



Wednesday, 21 December 2022

Olivia Neame  
Consultant Planner  
Kāpiti Coast District Council

Via email: [olivia.neame@kapiticoast.govt.nz](mailto:olivia.neame@kapiticoast.govt.nz)

Dear Olivia

**RM 220265: RESPONSE TO RFI REQUEST FOR FAR FETCHED LTD**

Thank you for your letter dated 4 November 2021. Please refer to the attached documents and the table below in respect of the requested information.

Attached (**see Appendix 1**) is the full Land Matters plan set supporting this response with the following sheets updated:

Plan Name	Plan No. & Revision	Date	Changes to Previous Plans
Proposed Contour Plan	EW-301 Rev b	21/12/22	Shows fill batter slopes
Depth Range Contours	EW-302 Rev B	21/12/22	Details cut and fill for driveway
Driveway Layout	RO-700 Rev B	21/12/22	Details vehicle entrance formation
Site Investigation Plan	GA-210 Rev A	21/12/22	Shows site investigation locations for s/w
Landscaping Plans		21/12/22	As specified
Updated Engineering Report	Revision 2	Nov 2022	Updated across entire report; includes stormwater calculations for the site. <b>Refer Appendix 2.</b>
Moller Visibility Assessment for Option B			<b>Refer Appendix 3</b>
Copy of GWRC resource consent WGN 130141			<b>Refer Appendix 4</b>

The table below contains our responses to the requests for further information:

No.	Request	Response
1	<b>Please provide a revised earthworks plan for the proposed earthworks for the building platform and the driveway. The existing earthworks plan doesn't provide an indication of recommended fill batters. Please confirm the maximum fill batters proposed (height and angle of slope)</b>	Refer to updated plan set and updated plans titled, "Proposed Contour Plan" Drawing No. EW-301 Rev B; and "Depth Range Contours" Drawing No. EW-302 Rev B.

<p>2.</p>	<p>Please ensure the revised earthworks plan includes the driveway. While it is noted that the driveway could be constructed as a permitted activity, this area does need to be depicted on the plans as it forms part of the proposal. Confirmation is required that the proposed access can be built to be flood free.</p>	<p>The rules in chapter NH-FLOOD of the ODP sets out the minimum requirements for activities in the flood hazard areas identified in the District Plan and in respect of the ponding hazard area only controls the following activities:</p> <ul style="list-style-type: none"> <li>• The building floor level of any new or relocated building must be constructed above the 1% AEP event level; and</li> <li>• Any earthworks exceeding 20m<sup>2</sup> or altering the ground level by more than 1m</li> </ul> <p>As required by the District Plan, we are creating a flood free building platform. GWRC have identified that ponding waters through this area in a 1% AEP event are RL 5.3m amsl.</p> <p>There are no controls in the ODP in respect of ponding hazards requiring private accesses to be ‘flood free’ as stated in this RFI. Sims Road will also be inundated in a 1% flood event to the same depth that the private access will be with ponding waters. It is considered the safest response for occupants during a significant flood event is to stay where they are until the flood waters have receded. This was also the advice of emergency services during the last flood event that affected Te Horo Beach township.</p> <p>The provisions in INF-MENU chapter of the ODP specifies policies and rules in respect of managing effects on <i>network infrastructure</i>. Rule INF-MENU-R27 of the Operative District Plan requires that “all development must be undertaken in accordance with Council’s SDPR, 2012 document. We have noted in our AEE that the proposed development complies with the SDPR and we maintain that position in respect of this matter. The SDPR document (at pp 19 &amp; 55, SDPR) notes that,</p> <ul style="list-style-type: none"> <li>• <i>“Areas of private property may be able to become inundated (usually not exceeding 300mm) provided they are not used as building sites, and roads may be inundated up to 200mm, in the 1% AEP storm event. A distinction is made between inundation by ponding and inundation where flood waters are likely to generate scour velocities and consequent erosion.”</i></li> </ul> <p>Council’s SDPR only requires building sites and ‘roads’ to be flood free. Private accesses which are not roads are not required to be flood free. While there is a preference for flood free accesses (or accesses that are not inundated by more than 200mm), there is no logic to applying that reasoning to this site when Sims Road may be inundated by up to 1.7m in a 1% AEP event. It is important to note that the SDPR also makes a distinction between a site that is subject to ponding and one that is at risk from flowing waters.</p>
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<p>3</p>	<p>The Engineering Report supplied with the application is preliminary only and no on-site investigation has been carried out. Due to the low-lying topography of the site and the presence of a ponding flood hazard, it is difficult to determine if the assumed soakage rate for the site is appropriate and if the proposed stormwater mitigation solution will function as proposed. Please provide data based on on-site investigation to confirm the available soakage and the ground water table</p>	<p>Please refer to the updated Engineering Report (<b>Appendix 2</b>) with the results of the on-site soakage calculations.</p> <p>Soakage (stormwater crates) has been determined for a 1%AEP storm event for between 5m duration and 60 minute duration. For duration of 1 hour in a 1% AEP event for the impermeable areas, soakage of 21m<sup>2</sup> is required.</p> <p>Groundwater was not encountered, and soakage can be founded above the groundwater table.</p>
<p>4.</p>	<p>Please provide a detailed assessment for flood water displacement which includes the following:</p> <ol style="list-style-type: none"> <li>a. The effects of the development on the flood hazard – in particular flood levels and flow; and</li> <li>b. Whether the proposal redirects floodwater onto adjoining sites or other parts of the floodplain.</li> </ol> <p>The Development Engineer has noted that they are not satisfied that the Engineering Report has adequately addressed these matters. More detail regarding the proposed fill and potential displacement effects is required</p>	<p>Refer to section 4.8 of the updated Engineering Report in <b>Appendix 2</b>.</p> <p>The District Plan specifies what matters can be considered in respect of filling in a ponding area (this is a Restricted Discretionary Activity under Rule NH-FLOOD-R11 of the ODP). Those matters are:</p> <ol style="list-style-type: none"> <li>1. The effect of the earthworks on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow; and</li> <li>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.</li> </ol> <p><b>Policy NH-FLOOD-P13</b> requires the Council to consider the following matters when assessing subdivision, use or development in a ponding hazard:</p> <ol style="list-style-type: none"> <li>1. <i>the effects of the development on existing flood mitigation structures;</i></li> <li>2. <i>the effects of the development on the flood hazard – in particular flood levels and flow;</i></li> <li>3. <i>whether the development redirects floodwater onto adjoining sites or other parts of the floodplain;</i></li> <li>4. <i>whether access to the subject site will adversely affect the flood hazard;</i></li> <li>5. <i>the extent to which buildings (excluding minor buildings) can be located on areas of the site not subject to flooding; and</i></li> <li>6. <i>whether any subdivision or development will or may result in damage to property or harm to people.</i></li> </ol>

		<ol style="list-style-type: none"> <li>1. There are no flood mitigation structures within close proximity of this site.</li> <li>2. Our assessment has ensured that the building sites is located above the 1% ponding hazard area; and that natural drainage patterns onto adjoining properties will not be adversely affected by those earthworks. Flow information is only available for the Mangaone Stream (refer to correspondence from GWRC attached to engineering report). Given that the flow pattern in this area is complex we are unable to provide this information for this site. However, the District Plan states in chapter NH-FLOOD that, <i>“ponding (including residual ponding) shallow surface flow and fill control areas are also recognised as requiring specific controls, <b>but floodwaters in these areas are less likely to cause erosion as they are slower moving.</b>”</i></li> <li>3. The effects of the ponding on the wider area including on adjoining properties are less than minor as set out in the updated engineering report.</li> <li>4. Access to the dwellings will not adversely affect the flood hazard as we are not proposing to build up the access.</li> <li>5. All buildings will be on a flood free building platform.</li> <li>6. No harm to people or damage to property within the development will occur. Dwellings and essential services (potable water) will be located outside the flood hazard. It is considered a safer option for people to remain in their dwelling in an event where Sims Road is also inundated. <i>I note this was also the advice of KCDC’s Emergency Response Team in the most recent floods affecting Te Horo Beach Road.</i></li> </ol> <p>We consider we have addressed all matters that Council has restricted its discretion to as set out in Rule NH-FLOOD-R11 and Policy NH-FLOOD-P13; and that we are able to address. We refer Council’s engineer to correspondence from GWRC attached to the updated engineering report on this matter.</p>
	<p><u>Planning</u></p>	
<p>5</p>	<p>Given that the lot contains an existing dwelling, is within the Rural Zone and is in close proximity to the coast, a Landscape and Visual Assessment (LVA) is required for the proposal. Please provide an LVA for the proposal and note that Council may have this peer reviewed.</p>	<p>In the original section 88 letter sent to us in respect of this application you stated that <i>“a visual character assessment will be required in the instance that either proposed design is visible from the beach or any public area.”</i></p> <p>We have provided visual assessments for both cluster house options and neither are visible from the beach or indeed the esplanade reserve (as indicated by the photos submitted with the AEE). Both options for the development will comply with Rule GRUZ-R3 (3). On this basis, we submit that no further landscape assessment is necessary or warranted as per your original advice in your section 88 letter. I note also that a</p>

landscape character assessment was not raised as necessary at the pre-application meeting.

The site is not within any identified protected coastal landscape (i.e. outstanding natural character, high natural character, or outstanding nature features and landscapes). It is not within an Significant Amenity Landscape and does not contain any areas of significant indigenous vegetation or significant habitats of indigenous fauna. In accordance with Policy DO-04(1) and (2) there is no requirement to identify, protect and restore land outside these areas. For these reasons we submit that an landscape character assessment is not justified.

Policy DO-04 (3) only requires that 'effects of inappropriate subdivision and development are avoided, remedied or mitigated.' It does not require that 'all development in close proximity to the coast' should be supported by a landscape character assessment otherwise all consentable development occurring within the Coastal Environment (which extends up to the Old State Highway) would require landscape character assessments.

Furthermore, buildings of similar heights and sizes (for both options) could be constructed on a rural zoned site such as this as a permitted activity (i.e. as accessory buildings; or farm buildings; and/or as a minor residential unit). We refer you to the farm buildings located adjacent to the site as an example of this. For this reason, the requirement for a landscape character assessment on effects relating to buildings within a coastal environment are not sufficiently justified in our view.

Instead, our assessment of effects has proposed landscaping to screen the development when viewed from the road as mitigation. Extensive landscaping is proposed around the development that will provide an ecological connection with the coastal species found within the esplanade reserve.

Furthermore, the earthworks have been designed to be limited to within the area of the existing sand dune belt running through the site.

The applicant is happy to accept a condition of consent that detailed landscaping plans be prepared and submitted (detailing plant grades, finished plant heights, maintenance periods etc) as a condition of consent. We refer you to the Landscaping Plans attached in **Appendix 1**.

6	<p>The assessment against Rule GRUZ-R3 standard 3 notes that the proposal complies with this standard and refers to the Moller Visibility Assessment. The visibility assessment only includes an assessment for Cluster House 'A'. Please provide an assessment for proposed Cluster House 'B'. Evidence of this is required due to the proximity of the proposal to the coastal environment</p>	<p>Refer to Moller's updated Visibility Assessment for Option B in <b>Appendix 3</b>. Neither option will be visible when viewed from the Beach as required by this rule.</p>
7	<p>The application notes "Residents will have their own living quarters which will include a private lounge space and small kitchenette facilities (a sink, bench and power points but no stove) and their main cooking will occur in a communal kitchen and living area". Please provide an explanation as to how this will be monitored. A consent notice requiring that the additional dwelling (residential unit equivalent) is provided with one kitchen and laundry area may be appropriate, and this can be worked through later in the process, however, it would be beneficial to address this at this point.</p>	<p>No oven will be installed in any of the sleeping units and therefore they will not meet the definition of containing "a kitchen".</p> <p>The ODP defines as kitchen to, "mean[s] a room, rooms or part of a room capable of use for food preparation and cooking which contains a sink <b>and an oven or hob</b>" [our emphasis].</p> <p>The applicant is happy to accept a condition that prohibits 'kitchens as defined by the District Plan' (suggest that the definition be included as a note in the consent conditions) in the sleeping pods. We are also happy with the condition you have proposed.</p>
8	<p>Please confirm whether the proposed dwelling will be used as visitor accommodation at any point? If not, please consider proposing a consent notice condition in relation to this.</p>	<p>There is no proposal to utilise any of the new buildings for visitor accommodation.</p> <p>The use of any dwellings in the rural zone for visitor accommodation requires resource consent (refer – consent granted to The Little Greenie on the adjacent site). The effects of that activity can be assessed through the consenting process.</p> <p>However, do not wish to limit the land owners ability to apply for a consent should they wish to do so in the future through having to uplift a consent notice. Therefore, imposition of a consent notice is not necessary through this resource consent application to mitigate an effect which does not exist, or proposes to exist.</p>
9	<p>Please provide a copy of resource consent WGN 130141. This is to ensure that it is</p>	<p>A copy of GWRC WGN 130141 [32097] being a land use consent for construction of amenity lakes (35 year term) is attached (<b>refer appendix 4</b>), however we are not sure the relevance of this request. The material introduced onto this</p>

