertake earthworks to create flood free building platforms within these lots. However, the recommended building levels for the site are close enough to existing ground levels that it would be possible to construct residential units within these lots with finished floor levels above the 1% AEP flood event level without needing to undertake major earthworks.

Council's Development Engineer has reviewed the application and the further information submitted by the applicant and advised that the proposed development is acceptable. From a subdivision perspective, the design of the proposed subdivision can be considered safe for vehicles and people.

For the above reasons, it is considered appropriate that the site can be subdivided and developed without creating a high risk to the occupiers of the site.

Change 1 to the RPS was notified in August 2022. I consider that the changes proposed are not relevant to this proposal.

6.8 Plan or Proposed Plan – s104(1)(b)(vi)

The following Objectives and Policies of the Operative District Plan 2021 are of particular relevance to this application:

District Objectives:

- DO-03 – Development Management*
- DO-04 – Coastal Environment*
- DO-05 – Natural Hazards*
- DO-011 – Character and Amenity Values*
- DO-012 – Housing Choice and Affordability*
- DO-013 – Infrastructure and services*
- DO-014 – Access and Transport*
- DO-020 – Well Functioning Environments*
- DO-021 – Housing in Relevant Residential Zones*
- DO-022 – Higher Density Housing in Residential Zones*

Urban Form and Development Policies:

- UFD-P1 – Growth Management*
- UFD-P2 – Housing Choice*
- UFD-P3 – Managing Intensification*
- UFD-P4 – Residential Density*
- UFD-P7 – Accessibility*
- UFD-P14 – Urban Built Form*

Subdivision in Residential Zone Policies:

- SUB-RES-P1 – General Residential Subdivision*

General Residential Zone Policies:

- GRZ-P2 – Focused Infill Precincts*
- GRZ-P9 – Residential Activities*
- GRZ-P10 – Residential Amenity*
- GRZ-P11 – Residential Streetscape*

High Density Residential Zone Policies:

- HRZ-P1 – Medium Density Residential Standards - Policy 1*
- HRZ-P2 – Medium Density Residential Standards - Policy 2*
- HRZ-P3 – Medium Density Residential Standards - Policy 3*
- HRZ-P4 – Medium Density Residential Standards - Policy 4*
- HRZ-P5 – Medium Density Residential Standards - Policy 5*
- HRZ-P6 – Higher Density Housing and Urban Form*
- HRZ-P8 – Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)*
- HRZ-P9 – Residential Amenity*
- HRZ-P10 – Residential Streetscape*

Financial Contributions Policies:

FC-P1 – Provision of Reserves and Public Open Spaces

FC-P2 - Provision of Infrastructure

Natural Hazards Policies:

NH-P2 – Risk Based Approach

NH-P3 – Managing Activities in Natural Hazard Prone Areas

NH-P4 – Precautionary Approach

Infrastructure Policies:

INF-GEN-P4 – Managing Adverse Effects

INF-GEN-P7 – Infrastructure and Growth Management

INF-GEN-P11 – Quality of Infrastructure Design and Services

INF-MENU-P17 –Hydraulic Neutrality - Stormwater

INF-MENU-P18 – Stormwater Quantity and Quality

INF-MENU-P20 – Water Supply

INF-MENU-P21 – Wastewater

Transport Policies:

TR-P5 – Effects of Land Use on Transport

TR-P6 - Safety

For the full text of the above provisions, reference can be made to the Kāpiti Coast Operative District Plan as amended by Plan Change 2.

6.8.1 Assessment

The Objectives and Policies of the Operative District Plan as amended by Plan Change 2 endeavour to ensure that development does not detract from the character and amenity of the surrounding environment and can be adequately serviced.

The District Plan provides for a variance in lot sizes to provide for different types of housing that cater to the range of demographics of people living on the Kāpiti Coast. The proposed subdivision achieves this by providing eight additional residential allotments of a relatively small size within an area where the lot sizes are predominantly larger.

The subject site is identified (by District Plan Maps) as being affected by a shallow surface flow flood hazard. Proposed Lot 5 contains an existing residential unit and two existing accessory buildings (being sheds). The applicant is proposing to undertake earthworks within proposed Lots 2 and 3 and proposed Lots 6, 7, 8 and 9 and construct new residential units within these lots with finished floor levels above the 1% AEP flood event level.

Proposed Lots 1 and 4 will be vacant allotments and the applicant is not proposing to undertake earthworks to create flood free building platforms within these lots. However, the recommended building levels for the site mean that it would be possible to construct residential units within these lots with finished floor levels above the 1% AEP flood event level without needing to undertake major earthworks.

Council's Development Engineer has reviewed the application and the further information submitted by the applicant and advised that the proposed development is acceptable. From a subdivision perspective, the design of the proposed subdivision can be considered safe for vehicles and people.

The applicant has demonstrated that the proposed lots can be serviced as required by the Objectives and Policies, in accordance with the Council's Land Development Minimum Requirements. In addition, the six proposed residential units, being two-bedroom units, will add to housing choice within the District.

For these reasons, the proposal is considered to be consistent with the relevant objectives and policies of the District Plan and Plan Change 2.

Wellington Regional Natural Resources Plan

The Natural Resources Plan for the Wellington Region (NRP) was notified on 31 July 2015 and became operative on 28 July 2023. Policy P25 of the NRP refers to "high hazard areas" otherwise known as areas at high risk from natural hazards and states:

Policy P25: High hazard areas

Use and development, including hazard mitigation methods, in on or over high hazard areas shall be managed to ensure that

- (a) they have a functional need or operational requirement or there is no practicable alternative to be so located, and*
- (b) an overall increase in risk of social, environmental and economic harm is avoided, and*
- (c) the hazard risk and/or residual hazard risk to the development, assessed using a risk-based approach, is acceptable or as low as reasonably practicable, recognising that in some instances an increase in risk to the development may be appropriate, and*
- (d) the development does not cause or exacerbate hazard risk in other areas, and unless effects are avoided, remedied or mitigated in accordance with a hazard risk management strategy, and*
- (e) adverse effects on natural processes (coastal, riverine and lake processes) are avoided, remedied, or mitigated, and*
- (f) natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change and sea level rise over at least the next 100 years, are taken into account.*

However, the definition of high hazard areas in the NRP is as follows:

"For the purposes of the Plan, all areas in the coastal marine area and the beds of lakes and rivers are high hazard areas."

The subject site is not located within the active beach (coastal marine area) and does not contain the bed of a lake or river.

Therefore, it is my opinion that the proposal is not contrary to Policy P25 of the NRP.

6.9 Any Other Matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

There are no other matters that are relevant to this application that need to be considered.

7 OTHER RELEVANT RESOURCE MANAGEMENT ACT SECTIONS

7.1 Section 106 of the Resource Management Act 1991

Section 106 provides for the consent authority to refuse consent in certain circumstances or to impose conditions to mitigate the effects which may arise from a series of natural hazards. Section 106 also deals with matters related to the provision of satisfactory access to allotments. Section 106 is set out below:

106 Consent authority may refuse subdivision consent in certain circumstances

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
 - (a) *there is a significant risk from natural hazards; or*
 - (b) *[Repealed]*
 - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
 - (a) *the likelihood of natural hazards*
 - (b) *the material damage to land in respect of which the consent is sought, other than land, or structures that would result from natural hazards; and*
 - (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b)*
- (2) *Conditions under subsection (1) must be—*
 - (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
 - (b) *of a type that could be imposed under section 108.*

The District Plan maps identify the subject site as being entirely affected by a shallow surface flow flood hazard. Greater Wellington Regional Council's Flood hazard extents for the Wellington Region identify the site as being affected by a 1% Annual Exceedance Probability (AEP) flood hazard.

Proposed Lot 5 contains an existing residential unit and two existing accessory buildings (being sheds). The applicant is proposing to undertake earthworks within proposed Lots 2 and 3 and proposed Lots 6, 7, 8 and 9 and construct new residential units within these lots with finished floor levels above the 1% AEP flood event level.

Proposed Lots 1 and 4 will be vacant allotments and the applicant is not proposing to undertake earthworks to create flood free building platforms within these lots. However, the recommended building levels for the site are such that it would be possible to construct residential units within these lots with finished floor levels above the 1% AEP flood event level without needing to undertake major earthworks.

Council's Development Engineer has reviewed the application and the further information submitted by the applicant and advised that the proposed development is acceptable. From a subdivision perspective, the design of the proposed subdivision can be considered safe for vehicles and people.

Each proposed allotment will have legal and physical access from Seddon Street.

Therefore, the consent does not need to be refused under section 106.

7.2 Conditions of Resource Consents – s108 or s220

Draft conditions were circulated to the applicant's agent on 17 October 2024. The draft conditions were agreed to by return email on 18 October 2024.

7.3 Financial Contribution Conditions

As eight additional units of demand are being created, both development and reserves contributions are payable. Calculated in accordance with the requirements of the Development Contributions Policy 2024 and the Operative Kāpiti Coast District Plan, these are included in sections 9 and 10 of this report below.

8 PART 2 MATTERS

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

Overall, the proposal is consistent with Part 2 matters because this proposal allows for a subdivision creating eight additional allotments and the construction of six new residential units without having a detrimental effect on the surrounding environment.

8.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources.

The proposal is in accordance with Section 5 of the Act as it allows for a subdivision creating eight additional allotments and the construction of six new residential units without having a detrimental impact on the residential environment or any neighbouring properties.

8.2 Section 6-Matters of National Importance

Section 6 establishes eight matters which must be recognised and provided for by all persons exercising functions and powers under the Act.

There are no relevant Matters of National Importance.

8.3 Section 7-Other Matters

Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to.

The proposal allows for the efficient use and development of a finite resource with reference to parts (b), (c) and (f) because this proposal allows for a subdivision creating eight additional allotments and the construction of six new residential units without having a detrimental impact on the surrounding environment.

8.4 Section 8-Treaty of Waitangi

The proposal is considered to be in accordance with the principles of te Tiriti o Waitangi as the site is not identified as having cultural significance.

8.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because this proposal allows for a subdivision creating eight additional allotments and the construction of six new residential units without having a detrimental effect on the surrounding environment.

9 RECOMMENDATION 1 – LAND USE CONSENT

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104C of the Resource Management Act 1991, hereby **grant** consent to undertake earthworks and construct six (6) residential units not meeting permitted activity standards at 7 Seddon Street, Waikanae (Section 16 Block VI Maori Township Parata and Defined on Deposited Plan 1031 held in Record of Title WN443/259), subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

1. The consent holder shall ensure that proposed activity is 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 RM230200, except where modified by conditions of consent, with reference to the following plans stamped as “Final Approved Plans” on 18 October 2024:
 - ‘*Scheme Plan – Earthworks*’ (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘*Scheme Plan – Earthwork Cross Sections*’ (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘*Scheme Plan – Services Overall*’ (Drawing Number 23025 SCH1, Sheet 7 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;
 - ‘*Scheme Plan – Roading Overall*’ (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;
 - ‘*Scheme Plan – Cross Sections*’ (Drawing Number 23025 SCH1, Sheet 9 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘*Site Plan*’ (Job No: 23046, Drawing No: 103) prepared by Prime Designs and dated 17 June 2024;
 - ‘*Site/Floor Plan*’ (Job No: 23046, Drawing No: 104) prepared by Prime Designs and dated 17 June 2024;
 - ‘*Proposed Floor Plan Lot 2 & 3*’ (Job No: 23046, Drawing No: 105) prepared by Prime Designs and dated 17 June 2024;
 - ‘*Elevations Lot 2 & 3*’ (Job No: 23046, Drawing No: 106) prepared by Prime Designs and dated 17 June 2024;
 - ‘*Proposed Floor Plan Lot 6 & 7*’ (Job No: 23046, Drawing No: 108) prepared by Prime Designs and dated 17 June 2024;
 - ‘*Elevations Lot 6 & 7*’ (Job No: 23046, Drawing No: 109) prepared by Prime Designs and dated 17 June 2024;
 - ‘*Proposed Floor Plan Lot 8 & 9*’ (Job No: 23046, Drawing No: 111) prepared by Prime Designs and dated 17 June 2024; and
 - ‘*Elevations Lot 8 & 9*’ (Job No: 23046, Drawing No: 112) prepared by Prime Designs and dated 17 June 2024.

2. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's (KCDC's) Land Development Minimum Requirements 2022 (LDMR: 2022), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
3. The consent holder shall pay a Reserve Contribution for the six (6) additional residential units, which has been assessed at \$17,082.53 inclusive of GST per residential unit (total **\$102,495.18** GST inclusive).

The contribution will be invoiced at building consent stage and must be paid prior to the issue of the code of compliance certificate.

4. 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 KCDC's LDMR: 2022. No works shall commence until the plans are approved by the Council's Development Engineer.

Note: *Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with KCDC's LDMR: 2022, and to enable accurate construction.*

5. At least 20 working days prior to commencement of construction, the consent holder shall prepare and submit to the Council's Development Engineer for approval, a final Construction Environmental Management Plan (CEMP). The CEMP will consider, but not be limited to, how construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with. The supplied CEMP shall include but not limited to:

- a. Contact (mobile) telephone number(s) for the on-site manager where contact could be made 24 hours a day / 7 days a week;
- b. Details for appropriate local signage/ information of the proposed work including the location of a large (A noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including cellphone and after-hours contact details;
- c. A communication and complaints procedure for adjoining property owners and occupiers, passers-by and the like;
- d. Hours of operation;
- e. The control of noise and other construction related effects (including vibration);
- f. Traffic entering and exiting the site during construction;
- g. Traffic management including specific details relating to truck capacity, truck waiting areas and truck arrival/departure times;
- h. Details of site access for contractor's vehicles not involved in transporting fill material;
- i. Measures to control dust, silt, sediment, vegetation and aggregate beyond the site boundary and to minimise the associated nuisance effects of earthworks;
- j. Earthworked material tracking onto the road network;
- k. Windblown sand or other material;
- l. Sediment control and stormwater run-off, including a final Erosion and Sediment Control Plan (ESCP);
- m. Maintenance of local drainage paths from adjoining properties;
- n. Progressive top soiling and re-vegetation immediately following completion of the works;

- o. The monitoring program for effects of the earthworks on and off site (including transportation of material);
- p. The discovery of an unrecorded archaeological site; and
- q. Review procedures.

