

Decision A – Land Use

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:
 - WSP Plan titled “Site Plan Proposed”, drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.
 - Context Architects Plan titled “Elevations”, drawing number RH-C1-A1201, Rev 01, dated 07/06/2019.
 - WSP Plan titled “Elevations”, drawing number N-H0060-OIC-00-GF-DR, dated 5/07/2019.

Stamped as ‘Final Approved Plans’ on **XX.XX.XXXX**, except where modified by conditions of consent.

Foundations

2. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Kāpiti Coast District Council that the works completed have been completed in accordance with the approved plans as referred to in condition 1 of this consent.

Tank Restraints

3. The stormwater tanks shall have a specific restraint design that is to the satisfaction of Kāpiti Coast District Council. The restraint will be designed by a suitably experienced Chartered Engineer or an appropriately qualified Structural Engineer with regard to their potential seismic performance level.

Noise

4. At the request of the Kāpiti Coast District Council, and within 20 working days of that request, a suitably qualified acoustic professional, engaged by the consent holder, shall provide to Kāpiti Coast District Council a report that:
 - a. measures and assesses noise emitted from the pump on each proposed lot.
 - b. determines the extent of any compliance or breach of the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).
 - c. recommends specific actions, in the event of a breach, that will ensure compliance with the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).

In the event of a breach all specific actions outlined in the report provided by the suitably qualified acoustic professional shall be implemented, to the satisfaction of Kāpiti Coast District Council, within 20 working days from the provision of the report.

In the event that the recommendations and actions referred to above are not implemented within the period specified in this condition, the activity directly associated

with the source of the noise shall cease until such time that the recommendations are implemented.

Landscape Plan

5. A landscape planting and management plan (with supporting specifications) shall be prepared and submitted to Kāpiti Coast District Council for certification prior to construction commencing.

The landscape planting and management plan shall be prepared in consultation with the owners and occupiers of 7, 33 and 37 Kaitawa Crescent, Paraparaumu and contain:

- a plan detailing the proposed plant species, plant sizes at time of planting, plant locations and timing of planting; and
- a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants, including specimen trees in case plants are severely damaged / die over the first three years of the planting being established.

Decision B - Subdivision

General

6. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:
 - WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
 - WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

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

7. The e-survey dataset shall be in general conformity with the information supplied with application RM190125 and all supporting additional information, including the following:
 - WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
 - WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

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

Fees, Levies and Contributions

8. Prior to the issue of section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay a reserve contribution of **\$XX.XX** including GST.
9. Prior to the issue of a 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of **\$XX.XX** including GST for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs

that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

10. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
11. 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 the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. No works shall commence until the plans are approved by Kāpiti Coast District Council's Development Engineer.
12. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
13. 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 the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, civil engineering.
14. Prior to commencement of the following stage of works, the consent holder shall notify Council's Development Engineer so that the Council's Development Engineer, or their authorised representative, are able to 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 reticulation connections and services prior to back fill;
 - Final inspection; and

Foundations

15. Any future structure requiring a Building Consent in terms of Building Act provisions, proposed on Lots 1 and 2 shall have specific foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer with regard to the potential for earthquake induced liquefaction of the ground on which the structure is to be located, and the potential effects of associated ground settlement and lateral spreading of the ground.

Access and Parking

16. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall construct the vehicle crossing for the Right of Way in accordance with Kāpiti Coast District Council standard drawing KCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed complying with Part 3, Section D and Part 4 Schedule 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Stormwater

17. Stormwater disposal for the subdivision shall be in accordance with the requirements and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.

Wastewater

18. Prior to the issue of a Section 22(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a new wastewater lateral which complies with Part 3 Section F and Part 4 Schedule 5 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
19. The construction of any new wastewater service shall only be undertaken by an approved contractor as defined in Part 3, section F(ix) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Water Supply

20. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a metered water supply which complies with Part 3 Section G and Part 4 Schedule 6 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
21. The water demand system and water efficient plumbing fixtures and appliances shall be in accordance with the recommendation and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.
22. The construction of any new water supply reticulation service shall only be undertaken by an approved contractor as defined in Part 3 section G(vii) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Power and Telecommunication

23. The subdivision shall be serviced with electric power and telecommunication to all lot boundaries. Where new underground power and telecommunication services are required, they shall be provided to the boundary of each lot, to the satisfaction of the Council's Development Engineer.

Easements

24. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Completion

25. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, completion documentation, including operation and maintenance manuals, shall be submitted in accordance with Part 1 of NZS 4404:2010 and Part 4 Schedule 1 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
26. 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 public wastewater drainage and public potable water services to the Council's Development Engineer.

27. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, certification shall be supplied to the satisfaction of the Manager, Resource Consents and shall comprise:
- 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.
28. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide Kāpiti Coast District Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to be vested in Council.
29. 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 Kāpiti Coast District Council.