	<p>appropriate to use cut associated with this consents as fill for the proposal</p>	<p>site will be required to be assessed for suitability as residential fill under NZS 4431:2022 as a condition of the earthworks consent.</p> <p>Effects of transporting material to the site are temporary and limited and will be less than minor.</p> <p>Should the material not be suitable from the Far Fetched site, then alternative arrangements will be made.</p>
10	<p>Please provide additional detail for the proposed mitigation measures being:</p> <p>a. Provision of planting of indigenous species re-establishing indigenous coastal habitats;</p> <p>b. Provision of electric car charging ports to support residents to use electric vehicles.</p> <p>In relation to point A above, a Landscape Plan will be required</p>	<p>Please refer to the landscaping plan attached (<b>Appendix 1</b>).</p> <p>The applicant is happy to install at least one electric car charging port we as a condition of consent. The car charging port will be allocated to the spare carpark. We do not want to specify location of this port until finished design for the dwellings and location of power on-site is determined.</p>
11	<p>The Assessment of Environmental Effects (AEE) states the following: “Council may disregard the effects of the structures and occupation of the structures in association with Option B of the cohousing residential units that each of the individual structures in Option B could be built and occupied as residential accommodation, if they were built in association with the existing dwelling. Option B involves the construction of six 30m<sup>2</sup> living modules which would meet the definition of a sleep out; and a 60m<sup>2</sup> communal kitchen which could be constructed as a minor residential unit; and a utility space which could be constructed as an accessory building.”</p> <p>This assessment is incorrect as the 60m<sup>2</sup> communal kitchen does not meet the definition of a minor residential unit given that it is not “self-contained”. The communal kitchen building does not include any sleeping, bathing or toilet</p>	<p>The Assessment of Effects at paragraph 6.2 states that “a 60m<sup>2</sup> communal kitchen <i>could be constructed</i> as a minor residential unit.” The AEE is not claiming the communal kitchen <i>is a minor residential unit</i> but instead states that the same sized building <i>could be</i> constructed as a fully self-contained minor residential unit and this would be a permitted activity in this zone and on this site. By considering the effects of the buildings as if they were complying structures (i.e.a minor residential unit and sleep outs and accessory buildings), it is possible then to disregard the effects of the built form and focus on the activity.</p> <p>A 60m<sup>2</sup> structure could also be constructed as an <i>accessory building</i> in a rural zone as a permitted activity, as there are no limits on size of an accessory building in the rural zone. The building itself would then be considered a permitted activity under the permitted activity standards.</p> <p>As the applicant is proposing a new concept in housing being co-housing which is innovative and probably not considered at the time the District Plan was prepared. However, the effects are not dissimilar to the occupation of a dwelling on a site. Instead of single dwellings occupied by nuclear families on large single allotments, the applicant is looking to template a new housing format as a means of providing more affordable and more diverse options for housing (i.e. non-family members living together collectively). In proposing this new approach, they are encouraging the Council to apply the discretion allowed to it under the Act when assessing which effects may be disregarded. The AEE is asking the Council to disregard the</p>

	<p>facilities and is therefore not a minor residential unit. Please provide an addendum to the AEE which addresses the effects associated with proposed Option B and a revised assessment against the Objectives and Policies.</p>	<p>effect of the ‘structures’ themselves for Option B on the basis that those structures could all individually be built as a permitted activity.</p> <p>Despite the statements made in section 6.2 (effects which may be disregarded), the assessment of effects (being sections 6.3 – 6.11) considered effects of both options; and the resultant land use activity (i.e. a second dwelling) of both options. As both options are located on the same sized building platform in the same location within the site. There is no difference in the overall height of the two options; and no visual effects of either option when viewed from the public space of the esplanade reserve or from the beach.</p> <p>Therefore, there is no additional information that we could provide to further support Option B; other than to suggest to Council that if there is a preference then the applicant would construct that option.</p>
12	<p>Please provide an assessment against Policy GRUZ-P10 Rural Dunes Precinct.</p>	<p>As the AEE concludes that all effects will be minor or less than minor, an assessment of whether the proposal is “not contrary” to the objectives and policies under Section 104D (1)(b) is not considered necessary.</p> <p>The assessment of policies in the AEE therefore has been undertaken in accordance with Section 104(1)(b)(vi) to determine the extent of potential adverse environmental effects and how the applicant proposes to avoid, remedy or mitigate those effects. The bullet points below contain a full response to those provisions in policy GRUZ-P10:</p> <ol style="list-style-type: none"> <li>1. <b>Primary production:</b> As set out in the commentary under GRUZ-P1, the principal use of these sites on the western side of Sims Road are lifestyle. The site holds very little primary productive value. It is classes LUC 7 and 8 with high erosion potential. The site will benefit significantly from the proposed landscaping. While the dune system through the site is not protected in-situ; all effects have been made to maintain the dune system that runs south to north through the site;</li> <li>2. <b>Overall low density scale and intensity to retain rural character:</b> the overall density of the proposal is low. It involves single storey, timber framed structures that could be constructed in a similar format as a permitted activity. The use of the site will be screened through appropriate landscaping and traffic movements will remain under the permitted activity levels.</li> <li>3. <b>Avoids industrial, commercial or retail activities that are not ancillary to primary production activities:</b> yes. No</li> </ol>



		<p>industrial, commercial or retail activities are proposed in this application.</p> <p>4. <b>Ensures sensitive areas and areas of visually sensitive open space in the Rural Dunes Precinct are protected:</b> yes. The buildings will not be visible from the beach or from the Esplanade Reserve.</p> <p>5. <b>Clusters Development with minimal disruption to landforms:</b> yes. The development will be contained within a small elevated building platform that will effectively be an extension of the existing sand dune.</p> <p>6. <b>Locates buildings in a way to avoid adverse visual and landform effects on dominant dune ridges:</b> there are no dominant dune ridges within the property</p> <p>7. <b>Primary residential buildings not be to at risk from identified natural hazards:</b> yes. A flood free building platform is proposed.</p> <p>8. <b>Encourages increases in biodiversity, water quality and energy efficiency:</b> yes. Proposed includes extensive landscape planting. All on-site wastewater will be treated to a high standard as required by GWRC's PNRP and all stormwater will be discharged to ground via soakage or to a swale for the driveway. The proposed buildings have very high energy efficiencies as set out in the documentation attached to the AEE.</p>
	<u>Roading</u>	
13	The application includes conflicting information regarding carparks. Please confirm the number of carparks proposed. Page 16 refers to 8 carparks where page 43 refers to 7 carparks.	Carpark numbers are confirmed in the updated plan set as 8 carparks.
14	The proposed driveway is shown as permeable. Council's Traffic Engineer has requested that this is sealed to the boundary. Please update the plans accordingly.	Yes – as shown in revised plans

Yours sincerely

LAND MATTERS LIMITED



Anna Carter, Senior Resource Consents Planner

P: 021 1704 787 E: [anna@landmatters.com](mailto:anna@landmatters.com)

## **APPENDICES**

- 1. Land Matter's plan set**
- 2. Land Matter's engineering report**
- 3. Gordon Moller's Visibility Assessment of Option B (2)**
- 4. GWRC Consent for Far Fetched Ltd WGN130141 [32097]**













# APPENDIX 1

## Land Matters Updated Plan Set

**CLIENT: THE WELLINGTON COMPANY**  
**ADDRESS: 189 SIMS RD, TE HORO BEACH**  
**PROJECT: RURAL COHOUSING**  
**RESOURCE CONSENT DRAWINGS**

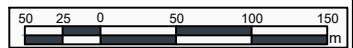
**NOTES:**  
 1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.  
 2. EXISTING UTILITIES SHOWN INDICATIVELY ONLY.

**LEGEND:**

	SS	PRESSURISED SANITARY SEWER
	SW	STORMWATER PIPE
	PW	POTABLE WATER MAIN
		SANITARY SEWER MANHOLE
		STORMWATER MANHOLE
		STORMWATER SUMPS
		SOAK PIT
	CHORUS	CHORUS DUCT
	PWR	POWER DUCT
	OH	OVERHEAD POWER



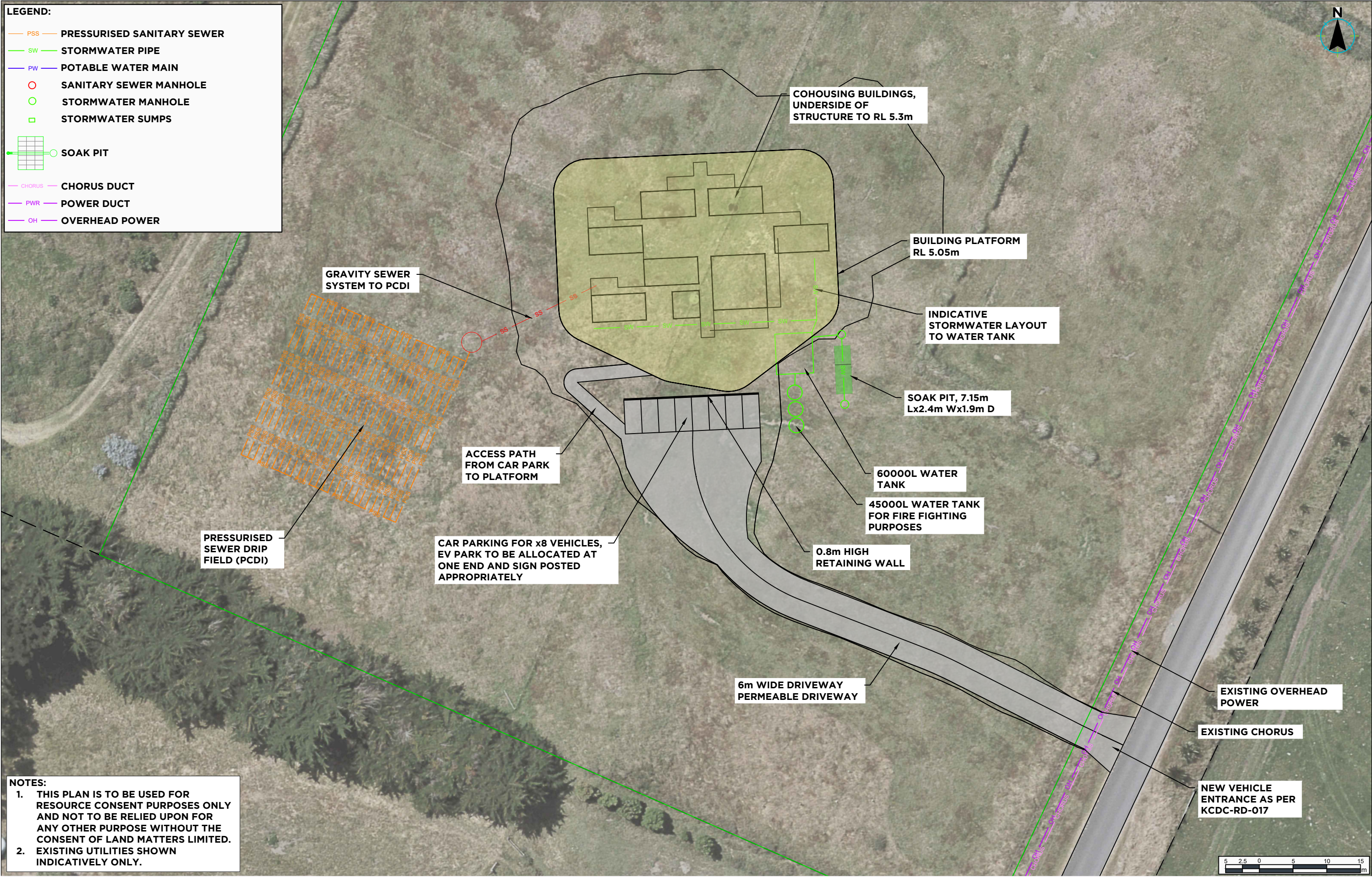
**SITE LOCATION PLAN**





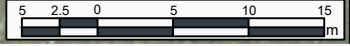
**LEGEND:**

- PSS — PRESSURISED SANITARY SEWER
- SW — STORMWATER PIPE
- PW — POTABLE WATER MAIN
- — SANITARY SEWER MANHOLE
- — STORMWATER MANHOLE
- — STORMWATER SUMPS
- ⊞ — SOAK PIT
- CHORUS — CHORUS DUCT
- PWR — POWER DUCT
- OH — OVERHEAD POWER



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<p>PREPARED BY</p>	<p>CLIENT</p> <p style="text-align: center; font-weight: bold;">THE WELLINGTON COMPANY</p>	<p>PROJECT</p> <p style="text-align: center; font-weight: bold;">TWC - 189 SIMS RD, TE HORO</p>	<p>DRAWING TITLE</p> <p style="text-align: center; font-weight: bold;">GENERAL ARRANGEMENT OPTION 2</p>	<p>DATE</p> <p>21/12/2022</p> <p>SCALE</p> <p>1:250 @ A1 1:500 @ A3</p> <p>DRAWING NO.</p> <p>GA-201</p>	<p>PROJECT NO.</p> <p>898</p> <p>REV</p> <p>B</p>
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**LEGEND:**  
 — MAJOR CONTOUR  
 — MINOR CONTOUR