Note: *The consent holder shall ensure that construction does not commence until the final CEMP and ESCP have been approved by Council's Development Engineer.*

6. The consent holder shall ensure that all earthworks and construction activities are undertaken in accordance with the approved Construction Environmental Management Plan (CEMP) required under Condition 5 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 have been approved by the Council's Development Engineer.
7. Prior to commencement of construction of the six additional residential units, the consent holder shall undertake earthworks for the construction of the driveway and building platforms in general accordance with approved the earthworks plans '*Scheme Plan – Earthworks*' (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) and '*Scheme Plan – Earthwork Cross Sections*' (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024.
8. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of KCDC's LDMR: 2022 and Section 2 of NZS4404:2010 unless otherwise agreed with the Council's Development Engineer in writing. Upon completion of the earthworks the consent holder shall provide a certificate in the form of Schedule 2A of NZS4404:2010 prepared by a suitably qualified and experienced geo-professional to the Council's Development Engineer.
9. Upon completion of earthworks and prior to commencement of construction of the six additional residential units, the consent holder shall provide the Council with a geotechnical report prepared by a suitably qualified person. This report must detail the site investigation work, findings, and recommendations for the foundation design for Lots 1, 2, 3, 4, 6, 7, 8 and 9.

Note 1: *The report's recommendations must consider the finished earthworks and the final ground levels for the site.*

Note 2: *If specifically designed foundations are required in accordance with the Building Act 2004, then 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.*

10. The consent holder shall provide a stormwater attenuation/disposal system for each of the six additional residential units that complies with the requirements and intent of the report titled '*Conceptual Stormwater Disposal Design Report for Resource Consent Application*', for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024. Unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer. An updated report must be provided for an alternative solution.

11. Upon completion of construction works, the consent holder shall provide written verification from a suitably qualified person in the relevant engineering field. This verification must confirm that the final ground modifications and right-of-way design/construction have been completed in accordance with the requirements outlined in the Cuttriss Consultants Ltd *'Conceptual Stormwater Disposal Design Report for Resource Consent Application'* for 7 Seddon Street, Waikanae, Revision D dated 9 September 2024. Additionally, it must demonstrate that the hydraulic modelling outcomes have been achieved, in terms of flood-free building platform and appropriate flow paths through the site.
12. The consent holder shall ensure that any new or relocated habitable dwelling constructed on Lots 1-9 has a minimum floor level to the underside of the floor joist or underside of the slab above the 1% AEP flood event level for the site.

Note: *This requirement will be the subject of a Consent Notice under Section 221 of the Resource Management Act in accordance with condition 29 of the subdivision consent decision for RM230200.*
13. Prior to occupation of the six additional residential units, the consent holder shall ensure that the shared driveway is formed, constructed and sealed as per section 3.3.16.1 of NZS 4404:2010, unless agreed otherwise with the Council's Development Engineer.
14. Prior to occupation of the six additional residential units, the consent holder shall ensure that the double vehicle crossing as shown on Cuttriss Consultants Ltd *'Scheme Plan – Roding Overall'* (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024) is formed, metalled and sealed between the carriageway edge and the road boundary at the entry to the development in accordance with Council's standard drawing KCDC-RD-06 for a heavy-duty vehicle crossing.
15. Prior to occupation of the six additional residential units, the consent holder shall ensure that the passing bay measuring 15m long and 5.5m wide at the start of the shared driveway and a turning head are formed as shown on Cuttriss Consultants Ltd *'Scheme Plan – Roding Overall'* (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024).
16. The consent holder shall ensure that the engineering drawings required by condition 4 above include details of the line marking along Seddon Road affected by the double vehicle crossing for approval from the Council's Development Engineer. Any changes to, remediation or replacement of line marking shall be undertaken as per the approved drawings prior to occupation of the six additional residential units.
17. 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.
18. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's *Erosion and Sediment Control Guidelines for the Wellington Region* and *"Small earthworks – Erosion and sediment control for small sites"* to the satisfaction of the Council's Development Engineer or their authorised representative.

Advice Notes:

- 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.

- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- All costs arising from any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- The consent holder shall pay to the Kāpiti 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 Kāpiti 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.
- 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 is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law.
- Please note that a resource consent is not a consent to build. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. A building consent must be issued prior to any building work being undertaken.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's

buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings An information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roding Standard Drawings; and
 - Vehicle Crossing Guidelines.
- 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 Ātiawa ki Whakarongotai Charitable Trust;
 - 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.*

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2021-2041 Development Contribution Policy for additional residential units. The contributions will be calculated and levied for each additional residential unit created by this resource consent in accordance with the fees that applied at the time the consent was lodged. The fees are listed below:

Items	Fees including GST (NZD)
Community Infrastructure Districtwide	\$1,909.00
Roding & Transport Districtwide	2,215.00
Stormwater Districtwide	197.00
Stormwater Collection Waikanae	320.00
Wastewater Reticulation Waikanae	1,313.00
Wastewater Treatment Waikanae	563.00
Water Treatment Waikanae	6,685.00
Water Reticulation Waikanae	3,398.00
Total	\$16,600.00

There are six (6) additional residential units created by this Resource Consent. Therefore, the total payable for the six (6) additional residential units is **\$99,600.00**.

The contributions will be invoiced at building consent stage and must be paid prior to the issue of the code of compliance certificate.

10 RECOMMENDATION 2 – SUBDIVISION CONSENT

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 a nine (9) lot residential subdivision at 7 Seddon Street, Waikanae (Section 16 Block VI Maori Township Parata and Defined on Deposited Plan 1031 held in Record of Title WN443/259), subject to the following conditions which were imposed under Section 220 of the Resource Management Act 1991.

Conditions:

General

1. The consent holder shall ensure that the proposed subdivision is 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 RM230200, except where modified by conditions of consent, with reference to the following plans stamped as “Final Approved Plans” on 18 October 2024:
 - ‘Scheme Plan – Overall’ (Drawing Number 23025 SCH1, Sheet 2 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;
 - ‘Scheme Plan – Legal’ (Drawing Number 23025 SCH1, Sheet 3 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘Scheme Plan – Boundary Dimensions’ (Drawing Number 23025 SCH1, Sheet 4 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘Scheme Plan – Earthworks’ (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘Scheme Plan – Earthwork Cross Sections’ (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘Scheme Plan – Services Overall’ (Drawing Number 23025 SCH1, Sheet 7 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;
 - ‘Scheme Plan – Roading Overall’ (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024; and
 - ‘Scheme Plan – Cross Sections’ (Drawing Number 23025 SCH1, Sheet 9 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024.
2. The consent holder shall ensure that the e-survey dataset is in general conformity with approved plans ‘Scheme Plan – Legal’ (Drawing Number 23025 SCH1, Sheet 3 of 14, Revision B) and ‘Scheme Plan – Boundary Dimensions’ (Drawing Number 23025 SCH1, Sheet 4 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024, except where modified by conditions of consent.
3. The consent holder shall comply with the requirements of the Kāpiti Coast District Council’s (KCDC’s) Land Development Minimum Requirements 2022 (LDMR: 2022), unless alternatives are proposed by the consent holder and accepted by the Council’s Development Engineer.

Fees, Levies and Contributions

4. The consent holder shall pay a Reserve Contribution for the eight (8) additional residential lots, which has been assessed at \$17,082.53 inclusive of GST per residential unit (total **\$136,660.24** GST inclusive).

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

5. 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 \$696.00 (fixed fee) plus a \$348.00 per lot deposit for the eight residential allotments (total to pay **\$3,480.00**) 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.

Engineering

6. 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 KCDC's LDMR: 2022. No works shall commence until the plans are approved by the Council's Development Engineer.

Note: *Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with KCDC's LDMR: 2022, and to enable accurate construction.*

7. 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 KCDC's LDMR: 2022.
8. Prior to works commencing, 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 KCDC's LDMR: 2022. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Civil Engineering;
 - Stormwater design and construction;
 - Earthworks design & construction; and
 - Water and wastewater design & construction.

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

9. 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.
10. At least 20 working days prior to commencement of construction, the consent holder shall prepare and submit to the Council's Development Engineer for approval, a final Construction Environmental Management Plan (CEMP). The CEMP will consider, but not be limited to, how construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with. The supplied CEMP shall include but not limited to:
 - a. Contact (mobile) telephone number(s) for the on-site manager where contact could be made 24 hours a day / 7 days a week;
 - b. Details for appropriate local signage/ information of the proposed work including the location of a large (A) noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including cellphone and after-hours contact details;

- c. A communication and complaints procedure for adjoining property owners and occupiers, passers-by and the like;
- d. Hours of operation;
- e. The control of noise and other construction related effects (including vibration);
- f. Traffic entering and exiting the site during construction;
- g. Traffic management including specific details relating to truck capacity, truck waiting areas and truck arrival/departure times;
- h. Details of site access for contractor's vehicles not involved in transporting fill material;
- i. Measures to control dust, silt, sediment, vegetation and aggregate beyond the site boundary and to minimise the associated nuisance effects of earthworks;
- j. Earthworked material tracking onto the road network;
- k. Windblown sand or other material;
- l. Sediment control and stormwater run-off, including a final Erosion and Sediment Control Plan (ESCP);
- m. Maintenance of local drainage paths from adjoining properties;
- n. Progressive top soiling and re-vegetation immediately following completion of the works;
- o. The monitoring program for effects of the earthworks on and off site (including transportation of material);
- p. The discovery of an unrecorded archaeological site; and
- q. Review procedures.

Note: *The consent holder shall ensure that construction does not commence until the final CEMP and ESCP have been approved by Council's Development Engineer.*

11. The consent holder shall ensure that all earthworks and construction activities are 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 have been approved by the Council's Development Engineer.
12. The consent holder shall notify the 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/ROW and footpaths);
 - Finished base course before the commencement of road/ROW sealing;
 - Roads/ROW during Benkelman Beam testing (and NDM if required);
 - Road/ ROW sealing – waterproof and final seal coat; and
 - Final inspection.

Earthworks & Foundation Design

13. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall undertake earthworks for the construction of the right of way and building platforms in general accordance with approved the earthworks plans 'Scheme Plan – Earthworks' (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) and 'Scheme Plan – Earthwork Cross Sections' (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024.
14. The consent holder shall ensure that earthworks are undertaken in accordance with Part 3C & Part 4 Schedule 2 of KCDC's LDMR: 2022 and Section 2 of NZS4404:2010, unless otherwise agreed with the Council's Development Engineer in writing. Upon completion of the earthworks the consent holder shall provide a certificate in the form of Schedule 2A of NZS4404:2010 prepared by a suitably qualified and experienced geo-professional to the Council's Development Engineer.
15. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide the Council with a geotechnical report prepared by a suitably qualified person. This report must detail the site investigation work, findings, and recommendations for the foundation design for Proposed Lots 1, 2, 3, 4, 6, 7, 8 and 9.

Note 1: *The report's recommendations must consider the finished earthworks and the final ground levels for the site.*

Note 2: *If specifically designed foundations are required in accordance with the Building Act 2004, then 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.*

Water Supply

16. 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 manifold water supply which complies with the Part 3, section G & Part 4 Schedule 6 of KCDC's LDMR: 2022. Unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
17. The consent holder shall ensure that firefighting water supply requirements comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
18. The consent holder shall ensure the construction of water reticulation systems is only undertaken by an approved contractor as defined in Part 3, section F(ix) of KCDC's LDMR: 2022.
19. With respect to any new and relocated residential building within Lots 2, 3, 6, 7, 8 and 9, the water demand management system shall be in accordance with the documents supplied as part of the further information response dated 18 June 2024 from Cuttriss Consultants Ltd.

Note 1: *All supply of water to outside taps and garden irrigation shall not be directly connected to Council's reticulated potable water system.*

Note 2: *A Consent Notice under Section 221 of the Resource Management Act will be issued to Lots 2, 3, 6, 7, 8 and 9 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 ongoing obligation to reduce water demand by at least 30% from 1,560 litres per household per day.*
- *Indoor usage will be minimized through the provision outlined within the Cuttriss Consultants Ltd Memorandum documents supplied as part of the further information response dated 18 June 2024.*
- *All supply of water to outside taps and garden irrigation shall be from a non-potable water source.*

20. The consent holder shall ensure that any existing water connection to the site not in use is disconnected and capped on the main.

Wastewater

21. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each lot with a new wastewater lateral which complies with the Council's wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of KCDC's LDMR: 2022.
22. The consent holder shall ensure that any unused wastewater connections to the site are disconnected and capped on the main.
23. The consent holder shall ensure that construction of wastewater reticulation systems is only undertaken by an approved contractor as defined in Part 3, section F(ix) of KCDC's LDMR: 2022.

Stormwater

24. The consent holder shall provide a stormwater attenuation/disposal system for Lots 1, 2, 3, 4, 6, 7, 8 and 9 that complies with the requirements and intent of the report titled '*Conceptual Stormwater Disposal Design Report for Resource Consent Application*' for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024. Unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer. An updated report must be provided for an alternative solution.

Note: *In the event that the certified stormwater disposal design for any of Lots 1, 2, 3, 4, 6, 7, 8 and 9 is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:*

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

25. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide a stormwater attenuation/disposal system for Lot 5 that complies with the requirements and intent of the report titled '*Conceptual Stormwater Disposal Design Report for Resource Consent Application*' for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024.

Note: Installation of this may require a Council building consent approval. It is advisable to consult with the Council's Building team prior to work commencing on site. A confirmation in the form of written evidence is required to be submitted to the Council's Development Engineer with the section 224(c) application to confirm the satisfactory installation of the attenuation tank within Lot 5.

26. The consent holder shall submit a homeowner's manual to inform all future landowners and their builders / contractors, which documents all pertinent information and obligations relating to stormwater [flood mitigation / adaptation measures, stormwater management devices – as applicable] for the development. The manual shall be submitted in support of the s224 certification, written in plain English and include, but not be limited to [as applicable], the following:
- Overarching summary of design principles and philosophy, and how an individual property and its activities fits within those principles and philosophy, and
 - Use of inert materials in building construction and isolate treater timber and galvanised materials from stormwater runoff.

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

27. The consent holder shall provide the following information in the format specified in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:
- Post construction development survey contours/spot heights in DWG and/or SHP including hardlines; and
 - Post construction network asset information [public and private] – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, Diameter, attenuation ponds, etc.

The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps.

Note 1: The charge shall be paid prior to the issue of s224(c) certification for the subdivision.

Note 2: Any height data sent to Kāpiti Coast District Council from 1 July 2024 must use the New Zealand Vertical Datum 2016 (NZVD2016) height standard.

28. Upon completion of construction works and prior to the issue of the Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide written verification from a suitably qualified person in the relevant engineering field. This verification must confirm that the final ground modifications and right of way design/construction have been completed in accordance with the requirements outlined in the Cuttriss Consultants Ltd report titled 'Conceptual Stormwater Disposal Design Report for Resource Consent Application' for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024. Additionally, it must demonstrate that the hydraulic modelling outcomes have been achieved, in terms of flood-free building platforms and appropriate flow paths through the site.
29. The consent holder shall ensure that any new or relocated habitable dwelling constructed on Lots 1-9 has a minimum floor level to the underside of the floor joist or underside of the slab above the 1% AEP flood event level for the site.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of the minimum building level to the underside of the floor joist or under side of the slab for Lots 1-9, which is to be complied with on an on-going basis.

Access & Transport

30. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall ensure that the right of way is formed, constructed and sealed as per section 3.3.16.1 of NZS 4404:2010, unless agreed otherwise with the Council's Development Engineer.
31. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall ensure that the double vehicle crossing as shown on Cuttriss Consultants Ltd '*Scheme Plan – Roading Overall*' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024) is formed, metalled and sealed between the carriageway edge and the road boundary at the entry to the development in accordance with Council's standard drawing KCDC-RD-06 for a heavy-duty vehicle crossing.
32. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall ensure that the passing bay measuring 15m long and 5.5m wide at the start of the shared driveway and a turning head are formed as shown on Cuttriss Consultants Ltd '*Scheme Plan – Roading Overall*' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024).
33. The consent holder shall ensure that the engineering drawings required by condition 6 above include details of the line marking along Seddon Road affected by the double vehicle crossing for approval from the Council's Development Engineer. Any changes to, remediation or replacement of line marking shall be undertaken as per the approved drawings prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991.

Power & Telecommunications

34. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the subdivision shall be serviced with electric power telecommunications services to the boundary of each individual allotment complying with the Part 3 Section I & Part 4 Schedule 8 of KCDC's LDMR: 2022.

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

Miscellaneous

35. During works, 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.
36. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's '*Erosion and Sediment Control Guidelines for the Wellington Region*' and '*Small earthworks – Erosion and sediment control for small sites*' to the satisfaction of the Council's Development Engineer or their authorised representative.

Other requirements

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.

Note: We recommend lodging your s223 and easement documents together so they can be concurrently assessed using the mailbox - resource.consents@kapiticoast.govt.nz.

38. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall submit an itemised schedule of quantities and costs for assets which are to vest in Council.
39. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall submit compliant as-built drawings of the all stormwater drainage, wastewater drainage and public potable water networks installed as part of the development to the Council's Development Engineer.
40. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply to Council's Development Engineer CCTV inspections footage and a report for all sewer and stormwater mains constructed within the development.
41. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply certification to the satisfaction of the Council's Development Engineer that comprises:
- NZS4404:2010 Schedule 1B (Contractors Certificate upon completion of Land development/Subdivision) signed by the Contractor; and
 - NZS4404:2010 Schedule 1C (Certification upon completion of Land development/Subdivision of Person Responsible for Inspection and Review of Construction) signed by a suitably qualified professional.
42. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes:

- 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.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- All costs arising from any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.

- The consent holder shall pay to the Kāpiti 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 Kāpiti 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.
- 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 is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law.
- Please note that a resource consent is not a consent to build. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. A building consent must be issued prior to any building work being undertaken.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings An information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roading Standard Drawings; and
 - Vehicle Crossing Guidelines.
- 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 Ātiawa ki Whakarongotai Charitable Trust;
 - 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.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2021-2041 Development Contribution Policy for additional residential allotments created. The contributions will be calculated and levied for each additional residential unit created by this resource consent in accordance with the fees that applied at the time the consent was lodged. The fees are listed below:

Items	Fees including GST (NZD)
Community Infrastructure Districtwide	\$1,909.00
Roading & Transport Districtwide	2,215.00
Stormwater Districtwide	197.00
Stormwater Collection Waikanae	320.00
Wastewater Reticulation Waikanae	1,313.00
Wastewater Treatment Waikanae	563.00
Water Treatment Waikanae	6,685.00
Water Reticulation Waikanae	3,398.00
Total	\$16,600.00

There are eight (8) additional residential allotments created by this Resource Consent. Therefore, the total payable for the eight (8) additional residential allotments is **\$132,800.00**.

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).

11 DECISION

That the above recommendations be adopted under delegated authority.

Reasons for Decision:

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

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



Megan Barr
Consultant Planner - Contractor



Sarah Banks
Principal Resource Consents Planner

18 October 2024

Punawai Properties Ltd
C/- Cuttriss Consultants Ltd
PO Box 386
Paraparaumu 5254
Attn: Emma Bean

By email (only) to: Emma.Bean@cuttriss.co.nz

Dear Punawai Properties Ltd,

RE: Notice of Decision for RM230200 – Resource Consent for earthworks and six new residential units not meeting permitted activity standards, and for a nine-lot fee simple residential subdivision at 7 Seddon Street, Waikanae

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, 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 able to cover the Council's costs of considering your application, then you will receive an invoice in the next few weeks.

Please note that this consent will lapse within five 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.

To help us improve the customer experience with Kāpiti Coast District Council, we would appreciate you taking a couple of minutes to complete this survey by clicking on the following link:

<https://www.kapiticoast.govt.nz/your-council/surveys/resource-consents-customer-experience-survey/>.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Megan Barr', with a stylized flourish extending to the right.

Megan Barr
Consultant Planner - Contractor

**RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT
1991
CONSENT: RM230200**

Applicant	Punawai Properties Ltd
Location of activity	7 Seddon Street, Waikanae
Description of activity	To undertake a nine-lot residential subdivision, earthworks and construct six residential units not meeting permitted activity standards

Decision:

Granted subject to conditions on 18 October 2024.

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104, 104B and 104C of the Resource Management Act 1991, hereby **grant** consent to undertake earthworks and construct six (6) residential units not meeting permitted activity standards, and to undertake a nine (9) lot fee simple residential subdivision at 7 Seddon Street, Waikanae (Section 16 Block VI Maori Township Parata and Defined on Deposited Plan 1031 held in Record of Title WN443/259), subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991.

Land Use Consent Conditions:

1. The consent holder shall ensure that proposed activity is 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 RM230200, except where modified by conditions of consent, with reference to the following plans stamped as “Final Approved Plans” on 18 October 2024:
 - ‘*Scheme Plan – Earthworks*’ (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘*Scheme Plan – Earthwork Cross Sections*’ (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - ‘*Scheme Plan – Services Overall*’ (Drawing Number 23025 SCH1, Sheet 7 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;

- 'Scheme Plan – Roading Overall' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;
 - 'Scheme Plan – Cross Sections' (Drawing Number 23025 SCH1, Sheet 9 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - 'Site Plan' (Job No: 23046, Drawing No: 103) prepared by Prime Designs and dated 17 June 2024;
 - 'Site/Floor Plan' (Job No: 23046, Drawing No: 104) prepared by Prime Designs and dated 17 June 2024;
 - 'Proposed Floor Plan Lot 2 & 3' (Job No: 23046, Drawing No: 105) prepared by Prime Designs and dated 17 June 2024;
 - 'Elevations Lot 2 & 3' (Job No: 23046, Drawing No: 106) prepared by Prime Designs and dated 17 June 2024;
 - 'Proposed Floor Plan Lot 6 & 7' (Job No: 23046, Drawing No: 108) prepared by Prime Designs and dated 17 June 2024;
 - 'Elevations Lot 6 & 7' (Job No: 23046, Drawing No: 109) prepared by Prime Designs and dated 17 June 2024;
 - 'Proposed Floor Plan Lot 8 & 9' (Job No: 23046, Drawing No: 111) prepared by Prime Designs and dated 17 June 2024; and
 - 'Elevations Lot 8 & 9' (Job No: 23046, Drawing No: 112) prepared by Prime Designs and dated 17 June 2024.
2. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's (KCDC's) Land Development Minimum Requirements 2022 (LDMR: 2022), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
3. The consent holder shall pay a Reserve Contribution for the six (6) additional residential units, which has been assessed at \$17,082.53 inclusive of GST per residential unit (total **\$102,495.18** GST inclusive).
- The contribution will be invoiced at building consent stage and must be paid prior to the issue of the code of compliance certificate.
4. 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 KCDC's LDMR: 2022. No works shall commence until the plans are approved by the Council's Development Engineer.
- Note:** Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with KCDC's LDMR: 2022, and to enable accurate construction.
5. At least 20 working days prior to commencement of construction, the consent holder shall prepare and submit to the Council's Development Engineer for approval, a final Construction Environmental Management Plan (CEMP). The CEMP will consider, but not be limited to, how construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with. The supplied CEMP shall include but not limited to:
- a. Contact (mobile) telephone number(s) for the on-site manager where contact could be made 24 hours a day / 7 days a week;

- b. Details for appropriate local signage/ information of the proposed work including the location of a large (A noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including cellphone and after-hours contact details;
- c. A communication and complaints procedure for adjoining property owners and occupiers, passers-by and the like;
- d. Hours of operation;
- e. The control of noise and other construction related effects (including vibration);
- f. Traffic entering and exiting the site during construction;
- g. Traffic management including specific details relating to truck capacity, truck waiting areas and truck arrival/departure times;
- h. Details of site access for contractor's vehicles not involved in transporting fill material;
- i. Measures to control dust, silt, sediment, vegetation and aggregate beyond the site boundary and to minimise the associated nuisance effects of earthworks;
- j. Earthworked material tracking onto the road network;
- k. Windblown sand or other material;
- l. Sediment control and stormwater run-off, including a final Erosion and Sediment Control Plan (ESCP);
- m. Maintenance of local drainage paths from adjoining properties;
- n. Progressive top soiling and re-vegetation immediately following completion of the works;
- o. The monitoring program for effects of the earthworks on and off site (including transportation of material);
- p. The discovery of an unrecorded archaeological site; and
- q. Review procedures.

Note: *The consent holder shall ensure that construction does not commence until the final CEMP and ESCP have been approved by Council's Development Engineer.*

- 6. The consent holder shall ensure that all earthworks and construction activities are undertaken in accordance with the approved Construction Environmental Management Plan (CEMP) required under Condition 5 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 have been approved by the Council's Development Engineer.
- 7. Prior to commencement of construction of the six additional residential units, the consent holder shall undertake earthworks for the construction of the driveway and building platforms in general accordance with approved the earthworks plans 'Scheme Plan – Earthworks' (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) and 'Scheme Plan – Earthwork Cross Sections' (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024.
- 8. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of KCDC's LDMR: 2022 and Section 2 of NZS4404:2010 unless otherwise agreed with the Council's Development Engineer in writing. Upon completion of the earthworks the consent holder shall provide a certificate in the form of Schedule 2A of NZS4404:2010 prepared by a suitably qualified and experienced geo-professional to the Council's Development Engineer.

9. Upon completion of earthworks and prior to commencement of construction of the six additional residential units, the consent holder shall provide the Council with a geotechnical report prepared by a suitably qualified person. This report must detail the site investigation work, findings, and recommendations for the foundation design for Lots 1, 2, 3, 4, 6, 7, 8 and 9.

Note 1: *The report's recommendations must consider the finished earthworks and the final ground levels for the site.*

Note 2: *If specifically designed foundations are required in accordance with the Building Act 2004, then 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.*

10. The consent holder shall provide a stormwater attenuation/disposal system for each of the six additional residential units that complies with the requirements and intent of the report titled 'Conceptual Stormwater Disposal Design Report for Resource Consent Application', for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024. Unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer. An updated report must be provided for an alternative solution.
11. Upon completion of construction works, the consent holder shall provide written verification from a suitably qualified person in the relevant engineering field. This verification must confirm that the final ground modifications and right-of-way design/construction have been completed in accordance with the requirements outlined in the Cuttriss Consultants Ltd 'Conceptual Stormwater Disposal Design Report for Resource Consent Application' for 7 Seddon Street, Waikanae, Revision D dated 9 September 2024. Additionally, it must demonstrate that the hydraulic modelling outcomes have been achieved, in terms of flood-free building platform and appropriate flow paths through the site.
12. The consent holder shall ensure that any new or relocated habitable dwelling constructed on Lots 1-9 has a minimum floor level to the underside of the floor joist or underside of the slab above the 1% AEP flood event level for the site.
Note: *This requirement will be the subject of a Consent Notice under Section 221 of the Resource Management Act in accordance with condition 29 of the subdivision consent decision for RM230200.*
13. Prior to occupation of the six additional residential units, the consent holder shall ensure that the shared driveway is formed, constructed and sealed as per section 3.3.16.1 of NZS 4404:2010, unless agreed otherwise with the Council's Development Engineer.
14. Prior to occupation of the six additional residential units, the consent holder shall ensure that the double vehicle crossing as shown on Cuttriss Consultants Ltd 'Scheme Plan – Roding Overall' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024) is formed, metalled and sealed between the carriageway edge and the road boundary at the entry to the development in accordance with Council's standard drawing KCDC-RD-06 for a heavy-duty vehicle crossing.
15. Prior to occupation of the six additional residential units, the consent holder shall ensure that the passing bay measuring 15m long and 5.5m wide at the start of the shared driveway and a turning head are formed as shown on Cuttriss Consultants Ltd 'Scheme Plan – Roding Overall' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024).
16. The consent holder shall ensure that the engineering drawings required by condition 4 above include details of the line marking along Seddon Road affected by the double vehicle crossing for approval from the Council's Development Engineer. Any changes to, remediation or replacement of line marking shall be undertaken as per the approved drawings prior to occupation of the six additional residential units.

17. 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.
18. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's *Erosion and Sediment Control Guidelines for the Wellington Region* and *"Small earthworks – Erosion and sediment control for small sites"* to the satisfaction of the Council's Development Engineer or their authorised representative.

Advice Notes:

- 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.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- All costs arising from any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- The consent holder shall pay to the Kāpiti 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 Kāpiti 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.
- 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 is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law.
- Please note that a resource consent is not a consent to build. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. A building consent must be issued prior to any building work being undertaken.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.

- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
 - c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings An information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
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 - Roading Standard Drawings; and
 - Vehicle Crossing Guidelines.
- 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 Ātiawa ki Whakarongotai Charitable Trust;
 - 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.*
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2021-2041 Development Contribution Policy for additional residential units. The contributions will be calculated and levied for each additional residential unit created by this resource consent in accordance with the fees that applied at the time the consent was lodged. The fees are listed below:

Items	Fees including GST (NZD)
Community Infrastructure Districtwide	\$1,909.00
Roading & Transport Districtwide	2,215.00
Stormwater Districtwide	197.00
Stormwater Collection Waikanae	320.00
Wastewater Reticulation Waikanae	1,313.00
Wastewater Treatment Waikanae	563.00
Water Treatment Waikanae	6,685.00
Water Reticulation Waikanae	3,398.00
Total	\$16,600.00

There are six (6) additional residential units created by this Resource Consent. Therefore, the total payable for the six (6) additional residential units is **\$99,600.00**.

The contributions will be invoiced at building consent stage and must be paid prior to the issue of the code of compliance certificate.