PREPARED BY  
 **LAND MATTERS**

CLIENT  
**THE WELLINGTON COMPANY**

PROJECT  
**TWC - 189 SIMS RD,  
 TE HORO**

DRAWING TITLE  
**EXISTING CONTOUR  
 PLAN**

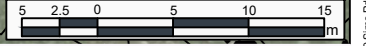
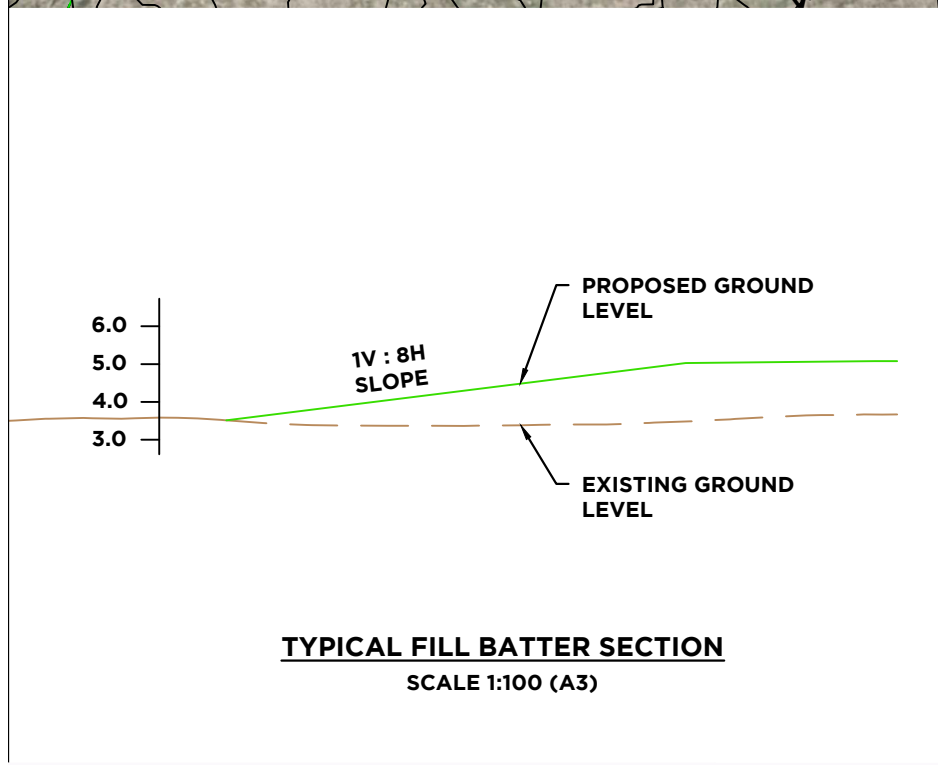
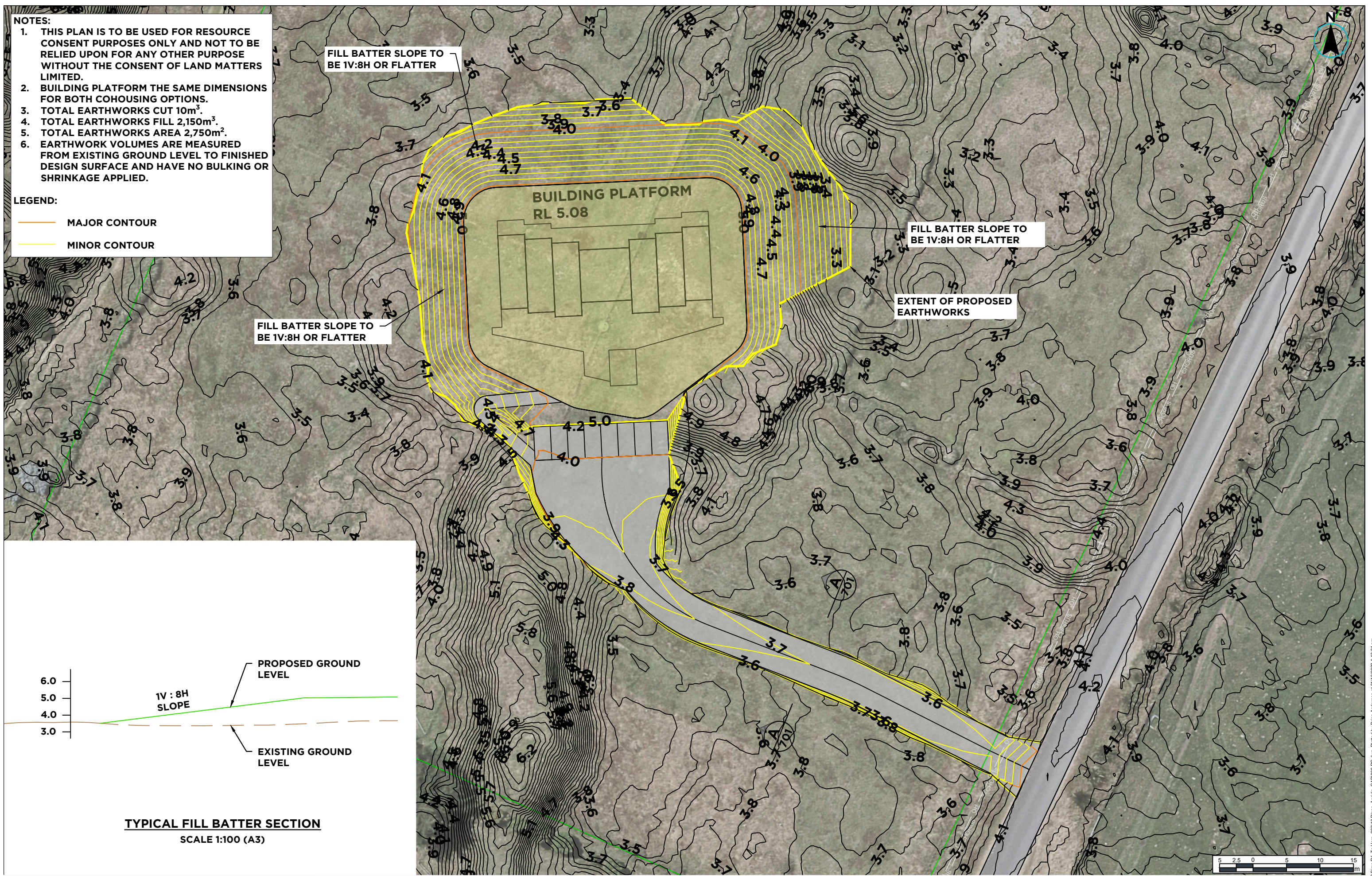
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21/12/2022	898
SCALE	
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1:1,000 @ A3	
DRAWING NO.	REV
EW-300	A

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- NOTES:**
1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
  2. BUILDING PLATFORM THE SAME DIMENSIONS FOR BOTH COHOUSING OPTIONS.
  3. TOTAL EARTHWORKS CUT 10m<sup>3</sup>.
  4. TOTAL EARTHWORKS FILL 2,150m<sup>3</sup>.
  5. TOTAL EARTHWORKS AREA 2,750m<sup>2</sup>.
  6. EARTHWORK VOLUMES ARE MEASURED FROM EXISTING GROUND LEVEL TO FINISHED DESIGN SURFACE AND HAVE NO BULKING OR SHRINKAGE APPLIED.

- LEGEND:**
- MAJOR CONTOUR
  - MINOR CONTOUR

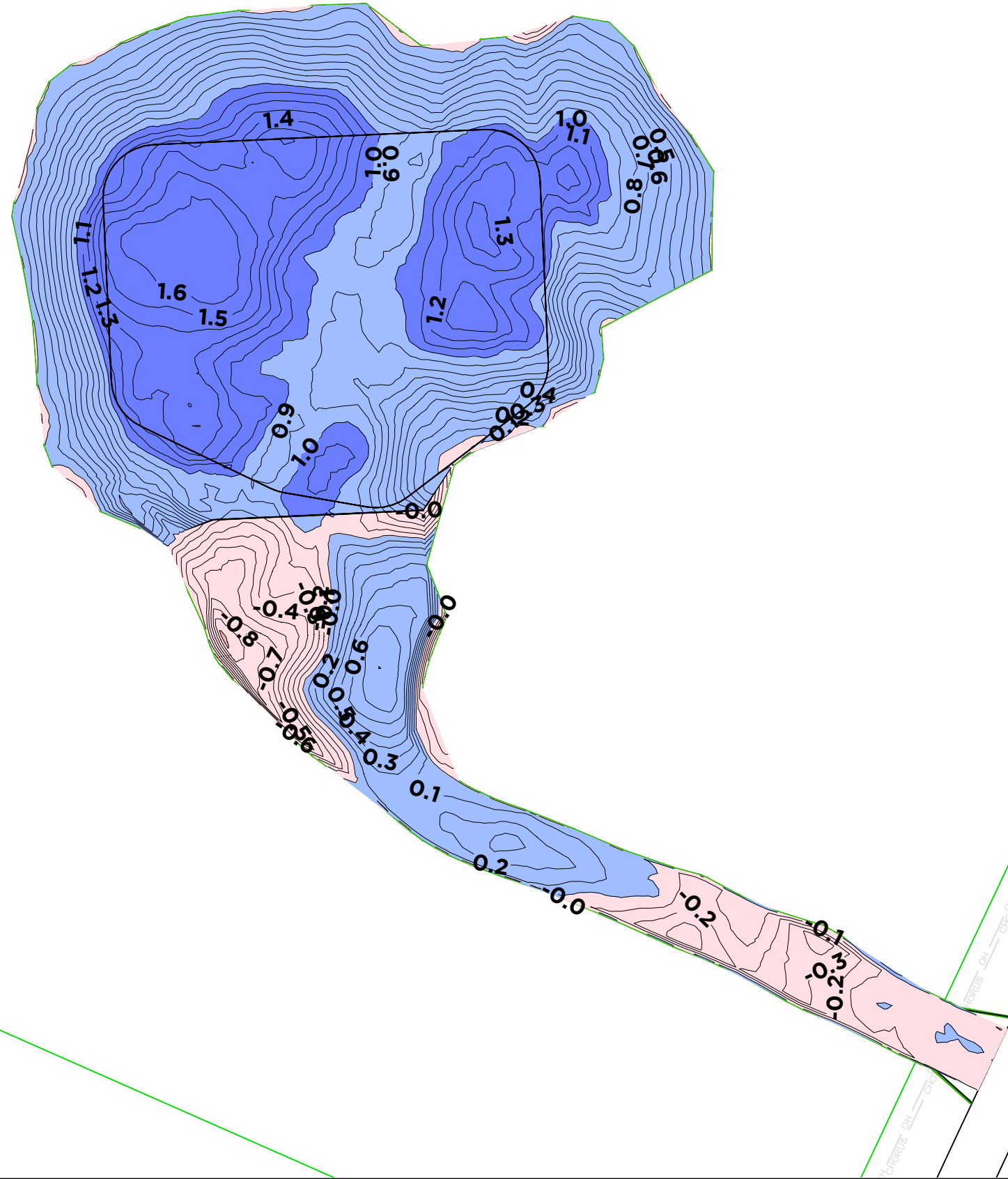


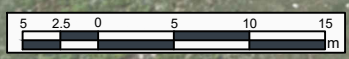
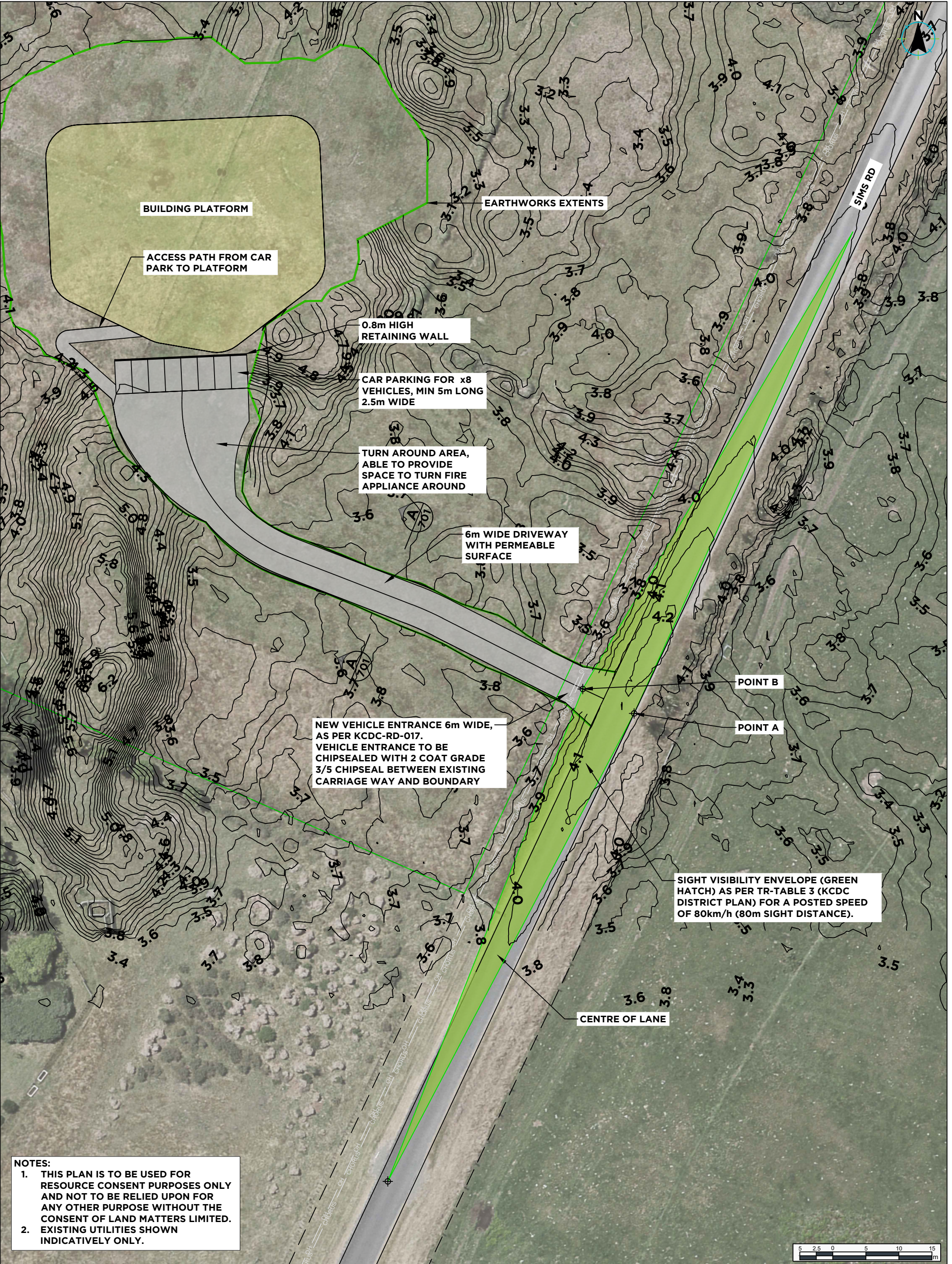
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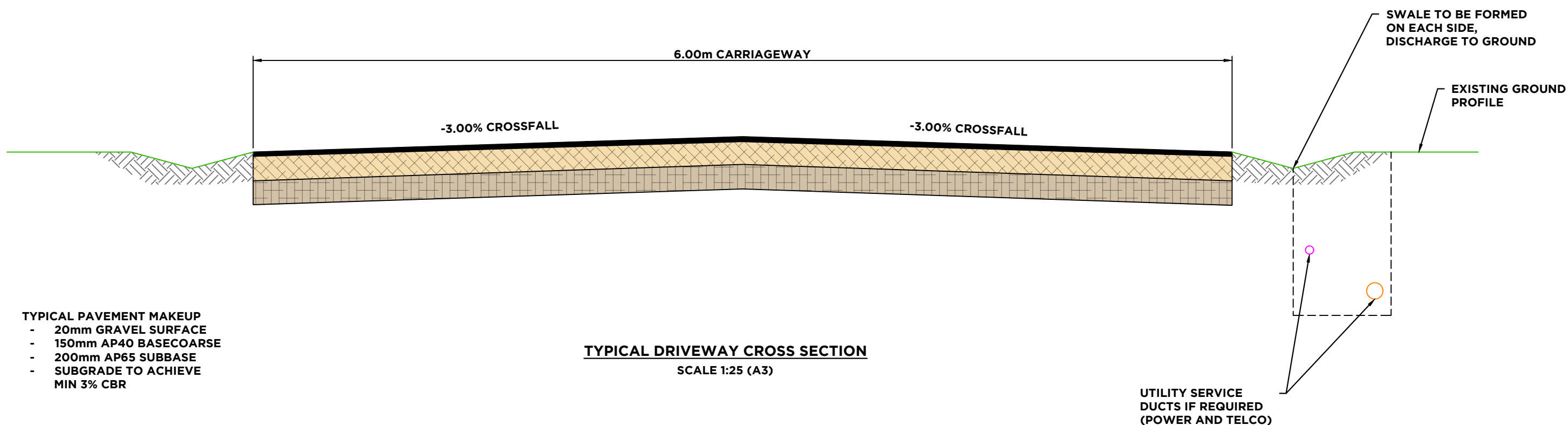
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DEPTH RANGE		Colour
Lower	Upper	
-5.0	to -5.50 m	
-4.50	to -5.0 m	
-4.0	to -4.50 m	
-3.50	to -4.0 m	
-3.0	to -3.50 m	
-2.50	to -3.0 m	
-2.0	to -2.50 m	
-1.50	to -2.0 m	
-1.0	to -1.50 m	
-0.50	to 0.00 m	
0.00	to 0.50 m	
0.50	to 1.0 m	
1.0	to 1.50 m	
1.50	to 2.0 m	
2.0	to 2.50 m	
2.50	to 3.0 m	
3.0	to 3.50 m	
3.50	to 4.00 m	
4.0	to 4.50 m	
4.50	to 5.0 m	