Subdivision Consent Conditions:

General

- The consent holder shall ensure that the proposed subdivision is 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 RM230200, except where modified by conditions of consent, with reference to the following plans stamped as "Final Approved Plans" on 18 October 2024:
 - 'Scheme Plan – Overall' (Drawing Number 23025 SCH1, Sheet 2 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;
 - 'Scheme Plan – Legal' (Drawing Number 23025 SCH1, Sheet 3 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - 'Scheme Plan – Boundary Dimensions' (Drawing Number 23025 SCH1, Sheet 4 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - 'Scheme Plan – Earthworks' (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - 'Scheme Plan – Earthwork Cross Sections' (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024;
 - 'Scheme Plan – Services Overall' (Drawing Number 23025 SCH1, Sheet 7 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024;
 - 'Scheme Plan – Roding Overall' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C) prepared by Cuttriss Consultants Ltd and dated August 2024; and
 - 'Scheme Plan – Cross Sections' (Drawing Number 23025 SCH1, Sheet 9 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024.

2. The consent holder shall ensure that the e-survey dataset is in general conformity with approved plans 'Scheme Plan – Legal' (Drawing Number 23025 SCH1, Sheet 3 of 14, Revision B) and 'Scheme Plan – Boundary Dimensions' (Drawing Number 23025 SCH1, Sheet 4 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024, except where modified by conditions of consent.
3. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's (KCDC's) Land Development Minimum Requirements 2022 (LDMR: 2022), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

Fees, Levies and Contributions

4. The consent holder shall pay a Reserve Contribution for the eight (8) additional residential lots, which has been assessed at \$17,082.53 inclusive of GST per residential unit (total **\$136,660.24** GST inclusive).

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

5. 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 \$696.00 (fixed fee) plus a \$348.00 per lot deposit for the eight residential allotments (total to pay **\$3,480.00**) 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.

Engineering

6. 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 KCDC's LDMR: 2022. No works shall commence until the plans are approved by the Council's Development Engineer.

Note: *Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with KCDC's LDMR: 2022, and to enable accurate construction.*

7. 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 KCDC's LDMR: 2022.
8. Prior to works commencing, 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 KCDC's LDMR: 2022. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Civil Engineering;
 - Stormwater design and construction;
 - Earthworks design & construction; and
 - Water and wastewater design & construction.

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

9. 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.
10. At least 20 working days prior to commencement of construction, the consent holder shall prepare and submit to the Council's Development Engineer for approval, a final Construction Environmental Management Plan (CEMP). The CEMP will consider, but not be limited to, how construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with. The supplied CEMP shall include but not limited to:
 - a. Contact (mobile) telephone number(s) for the on-site manager where contact could be made 24 hours a day / 7 days a week;
 - b. Details for appropriate local signage/ information of the proposed work including the location of a large (A noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including cellphone and after-hours contact details;
 - c. A communication and complaints procedure for adjoining property owners and occupiers, passers-by and the like;
 - d. Hours of operation;
 - e. The control of noise and other construction related effects (including vibration);
 - f. Traffic entering and exiting the site during construction;
 - g. Traffic management including specific details relating to truck capacity, truck waiting areas and truck arrival/departure times;
 - h. Details of site access for contractor's vehicles not involved in transporting fill material;
 - i. Measures to control dust, silt, sediment, vegetation and aggregate beyond the site boundary and to minimise the associated nuisance effects of earthworks;
 - j. Earthworked material tracking onto the road network;
 - k. Windblown sand or other material;
 - l. Sediment control and stormwater run-off, including a final Erosion and Sediment Control Plan (ESCP);
 - m. Maintenance of local drainage paths from adjoining properties;
 - n. Progressive top soiling and re-vegetation immediately following completion of the works;
 - o. The monitoring program for effects of the earthworks on and off site (including transportation of material);
 - p. The discovery of an unrecorded archaeological site; and
 - q. Review procedures.

Note: *The consent holder shall ensure that construction does not commence until the final CEMP and ESCP have been approved by Council's Development Engineer.*

11. The consent holder shall ensure that all earthworks and construction activities are 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 have been approved by the Council's Development Engineer.

12. The consent holder shall notify the 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/ROW and footpaths);
 - Finished base course before the commencement of road/ROW sealing;
 - Roads/ROW during Benkelman Beam testing (and NDM if required);
 - Road/ ROW sealing – waterproof and final seal coat; and
 - Final inspection.

Earthworks & Foundation Design

13. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall undertake earthworks for the construction of the right of way and building platforms in general accordance with approved the earthworks plans 'Scheme Plan – Earthworks' (Drawing Number 23025 SCH1, Sheet 5 of 14, Revision B) and 'Scheme Plan – Earthwork Cross Sections' (Drawing Number 23025 SCH1, Sheet 6 of 14, Revision B) prepared by Cuttriss Consultants Ltd and dated April 2024.
14. The consent holder shall ensure that earthworks are undertaken in accordance with Part 3C & Part 4 Schedule 2 of KCDC's LDMR: 2022 and Section 2 of NZS4404:2010, unless otherwise agreed with the Council's Development Engineer in writing. Upon completion of the earthworks the consent holder shall provide a certificate in the form of Schedule 2A of NZS4404:2010 prepared by a suitably qualified and experienced geo-professional to the Council's Development Engineer.
15. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide the Council with a geotechnical report prepared by a suitably qualified person. This report must detail the site investigation work, findings, and recommendations for the foundation design for Proposed Lots 1, 2, 3, 4, 6, 7, 8 and 9.

Note 1: *The report's recommendations must consider the finished earthworks and the final ground levels for the site.*

Note 2: *If specifically designed foundations are required in accordance with the Building Act 2004, then 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.*

Water Supply

16. 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 manifold water supply which complies with the Part 3, section G & Part 4 Schedule 6 of KCDC's LDMR: 2022. Unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
17. The consent holder shall ensure that firefighting water supply requirements comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

18. The consent holder shall ensure the construction of water reticulation systems is only undertaken by an approved contractor as defined in Part 3, section F(ix) of KCDC's LDMR: 2022.
19. With respect to any new and relocated residential building within Lots 2, 3, 6, 7, 8 and 9, the water demand management system shall be in accordance with the documents supplied as part of the further information response dated 18 June 2024 from Cuttriss Consultants Ltd.

Note 1: *All supply of water to outside taps and garden irrigation shall not be directly connected to Council's reticulated potable water system.*

Note 2: *A Consent Notice under Section 221 of the Resource Management Act will be issued to Lots 2, 3, 6, 7, 8 and 9 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 ongoing obligation to reduce water demand by at least 30% from 1,560 litres per household per day.*
 - *Indoor usage will be minimized through the provision outlined within the Cuttriss Consultants Ltd Memorandum documents supplied as part of the further information response dated 18 June 2024.*
 - *All supply of water to outside taps and garden irrigation shall be from a non-potable water source.*
20. The consent holder shall ensure that any existing water connection to the site not in use is disconnected and capped on the main.

Wastewater

21. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each lot with a new wastewater lateral which complies with the Council's wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of KCDC's LDMR: 2022.
22. The consent holder shall ensure that any unused wastewater connections to the site are disconnected and capped on the main.
23. The consent holder shall ensure that construction of wastewater reticulation systems is only undertaken by an approved contractor as defined in Part 3, section F(ix) of KCDC's LDMR: 2022.

Stormwater

24. The consent holder shall provide a stormwater attenuation/disposal system for Lots 1, 2, 3, 4, 6, 7, 8 and 9 that complies with the requirements and intent of the report titled 'Conceptual Stormwater Disposal Design Report for Resource Consent Application' for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024. Unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer. An updated report must be provided for an alternative solution.

Note: *In the event that the certified stormwater disposal design for any of Lots 1, 2, 3, 4, 6, 7, 8 and 9 is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:*

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

25. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide a stormwater attenuation/disposal system for Lot 5 that complies with the requirements and intent of the report titled 'Conceptual Stormwater Disposal Design Report for Resource Consent Application' for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024.

Note: *Installation of this may require a Council building consent approval. It is advisable to consult with the Council's Building team prior to work commencing on site. A confirmation in the form of written evidence is required to be submitted to the Council's Development Engineer with the section 224(c) application to confirm the satisfactory installation of the attenuation tank within Lot 5.*

26. The consent holder shall submit a homeowner's manual to inform all future landowners and their builders / contractors, which documents all pertinent information and obligations relating to stormwater [flood mitigation / adaptation measures, stormwater management devices – as applicable] for the development. The manual shall be submitted in support of the s224 certification, written in plain English and include, but not be limited to [as applicable], the following:
- a. Overarching summary of design principles and philosophy, and how an individual property and its activities fits within those principles and philosophy, and
 - b. Use of inert materials in building construction and isolate treater timber and galvanised materials from stormwater runoff.

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

27. The consent holder shall provide the following information in the format specified in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:
- a. Post construction development survey contours/spot heights in DWG and/or SHP including hardlines; and
 - b. Post construction network asset information [public and private] – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, Diameter, attenuation ponds, etc.

The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps.

Note 1: *The charge shall be paid prior to the issue of s224(c) certification for the subdivision.*

Note 2: *Any height data sent to Kāpiti Coast District Council from 1 July 2024 must use the New Zealand Vertical Datum 2016 (NZVD2016) height standard.*

28. Upon completion of construction works and prior to the issue of the Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide written verification from a suitably qualified person in the relevant engineering field. This verification must confirm that the final ground modifications and right of way design/construction have been completed in accordance with the requirements outlined in the Cuttriss Consultants Ltd report titled '*Conceptual Stormwater Disposal Design Report for Resource Consent Application*' for 7 Seddon Street, Waikanae, Revision D, prepared by Cuttriss Consultants Ltd and dated 9 September 2024. Additionally, it must demonstrate that the hydraulic modelling outcomes have been achieved, in terms of flood-free building platforms and appropriate flow paths through the site.
29. The consent holder shall ensure that any new or relocated habitable dwelling constructed on Lots 1-9 has a minimum floor level to the underside of the floor joist or underside of the slab above the 1% AEP flood event level for the site.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of the minimum building level to the underside of the floor joist or under side of the slab for Lots 1-9, which is to be complied with on an on-going basis.

Access & Transport

30. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall ensure that the right of way is formed, constructed and sealed as per section 3.3.16.1 of NZS 4404:2010, unless agreed otherwise with the Council's Development Engineer.
31. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall ensure that the double vehicle crossing as shown on Cuttriss Consultants Ltd '*Scheme Plan – Roading Overall*' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024) is formed, metalled and sealed between the carriageway edge and the road boundary at the entry to the development in accordance with Council's standard drawing KCDC-RD-06 for a heavy-duty vehicle crossing.
32. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall ensure that the passing bay measuring 15m long and 5.5m wide at the start of the shared driveway and a turning head are formed as shown on Cuttriss Consultants Ltd '*Scheme Plan – Roading Overall*' (Drawing Number 23025 SCH1, Sheet 8 of 14, Revision C, dated August 2024).
33. The consent holder shall ensure that the engineering drawings required by condition 6 above include details of the line marking along Seddon Road affected by the double vehicle crossing for approval from the Council's Development Engineer. Any changes to, remediation or replacement of line marking shall be undertaken as per the approved drawings prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991.

Power & Telecommunications

34. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the subdivision shall be serviced with electric power telecommunications services to the boundary of each individual allotment complying with the Part 3 Section I & Part 4 Schedule 8 of KCDC's LDMR: 2022.

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

Miscellaneous

35. During works, 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.
36. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's ‘Erosion and Sediment Control Guidelines for the Wellington Region’ and ‘Small earthworks – Erosion and sediment control for small sites’ to the satisfaction of the Council's Development Engineer or their authorised representative.

Other requirements

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.

Note: We recommend lodging your s223 and easement documents together so they can be concurrently assessed using the mailbox - resource.consent@kapiticoast.govt.nz.

38. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall submit an itemised schedule of quantities and costs for assets which are to vest in Council.
39. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall submit compliant as-built drawings of the all stormwater drainage, wastewater drainage and public potable water networks installed as part of the development to the Council's Development Engineer.
40. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply to Council's Development Engineer CCTV inspections footage and a report for all sewer and stormwater mains constructed within the development.
41. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply certification to the satisfaction of the Council's Development Engineer that comprises:
 - NZS4404:2010 Schedule 1B (Contractors Certificate upon completion of Land development/Subdivision) signed by the Contractor; and
 - NZS4404:2010 Schedule 1C (Certification upon completion of Land development/Subdivision of Person Responsible for Inspection and Review of Construction) signed by a suitably qualified professional.

42. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes:

- 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.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- All costs arising from any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- The consent holder shall pay to the Kāpiti 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 Kāpiti 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.
- 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 is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law.
- Please note that a resource consent is not a consent to build. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. A building consent must be issued prior to any building work being undertaken.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;

- work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
- b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings An information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
- Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roading Standard Drawings; and
 - Vehicle Crossing Guidelines.
- 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 Ātiawa ki Whakarongotai Charitable Trust;
 - 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.*
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2021-2041 Development Contribution Policy for additional residential allotments created. The contributions will be calculated and levied for each additional residential unit created by this resource consent in accordance with the fees that applied at the time the consent was lodged. The fees are listed below:

Items	Fees including GST (NZD)
Community Infrastructure Districtwide	\$1,909.00
Roading & Transport Districtwide	2,215.00
Stormwater Districtwide	197.00
Stormwater Collection Waikanae	320.00
Wastewater Reticulation Waikanae	1,313.00
Wastewater Treatment Waikanae	563.00
Water Treatment Waikanae	6,685.00
Water Reticulation Waikanae	3,398.00
Total	\$16,600.00

There are eight (8) additional residential allotments created by this Resource Consent. Therefore, the total payable for the eight (8) additional residential allotments is **\$132,800.00**.

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).

Reasons for Decision:

In accordance with Sections 104, 104B and 104C of the Resource Management Act 1991, Kāpiti Coast District Council has granted consent to this application for the reasons that:

1. The actual and potential effects associated with the proposed activity are less than minor.
2. The proposal is consistent with the relevant objectives and policies of the Kāpiti Coast Operative District Plan.
3. The proposal is consistent with Part 2 of the RMA.

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



Sarah Banks
Principal Resource Consents Planner

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

Email: RMA.compliance@kapiticoast.govt.nz

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU

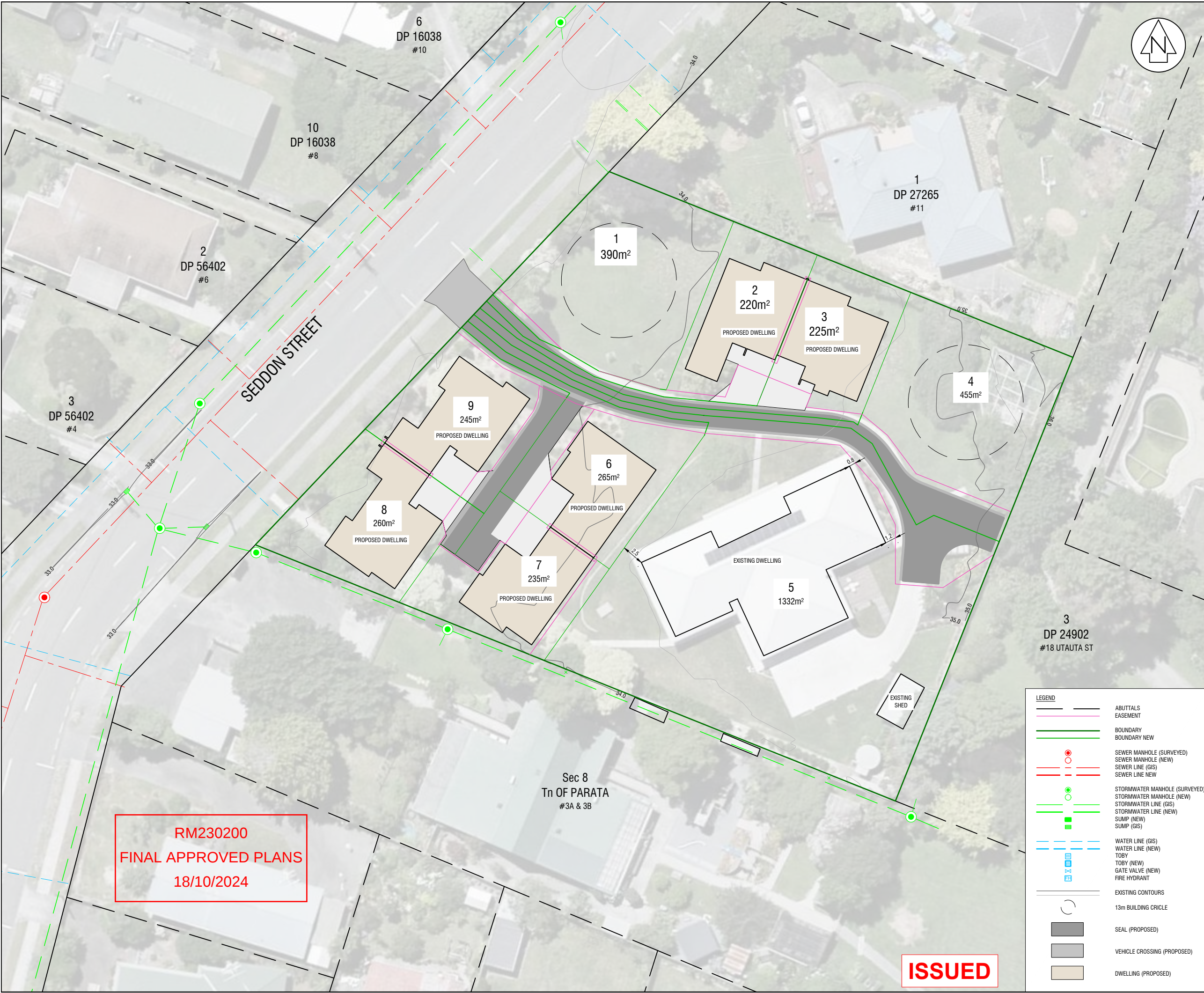
Application No	RM230200
Site Address	7 Seddon Street, Waikanae Section 16 Block VI Maori Township Parata and Defined on Deposited Plan 1031 held in Record of Title WN443/259
Proposal	To undertake a nine-lot residential subdivision, earthworks and construct six residential units not meeting permitted activity standards

Construction will take place on	
--	--

Owner's contact details			
Name			
Postal Address			
Mobile		Phone	
Email			

Contractor's contact details (e.g., house relocation contractors)			
Name			
Mobile		Phone	
Email			

Name	
Signature	
Date	



REVISION DETAILS		NAME	DATE
A	KDCD AMENDMENTS	CJB	04/24
B	AMMENDMENT TO STORMWATER DESIGN	JTR	08/24
C	AMMENDMENT TO STORMWATER DESIGN	JTR	08/24

- NOTES:
- THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
 - DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
 - COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
 - LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: IR II DP 82045 BE4F HEIGHT = 37.765, SOURCED FROM LINZ ELLIPSOIDAL HEIGHT CONVERSION, DECEMBER 2021
 - SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDCD, AND SHOULD BE VERIFIED ON SITE
 - CONTOUR INTERVAL: 0.5m
 - BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
 - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

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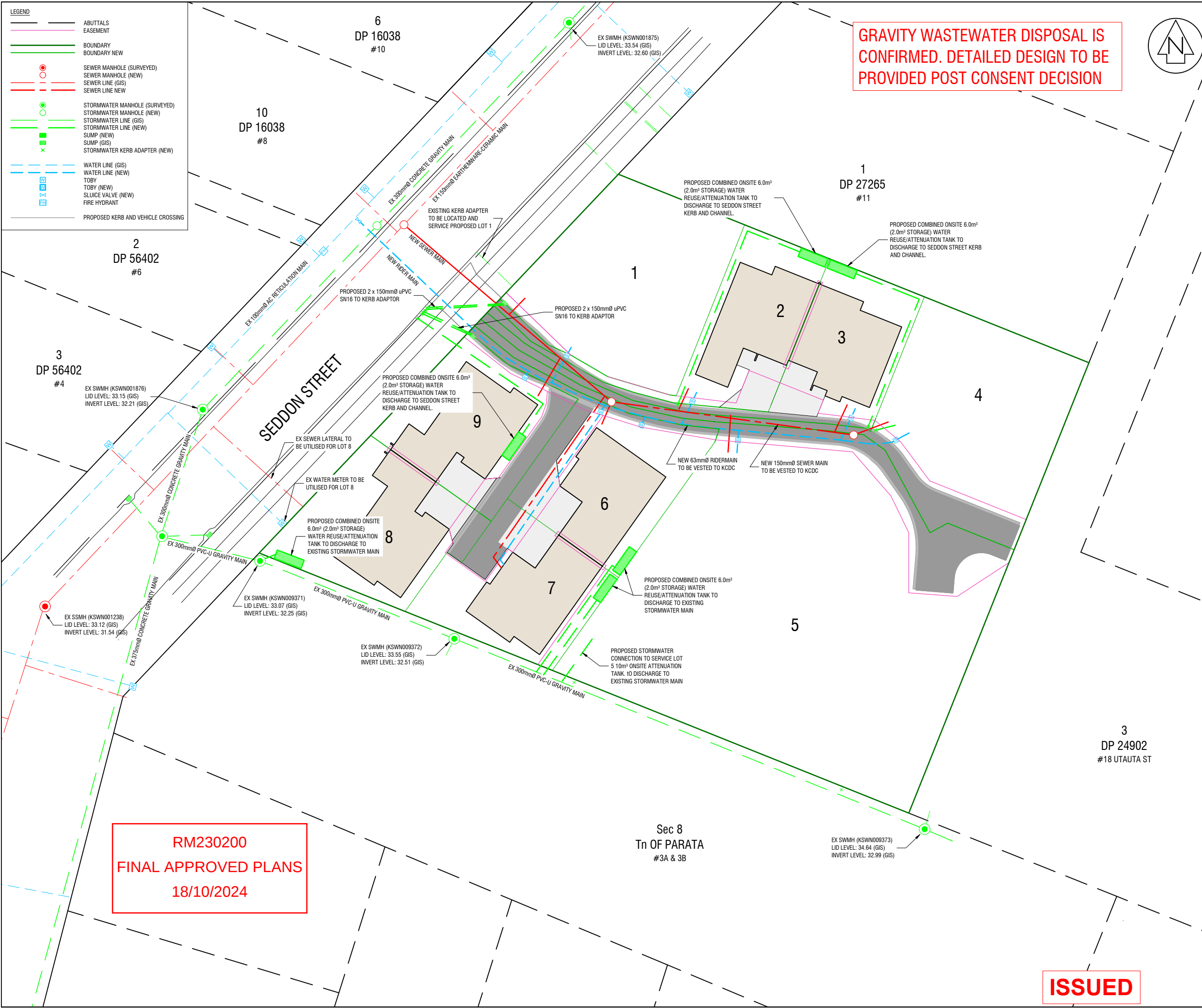
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CLIENT
PUNAWAI PROPERTIES LTD

PROJECT
PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE

SCALE			REDUCED SCALE	
A1 - 1:200			A3 - 1:400	
	NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK	05/22	23025 SCH1	
DESIGNED	JTR	03/23	SHEET 2 OF 14 SHEETS	
DRAWN	CJB	11/23	REVISION C	
CHECKED	NKT	11/23		



GRAVITY WASTEWATER DISPOSAL IS
CONFIRMED. DETAILED DESIGN TO BE
PROVIDED POST CONSENT DECISION



REVISION DETAILS		NAME	DATE
A	KCDC AMENDMENTS	CJB	04/24
B	AMMENDMENT TO STORMWATER DESIGN	JTR	08/24
C	AMMENDMENT TO STORMWATER DESIGN	JTR	08/24

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 - CONTOUR INTERVAL: 0.5m
 - BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
 - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES
- *SEWER AND STORMWATER SPECIFIC NOTES*
- ALL NEW SEWER GRAVITY MAINS ARE 150mmØ uPVC SN16 UNLESS SPECIFIED OTHERWISE
 - ALL NEW SEWER & STORMWATER LATERALS ARE 100mmØ uPVC SN16
 - ALL NEW SUMP LEADS AND MAINS ARE 300mmØ RCRRJ CLASS 4. ALL SUMPS ARE A STANDARD SINGLE SUMP
 - ALL NEW SW SUBSOIL DRAINS ARE 100mmØ PERFORATED PIPE IN SOCK
- *WATER SPECIFIC NOTES*
- ALL NEW PRIVATE WATER CONNECTIONS ARE 250D MDPE WITH 20mm DUAL MANIFOLD AND METER
 - ALL NEW WATER RIDER MAINS ARE 63mmØ MD mPVC UNLESS SPECIFIED OTHERWISE.



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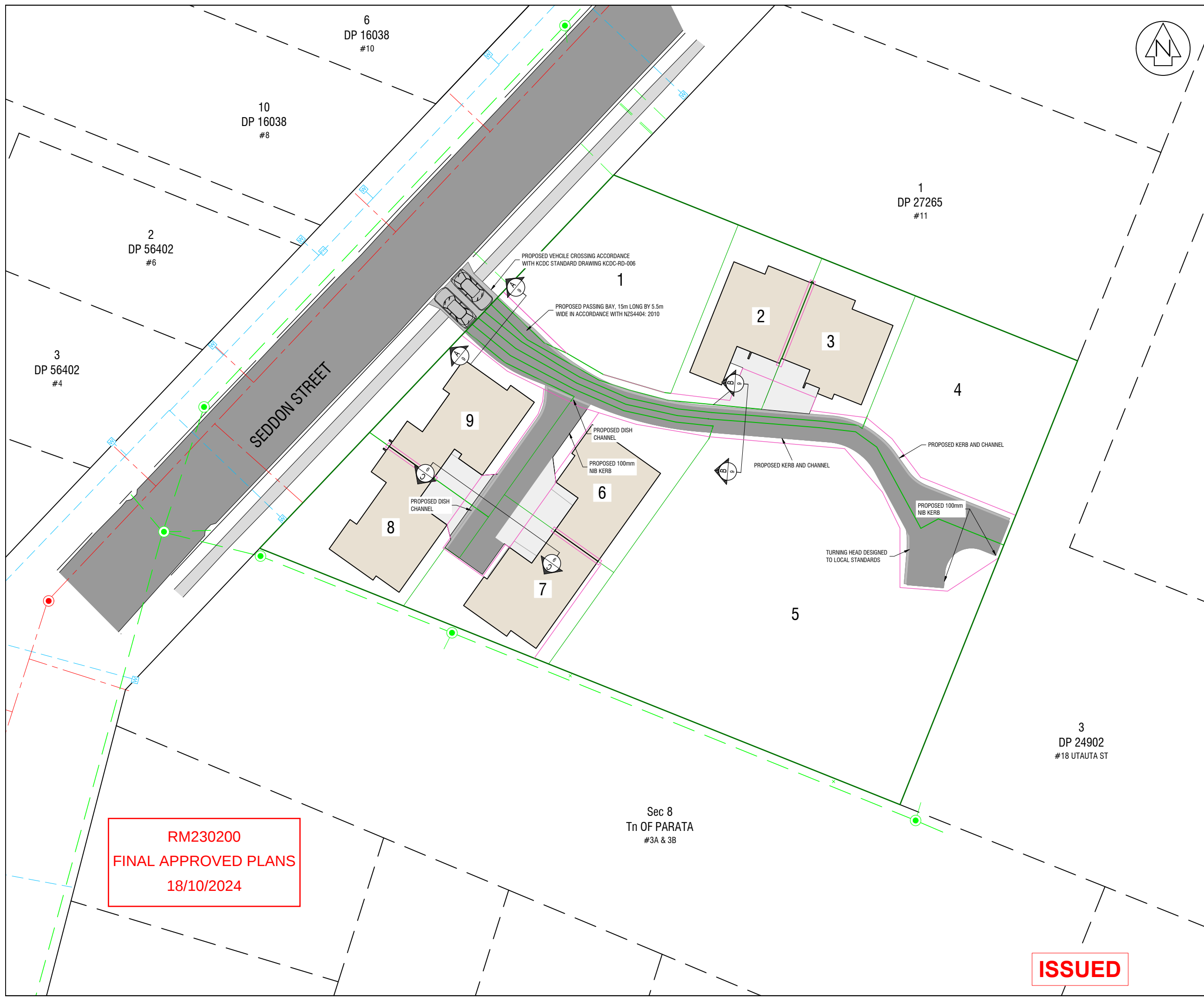
CLIENT
PUNAWAI PROPERTIES LTD

PROJECT
**PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE**

SCALE			REDUCED SCALE	
A1 - 1:200			A3 - 1:400	
	NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK	05/22	23025 SCH1	
DESIGNED	JTR	03/23		
DRAWN	CJB	11/23	SHEET 7 OF 14 SHEETS	
CHECKED	NKT	11/23	REVISION	C

RM230200
FINAL APPROVED PLANS
18/10/2024

ISSUED



REVISION DETAILS		NAME	DATE
A	KCDC AMENDMENTS	CJB	04/24
B	AMMENDMENT TO STORMWATER DESIGN	JTR	08/24
C	AMMENDMENT TO STORMWATER DESIGN	JTR	08/24

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LEGEND

	BOUNDARY
	BOUNDARY NEW
	ABUTTALS
	EASEMENT
	SEWER MANHOLE (SURVEYED)
	SEWER LINE (GIS)
	STORMWATER MANHOLE (SURVEYED)
	STORMWATER LINE GIS
	SUMP
	WATER LINE (GIS)
	TOBY (GIS)
	FIRE HYDRANT (GIS)
	STANDARD VEHICLE
	SEAL
	VEHICLE CROSSING
	CONCRETE
	FOOTPATH

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PROJECT
**PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE**

**SCHEME PLAN - ROADING
OVERALL**

SCALE A1 - 1:200		REDUCED SCALE A3 - 1:400	
NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK 05/22	23025 SCH1	
DESIGNED	JTR 03/23		
DRAWN	CJB 11/23	SHEET	8 OF 14 SHEETS
CHECKED	NKT 11/23	REVISION	C

**RM230200
FINAL APPROVED PLANS
18/10/2024**

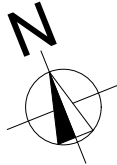
ISSUED

Legend

- 2 Bedroom
- Outdoor Living
- Services Area
- Concrete/ paving
- Primary Landscape Areas

RM230200
FINAL APPROVED PLANS
18/10/2024

Proposed Dwellings 7 Seddon Street, Waikanae Section 16 Block VI Maori Township Parata and Defined On Deposited Plan 1031	
Site Information	
Overall site area:	3627.8m ²
Overall net site area:	3173.2m ²
Total site coverage:	641m ²
Existing + 306.4m ² :	947.4m ²
SW tanks + 15.6m ² :	963m ²
% overall site	26.5%
% net site	30.3%



Proposed Subdivision

7 Seddon Street,

Waikanae

Client:

Camross Construction
Ltd

Job No:

23046

Date:

17/06/2024

Drawing Set:

Concept

Drawn By:

B Gourdie

Scale:

Drawing No:

103

Drawing Sheet:

Site Plan

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz

04 528 8405

3 Jupiter Grove, Upper Hutt

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgtn Ltd.