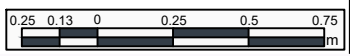




- TYPICAL PAVEMENT MAKEUP**
- 20mm GRAVEL SURFACE
  - 150mm AP40 BASECOARSE
  - 200mm AP65 SUBBASE
  - SUBGRADE TO ACHIEVE MIN 3% CBR

**TYPICAL DRIVEWAY CROSS SECTION**  
SCALE 1:25 (A3)

- NOTES:**
1. THIS DETAIL IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
  2. NEW VEHICLE ENTRANCE TO BE 6m WIDE, AS PER KCDC-RD-017. VEHICLE ENTRANCE TO BE CHIPSEALED WITH 2 COAT GRADE 3/5 CHIPSEAL BETWEEN EXISTING CARRIAGE WAY AND BOUNDARY



PREPARED BY

CLIENT

**THE WELLINGTON COMPANY**

PROJECT

**TWC - 189 SIMS RD,  
TE HORO**

DRAWING TITLE







**TYPICAL DRIVEWAY SECTION**

DATE	PROJECT NO.
21/12/2022	898
SCALE	
1:13 @ A1	
1:25 @ A3	
DRAWING NO.	REV
RO-701	B

C:\125\Substa\LANDMATTERS - TWC - 189 Sims Rd - Te Horo\_90310 Plans\_Aerials\_CAD0988.RC.dwg - Plotted by Brian Anderson at 21/12/2022 4:43:08 pm

**NOTES:**  
 1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.

**LEGEND:**

WHAU	
PHORMIUM TENAX	
CORDYLINE AUSTRALIS	
COPROSMA ACEROSA	
MIXED SPECIES	
TOTARA	



PREPARED BY  
 **LAND MATTERS**

CLIENT  
**THE WELLINGTON COMPANY**

PROJECT  
**TWC - 189 SIMS RD,  
 TE HORO**

DRAWING TITLE  
**LANDSCAPE PLAN**

DATE	PROJECT NO.
21/12/2022	898
SCALE	
1:500 @ A1	
1:1,000 @ A3	
DRAWING NO.	REV
LS-900	A

C:\125\5\189 Sims Rd - TWC - 189 Sims Rd - Te Horo\_90310 Plans\_Aerials\_CAD0988 RC.dwg - Plotted by Brian Anderson at 21/12/2022 4:43:26 pm



## **APPENDIX 2**

# **Land Matters Updated Engineering Report**



## ENGINEERING REPORT

### Rural Cohousing

189 Sims Road, Te Horo

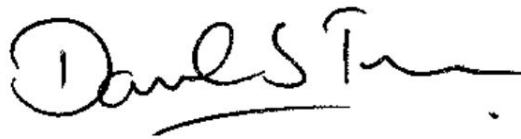
#### Client

Far Fetched Ltd  
November 2022  
Revision 2

## ENGINEERING REPORT FOR: Far Fetched Ltd

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Reviewed by:



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Dan Turner - Senior Civil Engineer, BEng Hons

Prepared by:



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Brian Anderson - Civil Engineer, BEngTECH, NZCE

**Date:** 23/11/2022  
**Version:** Revision 2  
**Job Ref:** 898

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## 1. BACKGROUND & INTRODUCTION

Far Fetched Ltd is applying for a resource consent to provide cohousing on their rural property at 189 Sims Road, Te Horo Beach. The property affected is Lot 9 DP 31319 held in Record of Title WN8A/523.

This report considers the engineering feasibility of cohousing. The report addresses the following:

- Potable water supply
- Stormwater and wastewater disposal
- Ponding
- Utilities
- Access design
- Earthworks
- Soil strength for house foundations
- Firefighting water supply
- Landscaping

## 2. THE LAND

The site is located at the northern end of Sims Road in Te Horo Beach. It is a corner site and is located on the western side of Sims Road.

There is an existing dwelling located in the northern third of the property with access from the north. The site is generally flat with a low rolling pastoral ridge running north south through the site. The site is generally covered in pastoral grass with plantings of flax around the site. The site is bounded to the north and east by Sims Road.



**Figure 1** – Indicative Development Plan (outlined in yellow)

### 3. THE CURRENT SITUATION – BASE ENGINEERING INFORMATION

---

#### 3.1. Geology and Soils

There are two distinct soil types mapped in the area of the site. These are Sandy Gley and Sandy Recent and classed as having a rapid permeability.

Site investigations were undertaken including dynamic cone penetrometers and percolation testing. Ground conditions identified were topsoil overlying, sand overlying alluvial gravels. We have also investigated the neighbouring properties in the past and ground conditions were sandy alluvial gravels overlying coarse sands and silts.

Refer to Appendix A drawing 898-GA-210 for locations.

#### 3.2. Three Waters

There are no KCDC sanitary sewer or stormwater services available on Sims Road.

#### 3.3. Utility Services

This section outlines the existing utility services provided on Sims Road.

##### 3.3.1. Power

Overhead power lines are located on Sims Road, with an underground cable supplying the existing dwelling.

##### 3.3.2. Telecommunications

Chorus telecommunication cables are located along Sims Road. Rural wireless broadband is also available from some providers.

##### 3.3.3. Gas

There are no existing gas lines on Sims Road.

#### 3.4. Vehicle Access

The current access to the lot is from the north western section of Sims Road and is via a sealed driveway. A new access from Sims Road will be installed in the southern part of the lot to provide access to the cohousing development. Access will be as per KCDC rural residential vehicle crossing standard.

#### 3.5. Natural Hazards

189 Sims Road is denoted in a ponding zone in the Flood Hazard map by KCDC. The flood level for ponding has been provided by Greater Wellington Regional Council as RL 5.3. There are several sections within the middle ridge of the property which are above RL 5.3, which are noted on the flood hazard map.

#### 3.6. Ecological Sites

No ecological sites identified.

### 4. ENGINEERING ASSESSMENT

---

This section describes how the three waters, utilities, roading and earthworks may be implemented within the development. The objective is to show that the development of cohousing is achievable within the lot. This report is intended to be referenced in support of a resource consent application.

Once resource consent has been granted a detailed design process will be undertaken for the access and utility connections. The three waters and driveway detailed design will be developed with dwelling building consent drawings.

The construction of the development will take place in one stage. Refer to Appendix A for the proposed

plans.

Site investigations identified sand and sandy alluvial gravels, in the upper 1.5m. Gravels at depth prevented further investigation via hand auger. Dynamic cone penetrometers were put down over the proposed area to be filled and indicate competent gravels at depth. The ground water table was not identified in the locations tested. However, we have previously identified the ground water in a property to the north at RL 1.3m.

#### **4.1.1. Potable Water Supply**

There is no KCDC potable water supply available. The existing dwelling potable water is supplied by rainwater collection from the roof. There is an existing bore located on site in a pump shed.

It is proposed to collect rain water from the roof of the development and store it in a single or multiple tanks. First flush water diverters to remove debris from the roof and gutter and water filters are recommended with these systems. Ongoing maintenance will also be required with a rain tank so adequate access for maintenance should be considered when designing the rain tank and choosing its location.

A minimum storage capacity for potable water of 65,000 litres is proposed based on a 180 litre / day use for 12 people for 30 days. Refer to section 4.7 for further details regarding water storage capacity requirements.

A reduction to 145 litres / day could be used based on Greater Wellington Regional Council rule R63 which would require the usage of low flow fittings to reduce the demand.

#### **4.1.2. Stormwater Disposal**

Stormwater from roof and hard stand areas for the development will be captured and conveyed to soak pits located near building the platform.

To determine the indicative soak pit size the following criteria was used:

- An impervious area of 900m<sup>2</sup> (cohousing roof and surrounding platform area)
- A runoff coefficient of 0.9 (from E1)
- Rain crate soak pit with a void ratio of 0.95.
- 110mm rainfall for a 1 in 100-year storm event with climate change included from KCDC SDPR. Has been used due to site being located within the ponding zone (secondary flow path is available)
- A storm duration of 60 minutes (from E1)

The indicative soak pit size is 7.9m long x 2m wide x 1.3m high. The soak pit base will be excavated to 1.88m to provide 600mm of cover to the soak pit and to ensure the base is located within the sand and above the water table. The water table was not identified on site, two hand augers were undertaken to depths of S1 = 1.2m (RL 3.8m) and S2 = 1.5m (RL 2.0m) below existing ground levels. The proposed soak pit will be founded above the ground water table.

Percolation rate of 304.5mm/hr which has had a factor of safety of 4 applied has been used which was obtained from on-site testing.

The indicative soak pit size using the above criteria is shown on the drawings in Appendix A.

#### **4.1.3. Wastewater Disposal**

There is no council supplied wastewater at Sims Road. It is recommended that domestic wastewater be treated and disposed of on site. Soils present are sandy alluvial gravels overlying coarse sands and silts which corresponds to soil category 1 as derived from Table 5.1, AS/NZS 1547:2012.

The Horizons Regional Council (HRC) manual for Onsite Wastewater Systems Design and Management (OWSDM) is the preferred method of designing wastewater management systems. In the OWSDM the preferred wastewater disposal method for silt soils is advanced secondary treatment with a pressurized compensating dripper irrigation system (PCDI) or similar pressurised low pressure system. These systems ensure even distribution of treated wastewater over the entire trickle field.

It is recommended that a subsurface dripper irrigation system be used with a maximum pipe depth of 250mm below ground level as per GD06 On-site Wastewater Management in the Auckland Region, Section E2.2 and Table 44 states that the areal loading for a category 1 soil is 5 mm/day.

For the proposed development the assumed wastewater flow rate is 180 litres / day / person as per Table H3

from ASNZS:1547 with an indicative occupancy of 12 people. The peak daily effluent production is 2160 litres / day. The design land application area has been determined as 432m<sup>2</sup> with a reserve area of 216m<sup>2</sup> as per GDO6 Section E2.2. Refer drawing 898-GA-201 in Appendix A for trickle field location.

A septic tank similar to a Hynds Lifestyle Elite 2 tank system would be appropriate for the development. These systems can accommodate 3,000 litres / day.

A trickle field (including reserve area) should be set back 5.0m from any boundary, 20m from any surface water body and 20m from any potable water bore as per the Proposed Natural Resources Plan for the Wellington Region (PNRP) Rule R75 as permitted activity requirements. The proposed designs and layouts outlined above and shown in the drawings in Appendix A comply with this rule.

The designs outlined above are based on an assumed occupancy and 180 litres / day / person. This could be reduced to 145 litres / day / person based on Rule 63 from GWRC PNRP. The actual occupancy will dictate the size of the advanced secondary treatment system. A detailed design of the wastewater system will be required when a building consent is submitted for the cohousing building.

## 4.2. Utilities

### 4.2.1. Power

Overhead power lines are located on Sims Road, with an underground cable supplying the existing dwelling. The development can be serviced from the existing network with overhead or underground cables.

### 4.2.2. Telecommunications

Chorus telecommunication cables are located along Sims Road. Rural wireless broadband is also available from some providers. One new connection will be made from the existing network to the development. Rural broadband via the cellular network is available that may have better download speeds.

### 4.2.3. Gas

There is no existing gas supply on Sims Road. No gas connections are proposed for this development.

## 4.3. ROADING & TRANSPORTATION

### 4.3.1. Vehicle Access to Sims Road

A new access will be created on Sims Road to the development. The existing access to the existing dwelling from the northern section of Sims Road will remain unchanged and will not be used to access the development.