Proposed Subdivision

7 Seddon Street,

Waikanae

Client:

Camross Construction

Ltd

Job No:

23046

Date:

17/06/2024

Drawing Set:

Concept

Drawn By:

B Gourdie

Scale:

Drawing No:

104

Drawing Sheet:

Site/ Floor Plan

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

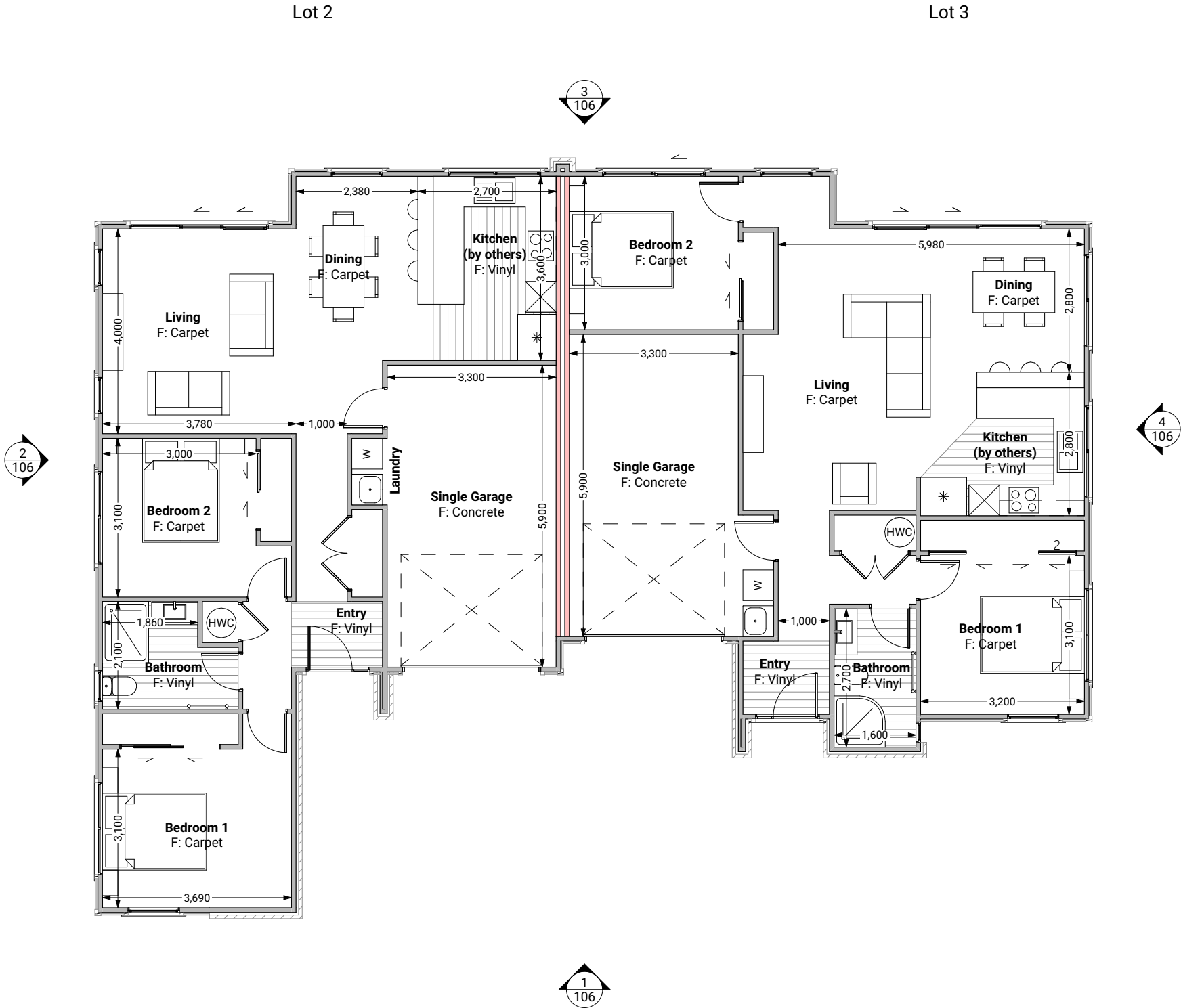
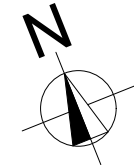
admin@primedesigns.co.nz

04 528 8405

3 Jupiter Grove, Upper Hutt

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RM230200
FINAL APPROVED PLANS
18/10/2024



1 Floor Plan 1:100

Floor Area	
Total Floor Area	103.1m ² lot 2 100.8m ² lot 3

Proposed Subdivision	Client:	Camross Construction Ltd
7 Seddon Street,	Job No:	23046
Waikanae	Date:	17/06/2024
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt

Drawing Set:	Concept
Drawn By:	B Gourdie
Scale:	
Drawing Sheet:	Proposed Floor Plan LOT 2 & 3

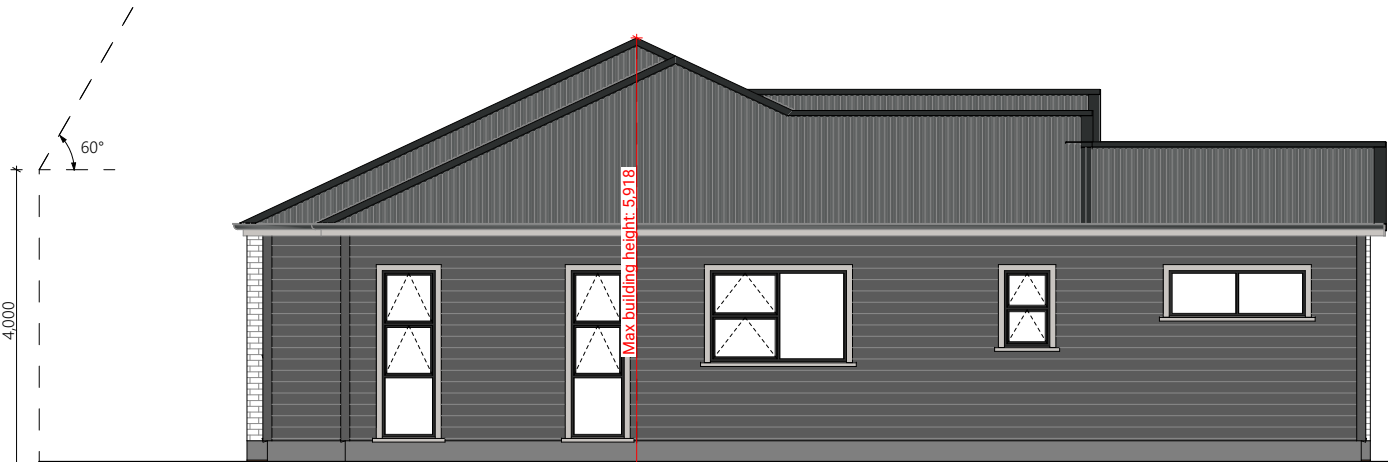
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Drawing No: 105

RM230200
FINAL APPROVED PLANS
18/10/2024



1 South Elevation 1:100



2 West Elevation 1:100



3 North Elevation 1:100



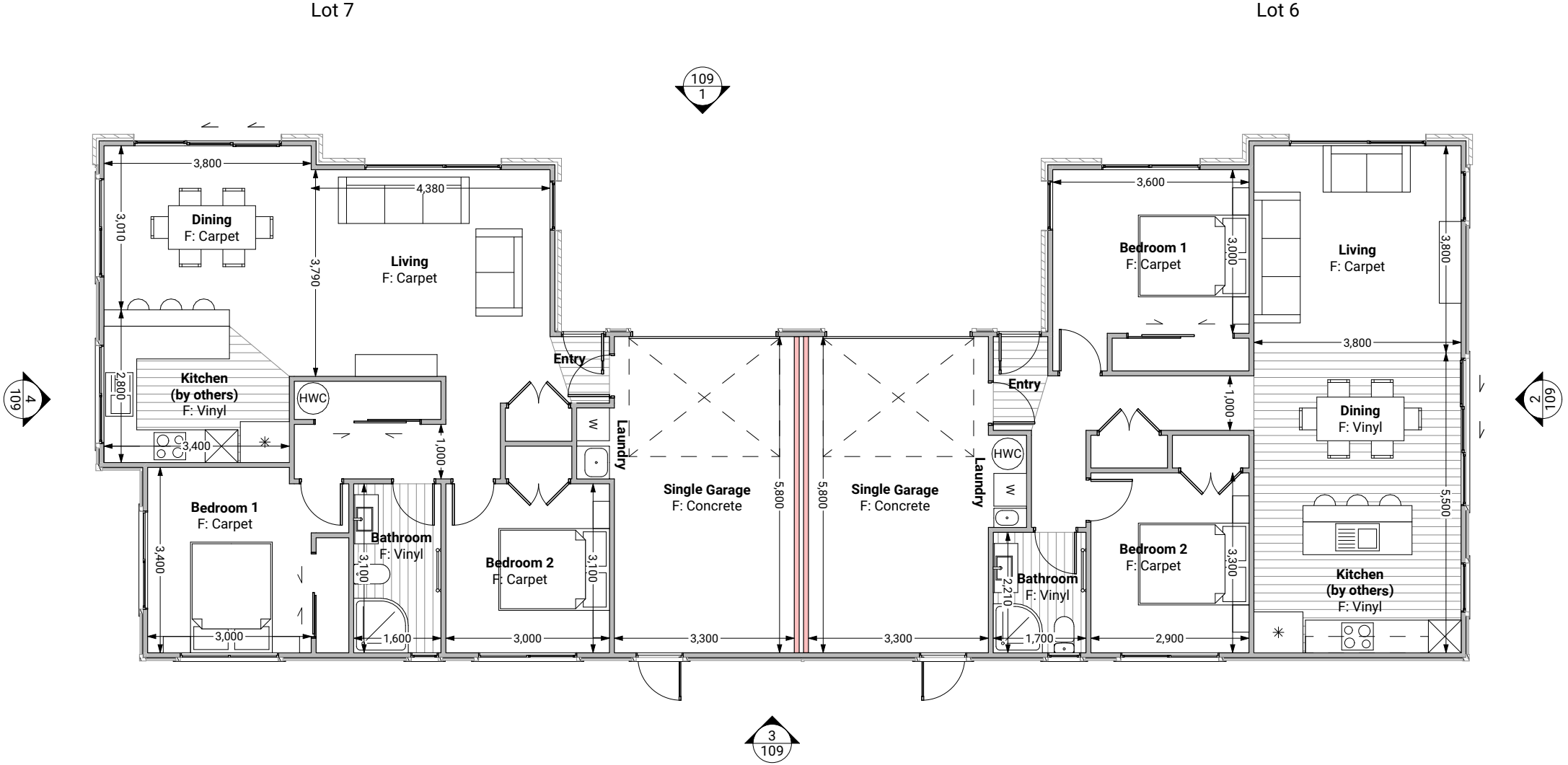
4 East Elevation 1:100

Proposed Subdivision	Client:	Camross Construction Ltd
7 Seddon Street,	Job No:	23046
Waikanae	Date:	17/06/2024
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt



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Drawn By:	B Gourdie	
Scale:		
Drawing Sheet:	Elevations LOT 2 & 3	
		Drawing No: 106

RM230200
FINAL APPROVED PLANS
18/10/2024



1 Floor Plan 1:100

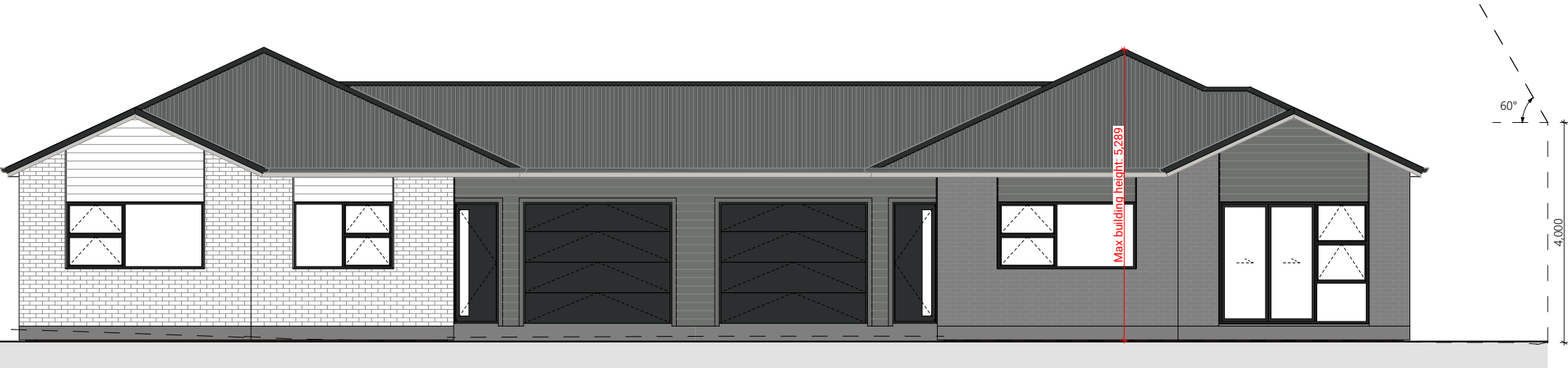
Floor Area	
Total Floor Area	104m ² lot 6 101.5m ² lot 7

Proposed Subdivision	Client:	Camross Construction Ltd
7 Seddon Street,	Job No:	23046
Waikanae	Date:	17/06/2024
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt



Drawing Set:	Concept	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgtn Ltd.
Drawn By:	B Gourdie	
Scale:		
Drawing Sheet:	Proposed Floor Plan LOT 6 & 7	
		Drawing No: 108

RM230200
FINAL APPROVED PLANS
18/10/2024



1 West Elevation 1:100



2 North Elevation 1:100



3 East Elevation 1:100



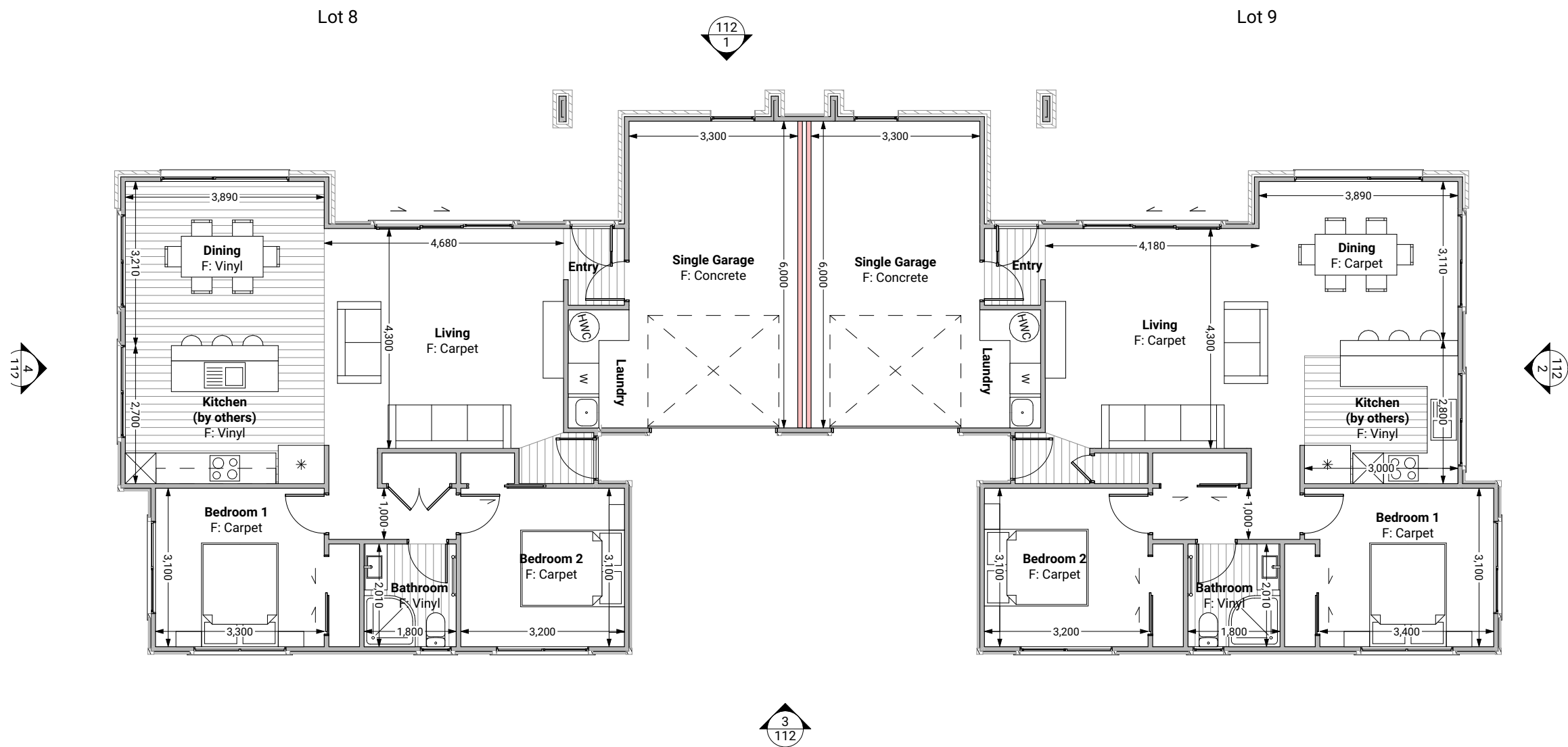
4 South Elevation 1:100

Proposed Subdivision	Client:	Camross Construction Ltd
7 Seddon Street,	Job No:	23046
Waikanae	Date:	17/06/2024
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt



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Drawn By:	B Gourdie	
Scale:		
Drawing Sheet:	Elevations LOT 6 & 7	
		Drawing No: 109

RM230200
FINAL APPROVED PLANS
18/10/2024



1 Floor Plan 1:100

Floor Area	
Total Floor Area	105.8m ² each

Proposed Subdivision	Client:	Camross Construction Ltd
7 Seddon Street,	Job No:	23046
Waikanae	Date:	17/06/2024
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt

Drawing Set:	Concept
Drawn By:	B Gourdie
Scale:	
Drawing Sheet:	Proposed Floor Plan LOT 8 & 9

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Drawing No: 111

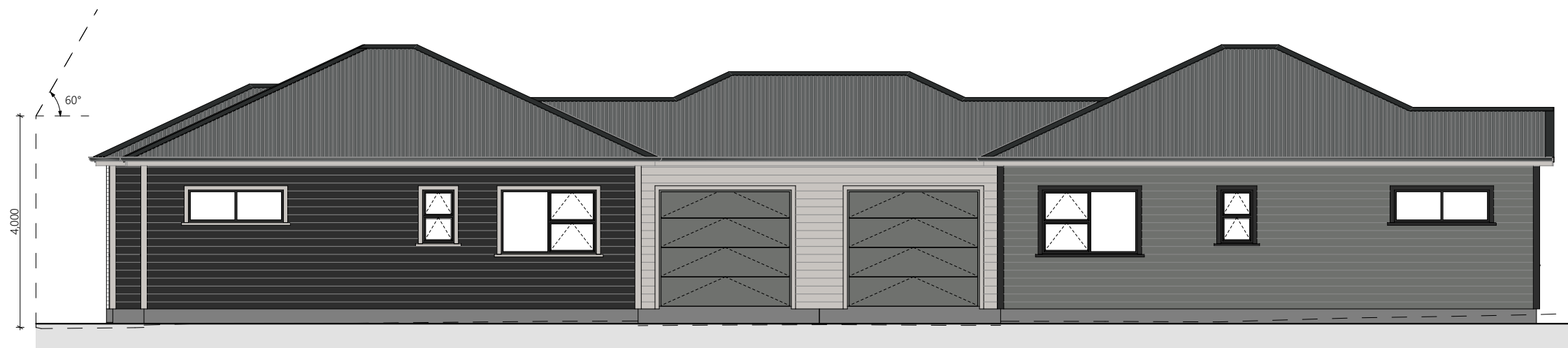
Total Facade area: 38.6m²
Total Glazing area: 11.37m² (29%)

Total Facade area: 39.9m²
Total Glazing area: 11.37m² (28%)

RM230200
FINAL APPROVED PLANS
18/10/2024



1 West Elevation 1:100



3 East Elevation 1:100



2 North Elevation 1:100



4 South Elevation 1:100

Proposed Subdivision	Client:	Camross Construction Ltd
7 Seddon Street,	Job No:	23046
Waikanae	Date:	17/06/2024
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt



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Drawn By:	B Gourdie	
Scale:		
Drawing Sheet:	Elevations LOT 8 & 9	
		Drawing No: 112

RM230200
FINAL APPROVED PLANS
18/10/2024

6
DP 16038
#10

10
DP 16038
#8

2
DP 56402
#6

3
DP 56402
#4

SEDDON STREET

1
DP 27265
#11

1
390m²

2
220m²

3
225m²

4
455m²

9
245m²

8
260m²

6
265m²

7
235m²

5
1332m²

3
DP 24902
#18 UTAUTA ST

Sec 8
Tn OF PARATA
#3A & 3B

ISSUED



REVISION DETAILS		NAME	DATE
A	KCDC AMENDMENTS	CJB	04/24

NOTES:

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- COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
- LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: IR II DP 82045 BE4F HEIGHT = 37.765, SOURCED FROM LINZ ELLIPSOIDAL HEIGHT CONVERSION, DECEMBER 2021
- SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KCDC, AND SHOULD BE VERIFIED ON SITE
- CONTOUR INTERVAL: 0.5m
- BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
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LEGEND

	BOUNDARY
	BOUNDARY NEW
	ABUTTALS
	EASEMENT
	KERB
	FOOTPATH
	DWELLING (PROPOSED)
	DRIVEWAY (PROPOSED)
	EASEMENT AREA

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PROJECT

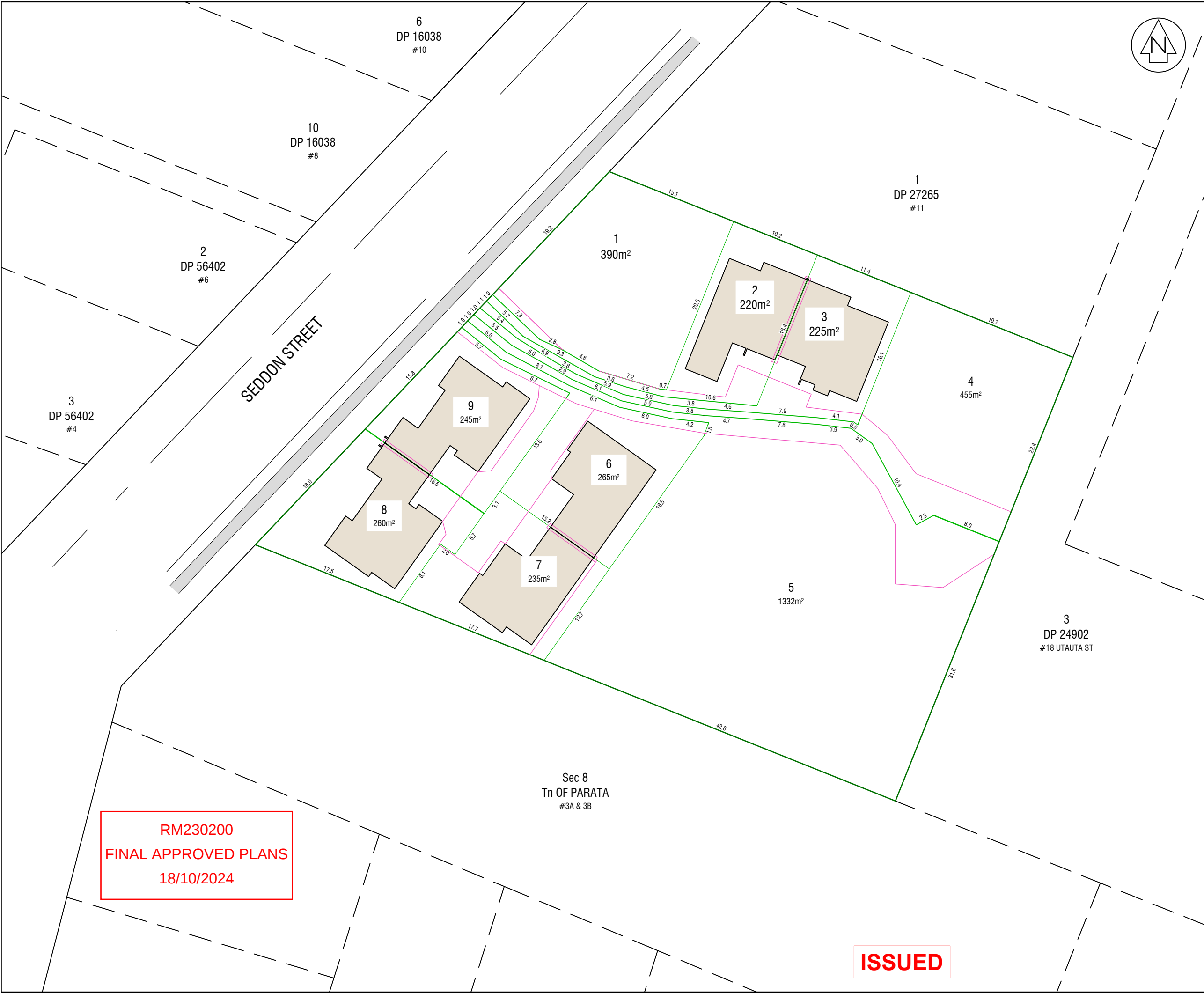
PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE

SCHEME PLAN - LEGAL

SCALE			REDUCED SCALE	
A1 - 1:200			A3 - 1:400	
	NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK	05/22	23025 SCH1	
DESIGNED	JTR	03/23		
DRAWN	CJB	11/23	SHEET 3 OF 14 SHEETS	
CHECKED	NKT	11/23	REVISION	B

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
Right of way, Right to Convey Water, Electricity and Telecommunications Right to Drain Sewage and Water	A	Lot 1	Lots 2 - 9
	B	Lot 2	Lots 1, 3 - 9
	C	Lot 3	Lots 1 & 2, 4 - 9
	D	Lot 4	Lots 1 - 3, 5 - 9
	E	Lot 5	Lots 1 - 4, 6 - 9
	F	Lot 6	Lots 1 - 5, 7 - 9
	G	Lot 9	Lots 1 - 8
	H	Lot 6	Lots 7 - 9
	I	Lot 7	Lots 6, 8 & 9
	J	Lot 8	Lots 1, 7 & 9
	K	Lot 9	Lots 6 - 8
Right to Drain Water	L	Lot 7	Lot 6
	H	Lot 6	Lots 2 - 5
	I	Lot 7	Lots 2 - 5
	J	Lot 8	Lots 2 - 5
Right to Convey Water & Right To Drain Sewage	K	Lot 9	Lots 2 - 5
	A	Lot 1	KCDC
	B	Lot 2	
	C	Lot 3	
	D	Lot 4	
	E	Lot 5	
	F	Lot 6	
Right To Convey Telecommunications	G	Lot 9	CHORUS LIMITED
	A	Lot 1	
	B	Lot 2	
	C	Lot 3	
	D	Lot 4	
	E	Lot 5	
	F	Lot 6	
Right To Convey Electricity	G	Lot 9	ELECTRA LIMITED
	A	Lot 1	
	B	Lot 2	
	C	Lot 3	
	D	Lot 4	
	E	Lot 5	
	F	Lot 6	

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
Party Wall	L	Lot 2	Lots 3
	M	Lot 3	Lots 2
	N	Lot 6	Lots 7
	O	Lot 7	Lots 6
	P	Lot 8	Lots 9
	Q	Lot 9	Lots 8