The new access will be a rural residential vehicle crossing as per KCDC-RD-017 will be constructed in the southern part of the property. The new crossing will be a grade 3/5 2 coat chipseal entrance from the existing carriageway to the boundary. Sims Road in this area is straight with no sight line obstructions.

### 4.3.2. Driveway

The driveway to the development is proposed as a crowned 6m formation and will provide two way access constructed of an all weather surface. Runoff will be captured by a swale formed along both sides of the alignments with soakage to ground in the sand. The driveway will extend up to the building with parking for 8 vehicles and allowance for fire-fighting trucks to manoeuvre.

### 4.3.3. Sight Distance

The sight lines were checked for the access location as per Diagram A3 in Schedule 11.1 Diagrams in the KCDC district plan and are compliant. The sight distance length of 80m was taken from District Plan clause 11.E.1, Table 2, based on a posted speed limit of 80km/h onto a local road.

### 4.3.4. Lighting

No lighting is proposed for the development.

#### 4.4. EARTHWORKS

Earthworks are proposed for the development. Filling will be required to construct the building platform and the driveway to the platform, typically to be able to place the proposed building above the recommended building level of RL5.3 the majority of the earthworks will be fill. Associated earthworks for water tanks and sanitary sewer systems will be required as per the systems designed.

#### 4.5. BUILDING FOUNDATIONS

##### 4.5.1. Foundation Testing

Testing of the existing site was undertaken, and the existing ground can be identified as good ground in terms of NZS3604:2011 after topsoil stripping. The proposed foundations will be placed in the proposed building platform will be in fill. Filling will be conducted as per NZS 4431:2022 and NZS3604:2011 to the standard of good ground.

Fill batter slopes proposed are 1V:8H, typical fill batter slopes of fill are 1V:2H, the proposed batter slopes are significantly shallower and will pose no issues for the development. The batter slopes are proposed to be grass and plated which will mitigate erosion potential.

The buildings are prefabricated, and foundation design will be by others and parameters used for the design can be assumed to be in accordance with the standards above.

No liquefaction assessment has been undertaken as part of this report and may be required at the time of building consent.

#### 4.6. FIRE FIGHTING PROVISION

The building will require a water storage supply as specified in New Zealand Fire Service Firefighting Water Supplies Code of Practice, SNZ PAS 4509:2008. In general, a building with a sprinkler system will need to provide at least 45,000 litres of water to fight a fire. There will be no change to the water supply demand if no sprinkler system is provided as per SNZ PAS 4509:2008 requirements.

A firefighting connection kit will be required at the base of firefighting tanks and an appropriate access and hard stand area be provided as per SNZ PAS 4509:2008. Water storage tanks or ponds can be used as sources of water. SNZ PAS 4509:2008 specifies appropriate hard stand areas, fittings and locations for the firefighting water source.

#### 4.7. WATER STORAGE REQUIREMENTS

##### 4.7.1. Water Storage Requirements for the development

The total water storage requirement for the proposed building is 45,000 litres for fire fighting purposes.

A minimum storage capacity for potable water of 65,000 litres is proposed based on a 180 litre / day use for 12 people for 30 days. This brings the total water storage requirements to 110,000 litres for the development.

A 65,000 litre concrete underground tank for the potable water can be provided and two 25,000 litre above ground tanks for fire fighting purposes can be provided.

#### 4.8. PONDING MITIGATION

The site is located in the ponding area identified on KCDC's Flood Hazard map.

In discussions we have had with GWRC, their flood modelling for the area has indicated a recommending a building level of RL5.3m. GWRC have not yet finalised the model for the Mangaone

Stream, however the extents of their draft model are fairly similar to what was modeled previously which has enabled them to provide a recommended building level. Please refer to email correspondence with GWRC about the ponding level in Appendix D.

The proposed development is for approximately 2150m<sup>3</sup> of material will be placed within the ponding area as noted by the flood hazard map. This equates to a displacement of 1500m<sup>3</sup> of water in the ponding area.

The displacement of 1500m<sup>3</sup> of water relates to approximately a 35mm increase in ponding height within the boundary on 189 Sims Road, if the total catchment of the ponding area of 3.6million m<sup>2</sup> is used it is a increase of 0.4mm which is insignificant to the ponding hazard. The soakage of the site is very good at around 300mm/hr (with a factor of safety of 4 applied) the 35mm of increased height will be reduced by soakage in the surrounding areas of the within the site.

The local adjoining properties dwellings are typically located at elevations above 5.0m and are outside of the ponding hazard map and will not be affected by a 35mm or 9mm increase in ponding height. Please note that the increase in ponding height has not been determined by flood modelling by but by area vs volume calculations.

The existing flow paths will not be affected by the proposed area of fill. The proposed area extend and existing ridge which is oriented north south by approximately 40m to the west. The area directly to the west is at elevation 3.0m to 3.5m so the current flow path is maintained. The area to the east of the development, the flow path is unchanged and the proposed driveway is similar to current levels.

The development will not affect any flow paths of the Mangaone Stream. GWRC note that the flow directions are likely to be from the north and east of the site which have typically lower elevations of RL 3.0m to 3.5m which is similar to the lower lying areas of 189 Sims Road.

#### **4.9. LANDSCAPING**

The applicant is proposing landscaping along the boundaries and in the south-western corner of the site. Landscaping in and over the on-site wastewater disposal fields should be species that are recommended by the system installer and should be limited to species with non-invasive root species. Landscaping and planting along the front boundary should protect sightlines for vehicles exiting the new driveway.

## 5. CONCLUSIONS & RECOMMENDATIONS

---

Based on the site investigations and discussions in this report a rural cohousing development is achievable. This report is a preliminary design only and further detailed design will be required.

Prior to the occupation of the cohousing building the following infrastructure should be constructed:

### Water Supply

1. A minimum potable water supply of 65,000 litres utilising harvested rainwater off the roof into rain tanks for the building. Firefighting supply of 45,000 litres shall be provided.
2. It is recommended that the building contain a residential sprinkler system.
3. A UV water treatment system should be installed so that water is treated prior to delivery to drinking water taps. Provision should be made to maintain the UV system in accordance with the manufacturer's recommendations

### Stormwater

1. Stormwater neutrality for proposed development can be achieved by disposing stormwater into a soak pit.
2. Runoff from the driveway will be discharged into swales along the driveway and discharged to ground.
3. The driveway shall be maintained with a permeable surface.

### On-site Wastewater

1. Wastewater can be disposed of via an advanced secondary treatment with a PCDI system.
2. Note: a consent from GWRC under Rule 63 may be required if the discharge rate exceeds 2,000 litres per day. This will be required if values used are 180 litres / day / person however if 145 litres / day / person is used discharge rate will be below 2,000 litres per day.

### Power Supply and Telecommunications

1. Power will be provided by existing infrastructure on Sims Road.
2. Telecommunications will be provided by connecting to the existing network in Sims Road or via the Rural Broadband via the cellular network.

### Foundation Design

1. Foundation design can be assumed to be in accordance with NZS 4431:2022 and NZS3604:2011 good ground which will be confirmed at the completion of the works.
2. A liquefaction assessment may be required for building consent and should be allowed for.

### Firefighting

1. A dedicated firefighting water source will be required for the development in accordance with the recommendations of this report. A minimum supply of 45,000 litres is required. It is recommended that residential sprinkler systems be installed for the building.
2. The dedicated firefighting water supply should be placed in a location where FENZ appliances can easily access and all details to be compliant with SNZ PAS 4509:2008.
3. The water supply should be marked as 'dedicated fire fighting supply only'.

### Ponding Mitigation

1. The increase in ponding hazard due the proposed filling is minimal and expected to be 35mm locally within the site.

### Landscaping

1. Plant species located adjoining and over the on-site wastewater disposal field should be a non-invasive species as recommended by the installer.







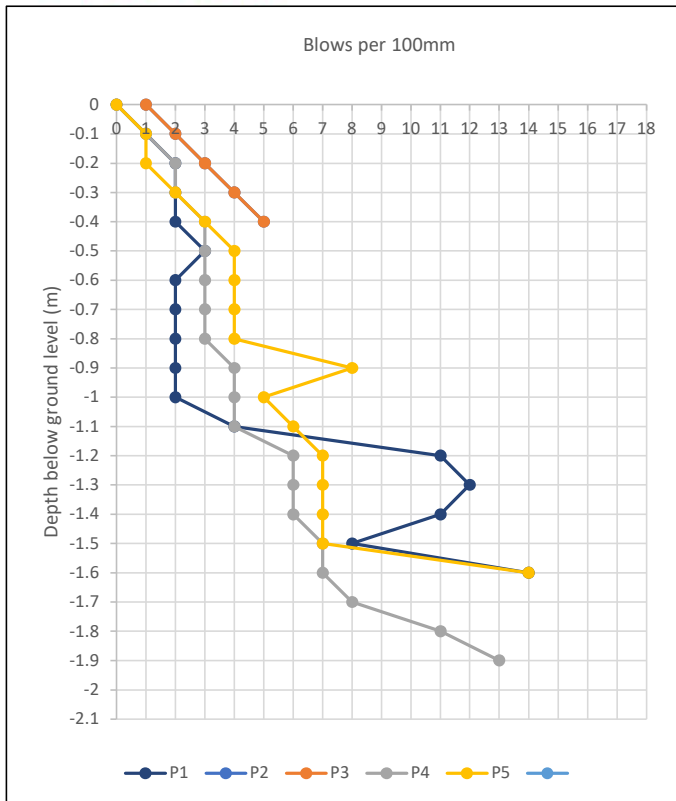
## APPENDIX A – DRAWINGS

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Client: The Wellington Company  
 Job Number: 898 Date: 10/11/2022  
 Site: TWC - 189 Sims Rd, T Sheet:

**SCALA PENETROMETER TESTS**



Blows per 100mm (number)					
Depth (m)	P1	P2	P3	P4	P5
0	0	0	0	0	0
-0.1	1	1	1	1	1
-0.2	2	2	4	2	1
-0.3	2	15	10	2	2
-0.4	2	R	R	3	3
-0.5	3			3	4
-0.6	2			3	4
-0.7	2			3	4
-0.8	2			3	4
-0.9	2			4	8
-1	2			4	5
-1.1	4			4	6
-1.2	11			6	7
-1.3	12			6	7
-1.4	11			6	7
-1.5	8			7	7
-1.6	14			7	14
-1.7				8	
-1.8				11	
-1.9				13	
-2.0					

Notes:

- 1. R represents scala refusal due to gravel layer

## APPENDIX B – WASTEWATER DESIGN

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Client The Wellington Company  
Job Number: 898  
Site: TWC - 189 Sims Rd, Te Horo

Date: 16/09/2022  
Sheet:

**Wastewater Disposal using Pressure Compensating Dripper Irrigation Design (PCDI)**

**Main dwelling**

Dry weather flow:	180 litres/day/person	Guidelines for on-site sewage systems in the Wellington Region; Table 7
People per dwelling:	12 (6 bedrooms)	Guidelines for on-site sewage systems in the Wellington Region
Peak flows per house:	2160 litres/day	
Soil category:	1 Sand/gravels	AS/NZS 1547:2012, Table 5.1
Areal loading rate:	5 mm/day	Auckland Council Guideline GD2018/006, E2.2.2.1 Table 45
Design land application area:	432 m <sup>2</sup>	
Reserve land application (50%):	216 m <sup>2</sup>	Auckland Council Guideline GD2018/006, E2.2.2.1
Total land area:	648.0 m <sup>2</sup>	Minimum
Land application dimensions:	43.2 m x 10m	
Reserve dimensions:	21.6 m x 10m	
Line spacing 1m centres	648.0 linear metres	Minimum

## APPENDIX C – STORMWATER DESIGN

---



Client: The Wellington Company  
 Job Number: 898  
 Site: TWC - 189 Sims Rd, Te Horo

Date: 10/11/2022  
 Sheet:

**Percolation testing for site**

SCALA PENETROMETER TESTS

Territorial authority:

Regional authority:

Topography:

Ground cover:

Existing drainage:

Test date:

Weather:

KCDC  
 GWRC  
 Flat  
 Grass  
 To ground  
 10/11/2022  
 Fine

Groundwater: Not encountered  
 Rainfall 10% AEP: 90 mm  
 Rainfall 1% AEP: 110 mm  
 Secondary Flowpath: Yes onto private property  
 Site stability: Good  
 Soil Classification: Fluvial Recent  
 Soil drainage: Well drained  
 Soil permeability: Rapid  
 Soil particle size: Sand to gravels  
 Soil category: 1 Sand

**SOAK PIT DESIGN FOR 360m<sup>2</sup> OF BUILDING AND 540M<sup>2</sup> CARPARK/PLATFORM**

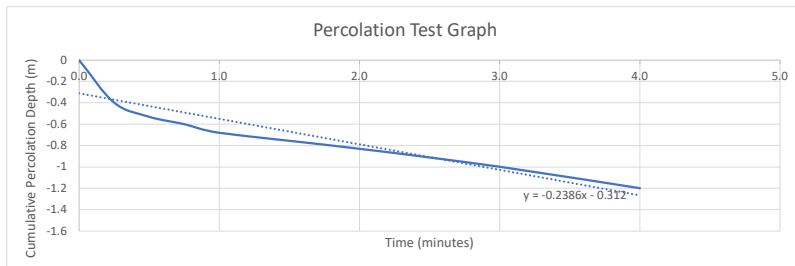
**Percolation test 1**

Depth of test pit (m): 1.2  
 Test pit diameter (m): 0.1  
 Test pit circumference: 0.31  
 Test pit area (m<sup>2</sup>): 0.0079

**Soil test percolation data:**

Interval	Elapsed time	Measurement	Water depth	Diff. depth	Vol. soakage	Average depth	Surface soakage	Soakage rate
mins	mins	mm	m	mm	litres	m	m <sup>2</sup>	(litres/m <sup>2</sup> /min)
0	0.00	0	1.2	-	-	-	-	-
0.25	0.25	400	0.8	400	3.14	1.00	0.3220	39.024
0.25	0.50	530	0.67	130	1.02	0.74	0.2388	17.105
0.25	0.75	600	0.6	70	0.55	0.64	0.2073	10.606
0.25	1.00	680	0.52	80	0.63	0.56	0.1838	13.675
1.00	2.00	830	0.37	150	1.18	0.45	0.1477	7.979
1.00	3.00	1000	0.2	170	1.34	0.29	0.0974	13.710
1.00	4.00	1200	0	200	1.57	0.10	0.0393	40.000
-4.00								

Ave SR\* 20.30 litres/m<sup>2</sup>/min  
 FOS (1/4) 5.07 litres/m<sup>2</sup>/min  
 Soak rate 304.50 mm/hr



**Rainfall from KCDC SDPR Appendix A Isohyet maps, with climate change (100 year, 2090, with climate change)**

Duration	Normalised (1/I <sub>24</sub> )	Normalised 100yr rainfall	mm/hr
5 mins	0.08	8.8	105.60
15 mins	0.14	15.4	61.60
1 hr	0.26	28.6	28.60
2 hr	0.38	41.8	20.90
3 hr	0.46	50.6	16.87
6 hr	0.6	66.0	11.00
12 hr	0.81	89.1	7.43
24 hr	1	110.0	4.58

**Soak pit design data:**

Storm return period	Storm duration	Rainfall intensity	Q surface runoff	Volume input	Volume output (soak)	Storage volume req'd	Time for pit to empty
years	min	mm/hr	l/s	m <sup>3</sup>	m <sup>3</sup>	m <sup>3</sup>	hrs
100	5	105.60	23.76	7.13	0.44	6.69	1.28
	15	61.60	13.86	12.47	1.31	11.17	2.14
	60	28.60	6.44	23.17	5.23	17.94	3.43

Runoff coefficient: 0.9 E1 Table 1  
 Impervious area: 900 m<sup>2</sup>  
 Soak pit length: 7.15 m  
 Soak pit width: 2.4 m  
 Soak pit depth: 1.88 m  
 Effective depth: 1.28 m  
 Soak pit volume: 22.0 m<sup>3</sup>  
 Pit void ratio: 0.95 Rain crate  
 Effective soak pit volume: 20.9 m<sup>3</sup>  
 Percolation rate: 5.075 l/m<sup>2</sup>/min  
 Floor area: 17.2 m<sup>2</sup>  
 Trench soak rate (floor only): 1.451 l/s

Excavated volume: 32.26 m<sup>3</sup>  
 Tank volume: 0 m<sup>3</sup>  
 MH volume: 0 m<sup>3</sup>  
 Number of crates high: 3  
 Number of crates: 180  
 Triple Module: 60  
 Total Area: m<sup>2</sup>

Soak pit crates to be founded in sand/gravels above water table



Client: The Wellington Company  
 Job Number: 898  
 Site: TWC - 189 Sims Rd, Te Horo

Date: 10/11/2022  
 Sheet:

**Percolation testing for site**

SCALA PENETROMETER TESTS

Territorial authority:

Regional authority:

Topography:

Ground cover:

Existing drainage:

Test date:

Weather:

KCDC  
 GWRC  
 Flat  
 Grass  
 To ground  
 10/11/2022  
 Fine

Groundwater:

Rainfall 10% AEP:

Rainfall 1% AEP:

Secondary Flowpath:

Site stability:

Soil Classification

Soil drainage:

Soil permeability:

Soil particle size:

Soil category:

Not encountered  
 90 mm  
 110 mm  
 Yes onto private property  
 Good  
 Fluvial Recent  
 Well drained  
 Rapid  
 Sand to gravels  
 1 Sand

**SOAK PIT DESIGN FOR 360m<sup>2</sup> OF BUILDING AND 540M<sup>2</sup> CARPARK/PLATFORM**

**Percolation test 2**

Depth of test pit (m):

Test pit diameter (m):

Test pit circumference:

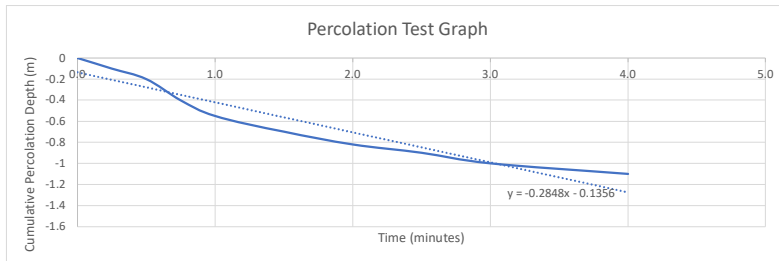
Soil test percolation data:

1.1  
 0.1  
 0.31

Test pit area (m<sup>2</sup>): 0.0079

Interval	Elapsed time	Measurement	Water depth	Diff. depth	Vol. soakage	Average depth	Surface soakage	Soakage rate
mins	mins	mm	m	mm	litres	m	m <sup>2</sup>	(litres/m <sup>2</sup> /min)
0	0.00	0	1.1	-	-	-	-	-
0.25	0.25	100	1	100	0.79	1.05	0.3377	9.302
0.25	0.50	200	0.9	100	0.79	0.95	0.3063	10.256
0.25	0.75	400	0.7	200	1.57	0.80	0.2592	24.242
0.25	1.00	550	0.55	150	1.18	0.63	0.2042	23.077
0.50	1.50	700	0.4	150	1.18	0.48	0.1571	15.000
0.50	2.00	820	0.28	120	0.94	0.34	0.1147	16.438
0.50	2.50	900	0.2	80	0.63	0.24	0.0833	15.094
0.50	3.00	1000	0.1	100	0.79	0.15	0.0550	28.571
1.50	4.00	1100	0	100	0.79	0.05	0.0236	22.222

Ave SR\* 18.24 litres/m<sup>2</sup>/min  
 FOS (1/4) 4.56 litres/m<sup>2</sup>/min  
 Soak rate 273.67 mm/hr



**Rainfall from KCDC SDPR Appendix A Isohyet maps, with climate change (100 year, 2090, with climate change)**

Duration	Normalised (1/124)	Normalised 100yr rainfall	mm/hr
5 mins	0.08	8.8	105.60
15 mins	0.14	15.4	61.60
1 hr	0.26	28.6	28.60
2 hr	0.38	41.8	20.90
3 hr	0.46	50.6	16.87
6 hr	0.6	66.0	11.00
12 hr	0.81	89.1	7.43
24 hr	1	110.0	4.58

**Soak pit design data:**

Storm return period	Storm duration	Rainfall intensity	Q surface runoff	Volume input	Volume output (soak)	Storage volume req'd	Time for pit to empty
years	min	mm/hr	l/s	m <sup>3</sup>	m <sup>3</sup>	m <sup>3</sup>	hrs
100	5	105.60	23.76	7.13	0.39	6.74	1.43
	15	61.60	13.86	12.47	1.17	11.30	2.41
	60	28.60	6.44	23.17	4.70	18.47	3.93

Runoff coefficient: 0.9 E1-Table 1  
 Impervious area: 900 m<sup>2</sup>  
 Soak pit length: 7.15 m  
 Soak pit width: 2.4 m  
 Soak pit depth: 1.88 m  
 Effective depth: 1.28 m  
 Soak pit volume: 22.0 m<sup>3</sup>  
 Pit void ratio: 0.95 Rain crate  
 Effective soak pit volume: 20.9 m<sup>3</sup>  
 Percolation rate: 4.56 l/m<sup>2</sup>/min  
 Floor area: 17.2 m<sup>2</sup>  
 Trench soak rate (floor only): 1.305 l/s

Excavated volume: 32.26 m<sup>3</sup>  
 Tank volume: 0 m<sup>3</sup>  
 MH volume: 0 m<sup>3</sup>  
 Number of crates high: 2  
 Number of crates: 180  
 Triple Module: 60  
 Total Area: m<sup>2</sup>  
 From soakage test

Soak pit crates to be founded in sand/gravels above water table

## APPENDIX D – PONDING COESPONDANCE

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## Brian Anderson

---

**From:** Jehan Hendry <Jehan.Hendry@gw.govt.nz>  
**Sent:** Monday, 14 November 2022 2:56 pm  
**To:** Anna Carter  
**Cc:** Brian Anderson  
**Subject:** RE: [#Land Matters - 898] 189 Sims Road, Te Horo

You don't often get email from jehan.hendry@gw.govt.nz. [Learn why this is important](#)

Kia ora Anna

See below responses in red.

---

**From:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>  
**Sent:** Monday, 7 November 2022 1:59 pm  
**To:** Jehan Hendry <[Jehan.Hendry@gw.govt.nz](mailto:Jehan.Hendry@gw.govt.nz)>  
**Cc:** Brian Anderson <[brian@landmatters.nz](mailto:brian@landmatters.nz)>; Hamish Smith <[Hamish.Smith@gw.govt.nz](mailto:Hamish.Smith@gw.govt.nz)>  
**Subject:** FW: [#Land Matters - 898] 189 Sims Road, Te Horo

Good afternoon Jehan,

Back in April this year you provided advice to me on the flood hazard at 189 Sims Road, Te Horo (see email thread below).

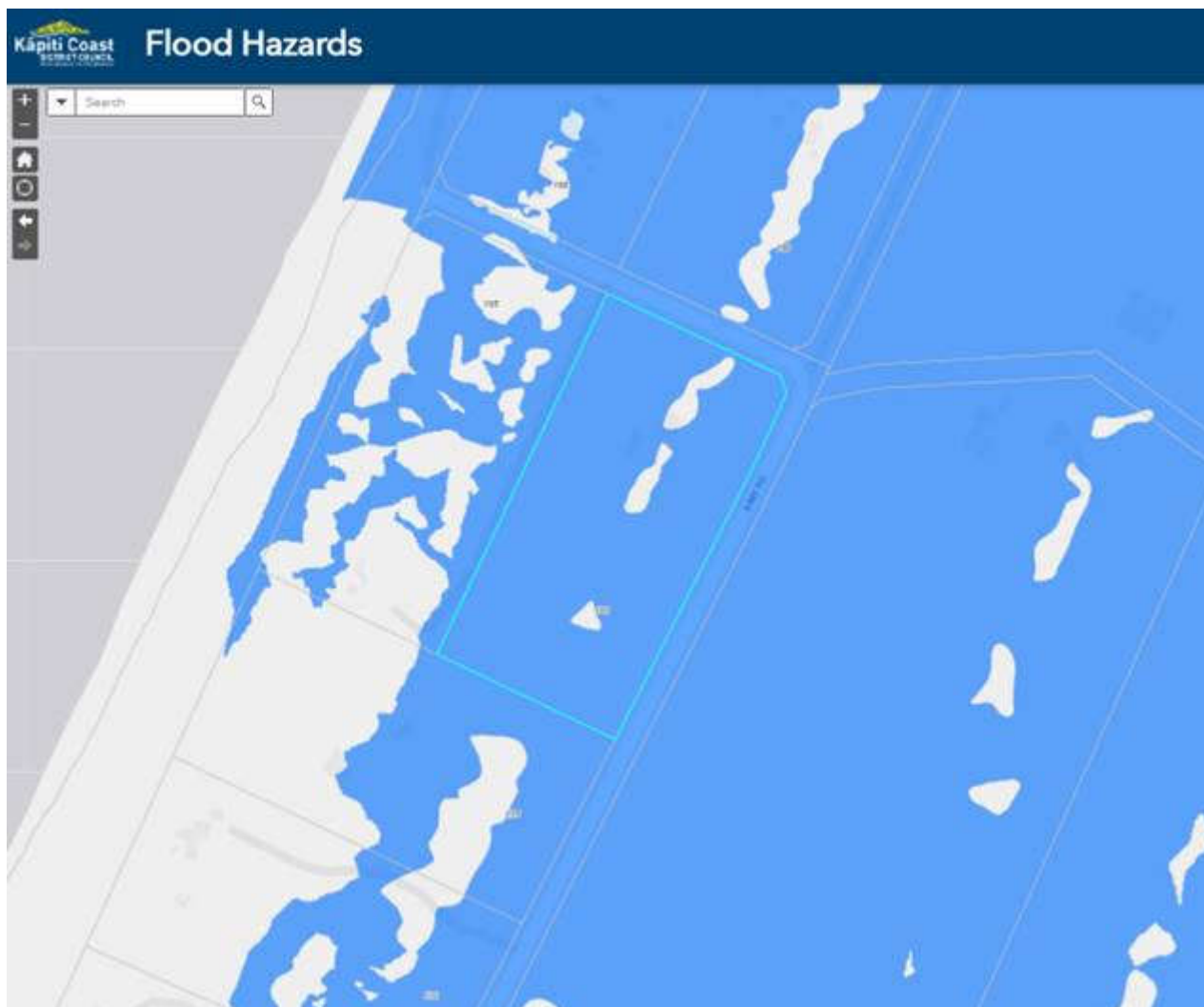
You identified the 1% flood level through the site at RL 5.3m. According to LiDar data, the site levels range from RL 5.5m (the higher areas through the middle of the site) to between 3.4 and 4m in the remainder of the site and so the site is identified as being inundated from ponding by between 1.7m and 1.3m in depth.