REVISION DETAILS		NAME	DATE
A	KDCD AMENDMENTS	CJB	04/24

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 - CONTOUR INTERVAL: 0.5m
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LEGEND

- BOUNDARY NEW
- BOUNDARY
- ABUTTALS
- EASEMENT
- KERB
- FOOTPATH
- DWELLING (PROPOSED)

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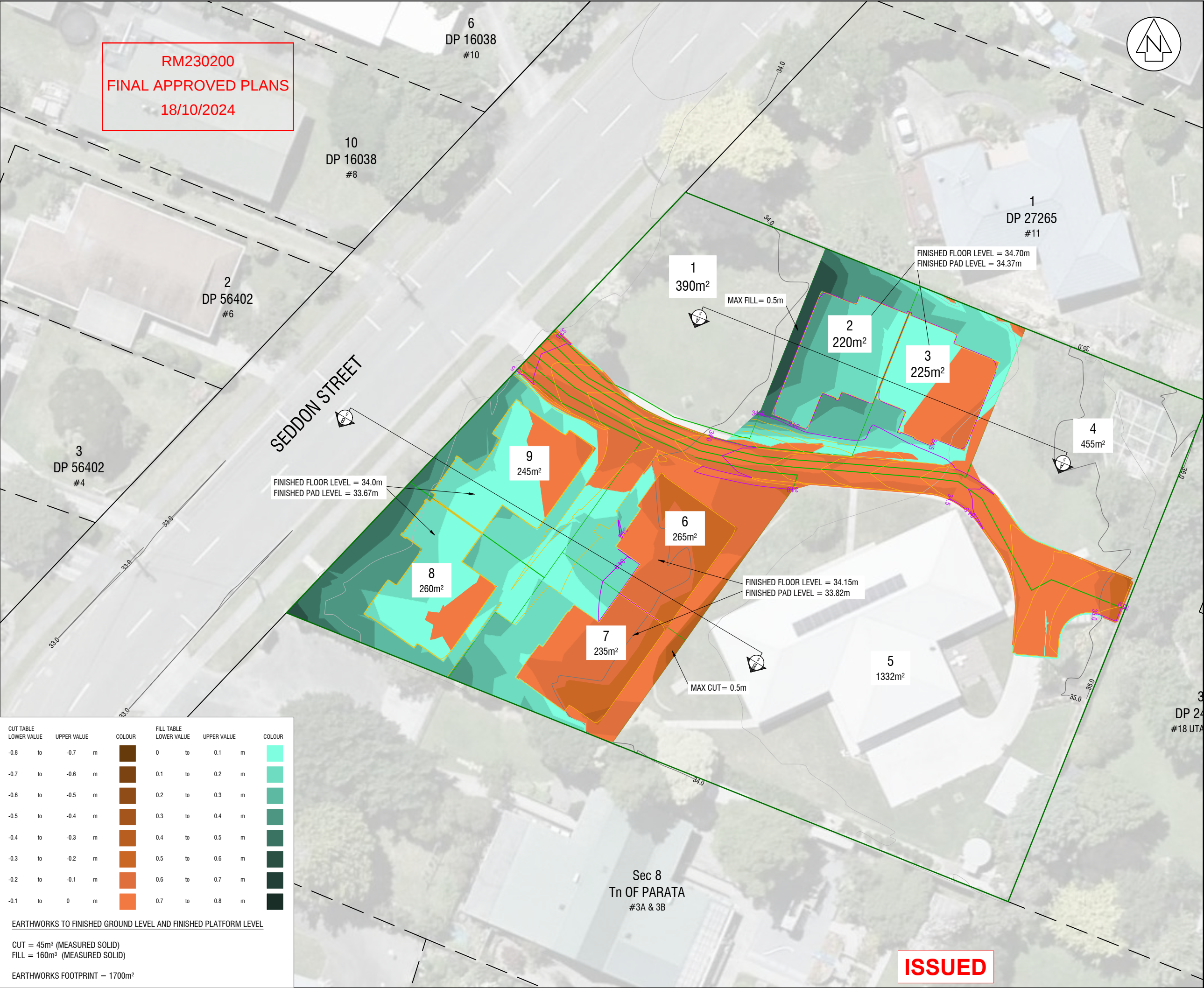
PROJECT
**PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE**

**SCHEME PLAN - BOUNDARY
DIMENSIONS**

SCALE A1 - 1:200		REDUCED SCALE A3 - 1:400	
NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK 05/22	23025 SCH1	
DESIGNED	JTR 03/23		
DRAWN	CJB 11/23	SHEET	4 OF 14 SHEETS
CHECKED	NKT 11/23	REVISION	B

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18/10/2024

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18/10/2024



REVISION DETAILS		NAME	DATE
A	KCDC AMENDMENTS	CJB	04/24

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 - EARTHWORKS TO BE RETAINED OR 1 IN 1 BATER PROVIDED

LEGEND	
	ABUTTALS
	BOUNDARY
	BOUNDARY NEW
	EXISTING CONTOURS
	DESIGN CONTOURS

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PROJECT
**PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE**

SCALE			REDUCED SCALE	
A1 - 1:200			A3 - 1:400	
	NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK	05/22	23025 SCH1	
DESIGNED	JTR	03/23	SHEET 5 OF 14 SHEETS	
DRAWN	CJB	11/23	REVISION B	
CHECKED	NKT	11/23		

CUT TABLE			FILL TABLE		
LOWER VALUE	UPPER VALUE	COLOUR	LOWER VALUE	UPPER VALUE	COLOUR
-0.8	to -0.7	m	0	to 0.1	m
-0.7	to -0.6	m	0.1	to 0.2	m
-0.6	to -0.5	m	0.2	to 0.3	m
-0.5	to -0.4	m	0.3	to 0.4	m
-0.4	to -0.3	m	0.4	to 0.5	m
-0.3	to -0.2	m	0.5	to 0.6	m
-0.2	to -0.1	m	0.6	to 0.7	m
-0.1	to 0	m	0.7	to 0.8	m

EARTHWORKS TO FINISHED GROUND LEVEL AND FINISHED PLATFORM LEVEL

CUT = 45m³ (MEASURED SOLID)
FILL = 160m³ (MEASURED SOLID)

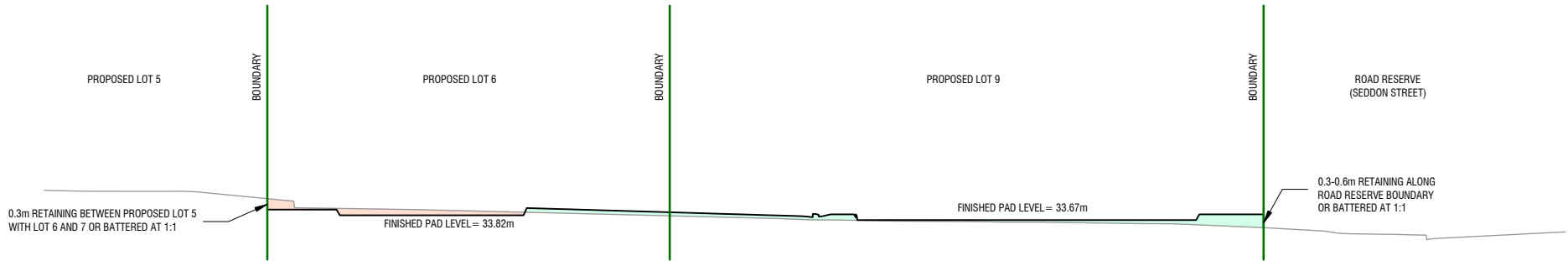
EARTHWORKS FOOTPRINT = 1700m²

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RM230200
FINAL APPROVED PLANS
18/10/2024



A
3 CROSS SECTION
SCALE 1:100



B
3 CROSS SECTION
SCALE 1:100

ISSUED

REVISION DETAILS		NAME	DATE
A	KCDC AMENDMENTS	CJB	04/24

NOTES:

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LEGEND

- ABUTTALS
- BOUNDARY
- BOUNDARY NEW
- EXISTING CONTOURS
- DESIGN CONTOURS

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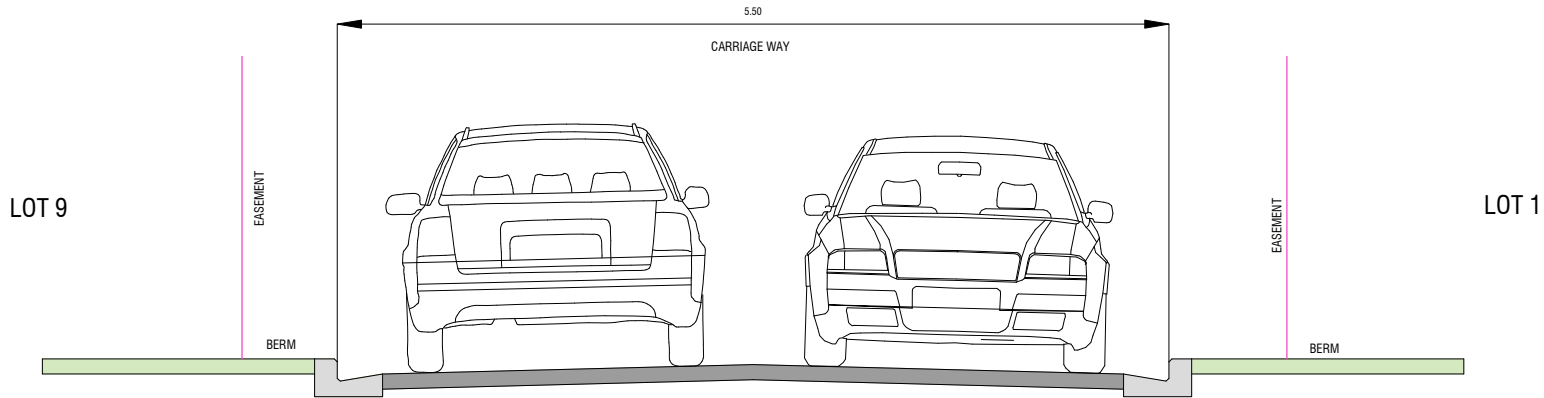
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PROJECT
PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE

SCHEME PLAN -
EARTHWORK CROSS
SECTIONS

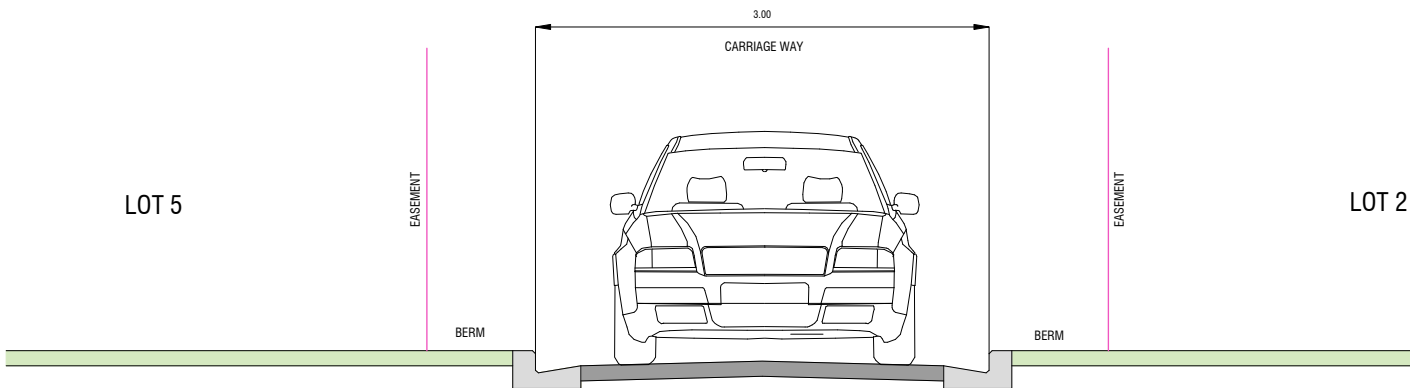
SCALE			REDUCED SCALE	
A1 - 1:200			A3 - 1:400	
	NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK	05/22	23025 SCH1	
DESIGNED	JTR	03/23	SHEET 6 OF 14 SHEETS	
DRAWN	CJB	11/23	REVISION B	
CHECKED	NKT	11/23		

RM230200
FINAL APPROVED PLANS
18/10/2024



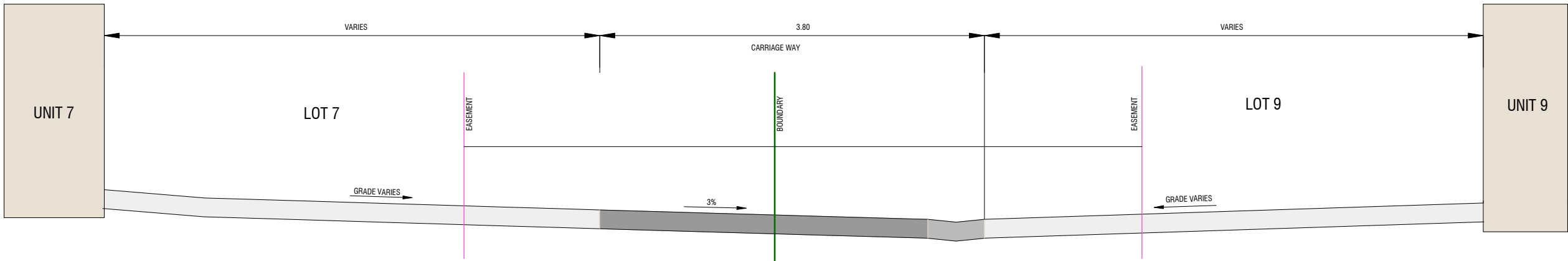
A
8 CROSS SECTION A-A

P G C W



B
8 CROSS SECTION B-B

P G C W



C
8 CROSS SECTION C-C

REVISION DETAILS		NAME	DATE
A	KCDC AMENDMENTS	CJB	04/24

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LEGEND	
	EASEMENT
	SEWER PIPE
	WATER PIPE
	POWER CABLE
	GAS CABLE
	TELECOMMUNICATIONS CABLE
	GRASS
	SEAL
	CONCRETE

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**PROPOSED SUBDIVISION
SECTION 16 TN OF PARATA
7 SEDDON STREET,
WAIKANAE**

SCHEME PLAN - CROSS SECTIONS

SCALE			REDUCED SCALE	
A1 - 1:25			A3 - (1:50)	
	NAME	DATE	DRAWING NUMBER	
FIELDWORK	AMK	05/22	23025 SCH1	
DESIGNED	JTR	03/23		
DRAWN	CJB	11/23	SHEET 9	OF 14 SHEETS
CHECKED	NKT	11/23	REVISION	B

ISSUED