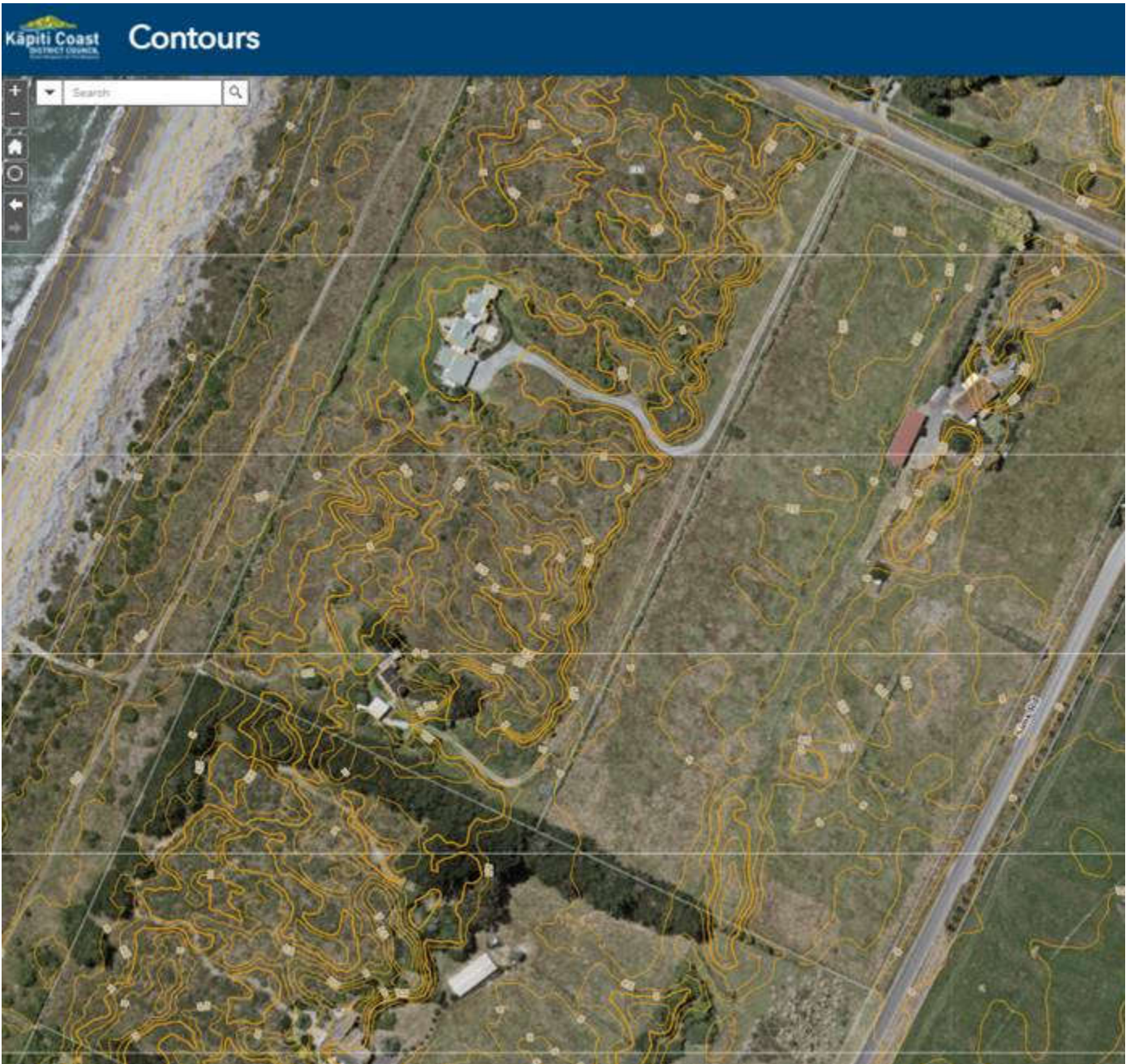
You mentioned in your email back in April that your model for the Mangaone Stream was currently in draft form and could be subject to change. Can you please advise me of the following:

- Whether the Mangaone Stream model has been finalized and if so what the new model's base flows are through this area; **The model has not been finalized, but the draft extents are fairly similar to what was modelled previously.**
- I understand you have a new 'Regional Flood Exposure Model' that combines river and local stormwater flooding – do you have this available for this site? **The Regional Model is intended to show areas which may be exposed to flooding and can be used where we do not have more detailed information on the flood hazard. The draft Mangaone model is the best available information we have for this property.**
- Whether you have any flow information for this site or for the Mangaone Stream? **We have a flow recorder at Mangaone North Road. What flow information are you looking for?**
- Whether the flooding on this property is a result of inundation from the Mangaone Stream; or whether it is a result of an outbreak from the Ōtaki River; or both. If it is from the Mangaone Stream – do you have a time series showing the inundation over time (i.e. how long it takes for the inundation to occur on this property in a 1% AEP event); **. This property is part of a large ponding area fed by overflows from the Mangaone and Ōtaki and local surface water flooding. We do not currently have a time series output for this model. We can provide this once it is available.**
- The direction of flows from either the Mangaone Stream and/or the Ōtaki River. **Flow direction will depend on the river the water comes from. The flow pattern in this area is quite complex, but water would likely originate from the north to east of the parcel.**
- Whether you have information on the length of time the ponding is likely to be present for in this area. **Flood water in this area can take a long time to drain away – this element is more difficult to model. Depending on the weather and soil conditions it may remain for days before it fully recedes.**

Note that we do not recommend development in the ponding area. New buildings should be restricted to the higher areas through the middle of the site.

Thank you and kind regards, Anna





**Anna Carter**  
Tel: [0211704787](tel:0211704787)

---

**From:** Jehan Hendry <[Jehan.Hendry@gw.govt.nz](mailto:Jehan.Hendry@gw.govt.nz)>  
**Sent:** Friday, 8 April 2022 2:19 pm  
**To:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>  
**Subject:** RE: 189 Sims Road, Te Horo

You don't often get email from [jehan.hendry@gw.govt.nz](mailto:jehan.hendry@gw.govt.nz). [Learn why this is important](#)

Thanks for your enquiry about the flood hazard at 189 Sims Road, Te Horo (Lot 9 DP 31319). I have attached a plan of the property showing modelled flood extents. Our model for the Mangaone Stream is currently in draft form and these results may be subject to change.

The 1% AEP (annual exceedance probability) flood level for this property is **5.3 m**, given in terms of Mean Sea Level (MSL) Wellington 1953 Datum. For construction, the level is to the underside of the floor joists or to the base of the concrete floor slab.

Where land on which building work is to be carried out is subject to, or likely to be subject to flood hazard, if KCDC grants a building consent under Section 72 of the Building Act 2004 they shall include a notation on the Certificate of Title. It is KCDC's responsibility to notify the owner if there will be a registration. We suggest that you discuss this with them directly.

GW Flood Protection recommends that:

- You avoid building and subdivision in areas of flood hazard.
- As a minimum you build to above the 1% AEP flood level of **5.3 m**.
- You contact KCDC about any building controls or rules under their District Plan.
- The property owner notify their insurer of their flood risk

Let me know if you have any questions

Kind regards,



**Jehan Hendry** (he/him)

Kaipūkaha | Graduate Engineer - Investigations | Flood Protection  
Greater Wellington Te Pane Matua Taiao  
021 586 844 | 100 Cuba St, Te Aro, Wellington 6011

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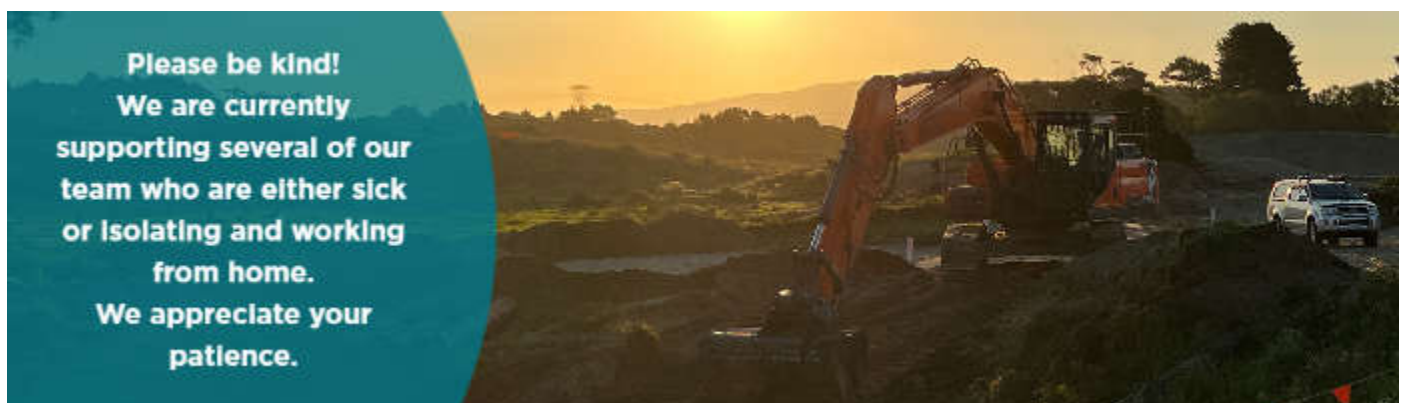
**From:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>  
**Sent:** Monday, 4 April 2022 9:26 AM  
**To:** James Flanagan <[James.Flanagan@gw.govt.nz](mailto:James.Flanagan@gw.govt.nz)>  
**Subject:** 189 Sims Road, Te Horo

Good morning James,

Can you please provide me with the 1% AEP levels and the recommended building levels (if you have them) for the rural site at 189 Sims Road, Te Horo.

Nga mihi, Anna

**Anna Carter**  
Senior Resource Management Consultant  
Tel: [0211704787](tel:0211704787)  
[Anna@landmatters.nz](mailto:Anna@landmatters.nz)





**APPENDIX 3**  
**Gordon Moller's Visibility Assessment**  
**Option B (2)**

## Anna Carter

---

**From:** Gordon Moller <gordon@mollerarchitects.com>  
**Sent:** Monday, 12 December 2022 12:38 pm  
**To:** Anna Carter  
**Cc:** Caitlin Taylor; lan@twc.co.nz  
**Subject:** Cluster buildings-- Visibility Assessment  
**Attachments:** 12122022122420-0001.pdf

Hi Anna

We attach Visibility assessment for two locations and for both Option 1 Close Coupled Cluster Building and Option 2 Courtyard Cluster building .

--Drawings GSR 6 Revision A , GSR 7 Revision A and GSR 8 Revision A

We submit that both Options 1 & 2 are in the same location on the site at 189 Sims ; both are at the same RL Floor Level ;and both are the same structural height , and therefore the Visibility assessments will be the same .

We have 'viewed' from various points on the Beach--and the proposed Cluster buildings are not visible , either by the height differences and slopes of the beach dunes, or by distance and mixture of existing vegetation --=which itself is increasing in height and bulk.

Please review and advise if this satisfies the RFI .

Regards  
Gordon Moller  
Moller Architects Ltd

Key to map symbols



PROPOSED  
CLUSTER BUILDING  
189 SIMS RD  
TE HORO BEACH  
The Wellington company  
MOLLER ARCHITECTS

6 SR 6  
REV A  
12/2022

189 SIMS ROAD



Date Printed: May 18, 2022

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→ SAME LOCATION { OPTION 1 CLOSE COUPLED CLUSTER BUILDING  
→ SAME HEIGHT { OPTION 2 COURTYARD CLUSTER BUILDING

SIMS ROAD 'END'

HOUSE 'B'

CLUSTER BUILDING  
OPTIONS 1 & 2



→ PHOTO LOCATION 'ONE'  
VIEW FROM 80 metres FROM HOUSE B WESTERN BOUNDARY

189 SIMS ROAD TEHORO BEACH

VISIBILITY ASSESSMENT FOR: -  
OPTION 1 CLOSE COUPLED CLUSTER BUILDING  
& OPTION 2 COURTYARD CLUSTER BUILDING  
(same height, same location)  
moller 12/22

GSR 7  
REV A



CLUSTER BUILDINGS ARE NOT VISIBLE BECAUSE OF ANGLE & ELEVATION OF BEACH DUNES IN RELATION TO VEGETATION LINE & AVERAGE GROUND LEVEL OF P.A.S.  
CLUSTER BUILDING OPTION 1 & OPTION 2.

HOUSE 'B'



→ PHOTO LOCATION 'TWO 'A'  
VIEW FROM 60 METRES FROM THE DUNES VEGETATION LINE

109 SIMS ROAD TEHORO BEACH

VISIBILITY ASSESSMENT FOR : —  
& OPTION 1 CLOSE COUPLED CLUSTER BUILDING  
& OPTION 2 COURTYARD CLUSTER BUILDING  
(same height, same location  
moffet 12/22

GSR 8  
REV. A



**APPENDIX 4**  
**GWRC Consent for Far Fetched Ltd**  
**WGN130141 [32097]**



File No: WGN130141 [32072], [32073], [32097] and [32098]  
6 June 2013

142 Wakefield Street  
PO Box 11646  
Wellington 6142  
New Zealand  
T 04 384 5708  
F 04 385 6960  
www.gw.govt.nz

Far Fetched Limited  
C/- Land Matters Limited  
20 Addington Road  
RD1  
Otaki 5581

**For: Richard Laurensen**

Dear Richard

### **Non-notified resource consent application: notice of decision**

---

<b><i>Applicant:</i></b>	<i>Far Fetched Limited</i>
<b><i>Proposal:</i></b>	<i>To undertake bulk earthworks and temporary groundwater diversion associated with the construction of a 3 hectare amenity lake.</i>
<b><i>Location:</i></b>	<i>180 and 186 Sims Road, Otaki</i>
<b><i>Resource consent required:</i></b>	<i>Discharge permit x 1 Water permit x 3</i>

---

I am pleased to inform you that on **6 June 2013** your application was granted. I have enclosed a copy of the report outlining the reasons for this decision and the consent certificate<sup>1</sup>. It is very important that you comply with all the conditions of your consent. If you have any questions or concerns about any aspect of your consent, I would be happy to discuss them with you.

You may commence construction immediately, provided you are happy to comply with your consent conditions. However, you must give the Environmental Regulation Department of the Regional Council at least 48 hours notice before they start the works as required by condition 2 of your consent. Notice can be emailed to [notifications@gw.govt.nz](mailto:notifications@gw.govt.nz). Please include the consent reference and the name and phone number of the on-site contact for the works.

Resource consents [32072], [32073] and [32098] expire on **6 June 2016**

Resource consent [32097] expires on **6 June 2048**

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<sup>1</sup> You have the right to object to our decision under section 357(2) of the Resource Management Act 1991. Your objection must be in writing and be made within 15 working days of receiving this letter.





Please note that, under section 125 (as amended in 2003) of the Resource Management Act 1991, your consent will lapse in five years unless you begin to use it before then.

It is also important to note that, under condition 3 of your consent, the contractor who will be undertaking the works must be supplied with a copy of the consent, including any relevant site plans and attachments **prior** to the works commencing. It is important the contractor understands the conditions outlined in the report before works begin.

As part of the Greater Wellington Regional Council's commitment to maintain and improve our customer service, you may be contacted to take part in a customer satisfaction survey. Regardless, feedback on the service we provide is welcome at any time.

### Charges to expect

#### 1. Costs incurred assessing your application

The application fee you have already paid covers the costs incurred. There will be no additional charges for the processing of your application.

#### 2. Estimated charges associated with the monitoring of your consent

The Greater Wellington Regional Council will carry four inspections of the works/activity authorised by your consent to check compliance with your resource consent conditions. **This assessment will be based on the information submitted under condition of your consent.** There will be no future charges associated with your consent as long as you comply with your resource consent conditions. The components of your monitoring charge are explained at the end of this letter.

Consent ID	[32072]	[32073]	[32097]	[32098]
Customer service charge	\$ 40.00	\$40.00	\$40.00	\$40.00
Compliance monitoring charge	\$ 880.00			
Subtotal	\$ 1,040.00			
GST	\$ 156.00			
<b>Total monitoring charge</b>	<b>\$ 1,196.00</b>	<b>(Invoiced in 12 months time)</b>		

The Resource Management Charging Policy is reviewed on an annual basis. As a result of this process the charges associated with the monitoring of your consent may alter – you will be informed if this is the case.

### Consent transfers

If you sell the property, it is important that you complete a Transfer of Permit form so that future owners can take responsibility for the consent. If you do not complete a transfer, you will continue to be liable for any Consent Supervision and Monitoring Charges associated with the consent.



greater WELLINGTON

REGIONAL COUNCIL

Te Pane Matua Taiao

Please feel free to contact me on 04 830 4148, or Sonia Baker, Team Leader, Environmental Regulation, if you have any questions or concerns.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Christopher Fern', written over the 'Yours sincerely' text.

**Christopher Fern**

Resource Advisor, Environmental Regulation

Encl: Officer's report, resource consent certificates x 4



## Components of your monitoring charge

Your charge is made up of several components. These components do not necessarily apply to all consents, so you may have only one or two of the following on your invoice:

- **Customer Service Charge:** This charge applies to all consents. It covers administrative services such as providing information and advice about your consent, maintaining your consent as a public record and recording changes in consent status (for example, if you surrender your consent or transfer it to another person). Please note if you have been granted a resource consent but do not use it, you will be charged the customer service fee every year until the Greater Wellington Regional Council carries out an initial inspection or you surrender your consent.
- **Compliance Monitoring Charge:** The purpose of compliance monitoring is to confirm that you are meeting the conditions of your consent(s). To do this, we will undertake a site visit to assess your operations compliance with the conditions and report our results back to you. Your compliance monitoring is tailored to your individual circumstances. You pay only for the cost of monitoring your consent.
- **State of the Environment Monitoring Charge (SOE Charge):** The Greater Wellington Regional Council undertakes a wide range of monitoring to assess the state of the environment. For those catchments identified as being under stress, a small proportion of the monitoring costs is passed on to the consent holders (who hold consents in that stressed catchment). The amount you pay for state of the environment monitoring is proportional to the amount of water you take or contaminants you discharge.



## Non-notified resource consent application report and decision

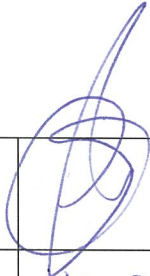
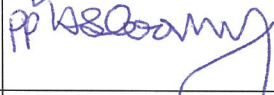
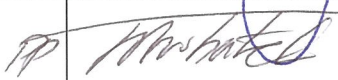
### Summary of decision

- Activity:** To undertake bulk earthworks, temporary groundwater diversion and water take associated with the construction of a 3 hectare amenity lake.
- File Reference:** WGN130141
- Date Granted:** 6 June 2013
- Commencement date:** 6 June 2013
- Applicant:** Far Fetched Limited  
Sims Road  
Te Horo 5581
- Address for Service:** Far Fetched Limited  
C/- Land Matters Limited  
20 Addington Road  
RD1  
Otaki 5581
- For: Bryce Holmes
- Decision made under:** Sections 104B, 105, 107 and 108 of the Resource Management Act 1991 (the Act)
- Consents Granted:**
- [32072]: Discretionary Activity**  
Water permit to temporarily divert groundwater within the Coastal Groundwater Zone associated with bulk earthworks for the construction of an amenity lake.
- [32073]: Discretionary Activity**  
Discharge permit to discharge treated sediment laden stormwater to land where it may enter water; from an area of bulk earthworks.
- [32097]: Discretionary Activity**  
Land use consent to construct and maintain a 3 hectare amenity lake.

**[32098]: Discretionary Activity**

Water permit to temporarily take groundwater (Wells number BN32/0014) from the Coastal Groundwater Zone associated with bulk earthworks for the construction of an amenity lake.

- Location:** 180 and 186 Sims Road, Te Horo Beach, Otaki 5581
- Map Reference:** At or about map reference NZTM 1777308.5485102 and NZTM 1776965.5484464
- Legal Description:** Lot 2 DP 31319 and Ngakaroro 5D2 Blk
- Duration of Consents:** [32072]: 3 years  
[32073]: 3 years  
[32097]: 35 years  
[32098]: 3 year
- Subject to conditions:** Attachment 1, 2, 3 and 4

Decision recommended by:	Christopher Fern	Resource Advisor, Environmental Regulation	
Decision peer reviewed by:	Ashlee Farrow	Resource Advisor, Environmental Regulation	
Decision approved by:	Sonia Baker	Team Leader, Environmental Regulation	



# Reasons for decision: resource consent WGN130141 [32072], [32073], [32097] and [32098]

## 1. Background and proposal

### 1.1 Background

Land Matters Limited has applied on behalf of Far Fetched Limited (the applicant) to the Greater Wellington Regional Council (GWRC) for resource consents to undertake bulk earthworks associated with the development of a 3 hectare amenity lake located at 180 and 186 Sims Road, Otaki.

The applicant has applied for resource consent to discharge sediment laden water to land where it may enter water, to temporary take and divert groundwater within the Coastal Groundwater Zone and land use consent to maintain and operate the lake.

### 1.2 Proposal

The following sections set out the works proposed by the applicant

### 1.3 Bulk earthworks and discharges

The earthworks proposed are described in full in the application and further information received by letter on 28 March 2013 and 29 April 2013; to summarise, the following earthworks are proposed:

- Total area of earthworks is approximately 5 hectares, which includes the construction of a 3 hectare amenity lake
- The site varies in contours that range from circa 2.5m above mean sea level (amsl) to approximately 10m amsl
- Bulk earthworks will be progressively undertaken and material will be stockpiled for re-use on site
- The lake area will be excavated to ground water level and continue till final lake depth is achieved. At this point the ground water table will be penetrated, and require contractors to de-water the area for work to be undertaken in “the dry”
- Once the groundwater table has been penetrated the applicant has stated they will be required to continuously de-water the active earthworks area until works are completed
- The applicant estimates de-watering will require a maximum take of 12.5 – 15 litres/second continuously throughout bulk earthworks which is estimated to take 15 – 20 weeks

- Pump intakes will be caged and placed in “well holes” with water discharged to land for dust control, irrigation purposes or assist with soil compaction
- Where water is not required it will be discharged to completed areas of the lake, or stilling ponds before soaking back into the groundwater table
- Soils are sandy and highly permeable with water taken for dewatering purposes continuously re-charging the shallow aquifer
- Construction of the lake will be done in stages with completed “arms” of the lake to be bunded off and used as a stormwater treatment area
- A construction methodology provided by the applicant covers the erosion and sediment control measures to be implemented during bulk earthworks
- Earthworks will involve 125,000 – 135,000m<sup>3</sup> of material cut to fill. The applicant estimates that there will be a neutral, if not positive surplus of material on site
- Construction will take approximately 15 – 20 weeks

## **2. Resource consents required**

### **2.1 Resource Management Act 1991**

The proposed activities are governed by the following sections of the Resource Management Act 1991 (the Act):

- Section 9 – Restrictions on use of land
- Section 14 – Restrictions relating to water
- Section 15 – Discharge of contaminants into the environment

### **2.2 Regional Plan Rules**

#### **2.2.1 Discharges to land**

Rule 2 of the Regional Discharge to Land Plan (RDLP) provides for the discharge of stormwater as a permitted activity provided that the listed conditions are met. The proposed discharge cannot meet the requirements of this Rule.

As such, any proposed discharge to land falls for consideration under Rule 2 of the RDLP, which provides for all remaining discharges to land as a **discretionary activity** and a resource consent is therefore required.

#### **2.2.2 Bore construction**

The applicant proposes to construct a 3 hectare lake, and under the RFP (Regional Freshwater Plan) a bore is defined as any hole regardless of the method of formation that has been constructed to provide access to

groundwater, or which intercepts groundwater. Therefore, the construction of a 3 hectare lake (which intercepts groundwater) is considered a bore under the RFP.

There are no permitted activities in the RFP for bores that are constructed to intercept groundwater and is therefore assessed under Rule 15 which states that the construction of any bore is considered as **discretionary activity** requiring a resource consent.

### 2.2.3 Water take

The RFP permits taking freshwater be it either surface water or ground water, under Rule 7 of the RFP as long as a set of strict conditions are complied with.

As the applicant cannot meet these conditions the water take falls for consideration under Rule 16 of the RFP, which provides for all remaining water takes not otherwise provided for in the RFP as a **discretionary activity** and therefore requires a resource consent.

### 2.2.4 Diversion of groundwater

Under Rule 9B of the RFP it is a permitted activity to divert groundwater, provided it complies with a number of conditions.

As the diversion may not be able to comply with all of the listed conditions and given the close proximity of groundwater to the surface, I consider that the bulk earthworks activity may, either directly, or inadvertently lower groundwater level within the construction area. Given this, condition 3 cannot be met, the activity falls for consideration to Rule 16 as a **discretionary activity** and resource consent is therefore required.

## 3. Consultation

### 3.1 Iwi

In accordance with the Greater Wellington Regional Council's (GWRC) agreement with tangata whenua regarding consultation on non-notified consents, Nga Hapu o Otaki was provided with a copy of the consent application. No comments were received from this authority.

### 3.2 Greater Wellington Flood Protection

I have consulted with James Flanagan, Senior Engineer of the GWRC Flood Protection department. In comments received on 29 January 2013, Mr Flanagan states that the flood modelling report submitted as part of the application shows a minor increase in flood depths (less than 100mm) and this is not thought significant given its rural setting. Mr Flanagan states the report adequately demonstrates the affect a lake will have on adjacent land owners. GWRC Flood Protection has concerns with development within areas which are subject to flooding and requests the applicant makes contact to outline their proposal if they wish to sub-division in the future.

### **3.3 Te Runanga o Ngati Raukawa**

The applicant commissioned a cultural impact assessment which was co-authored by Mr Nganeko Wilson of Ngati Huia ki Katihiku Marae Committee, Mr Mark Wilson of Katihiku X Land Trust and researched by Mr Te Waari Ngati Huia. The authors of this report have covered a detailed account of the sites history and possible effects the lakes development may have on any cultural, spiritual or archaeological sites.

The report states that Ngati Huia ki Katihiku has accepted that the cultural impact assessment as a formal part of consultation and have requested a member of their iwi be on site during earthworks.

### **3.4 Himitangi Dairy Farm**

The applicant has provided the written approval of Mr Grant Barber and Mrs Katrina Barber. Mr and Mrs Barber own Himatangi Station, a dairy farm adjacent to the area of works that have several consented groundwater takes. The full application was provided to them, and written approval was provided on 19 December 2012.

### **3.5 Technical Experts**

I have consulted with Doug Mzila, Senior Environmental Scientist for Groundwater, GWRC. Dr Mzila has reviewed the application and his comments are covered further in Section 6.2.1 of this report.

## **4. Notification decision**

Section 95D provides the consent authority with a framework under which I have assessed this application. Taking into account the proposal, construction methodology, and provided the applicant complies with the recommended conditions of consent, I consider the activity will have adverse effects that will be, or are likely to be no more than minor. Given this, I consider that public notification is not required under section 95A(1).

However, under section 95B a consent authority must decide under sections 95E and 95F if there are any affected persons or affected order holders in relation to the proposed activity. These are discussed in the following sections.

## **5. Determination of affected persons and order holders**

Under section 95E(2)(a) a consent authority may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect and/or the person has given written approval to the creation of a 3 hectare amenity lake, under section 95E(3)(a).

Section 94(2) of the Act provides that a consent authority is not required to serve notice of an application under subsection (1) if all persons who, in the opinion of the consent authority, may be adversely affected by the activity have given their written approval to the activity.

I consider that the following parties are affected by the proposal:

- Mr and Mrs Barber

The written approval of Mr and Mrs Barber was submitted with the application on 24 December 2012.

Therefore, limited notification of this application was not required under section 95B.

Under section 95F a consent authority must decide if a person is an affected order holder in relation to the proposed activity. Currently there are no affected order holders under section 17A(2) in the Wellington region.

## **6. Environmental effects**

### **6.1 Existing environment**

The proposed earthworks are to be undertaken on low-lying land (close to sea level) and located in the southern part of the Foxton Ecological District which comprises of a narrow strip of coastal dunes to the west, and lies within 500 meters of the Otaki River to the north.

The site is retired pasture and has no naturally occurring native vegetation, other than some planting which is thought to be less than a year old. An ecological assessment was undertaken by Wildland Consultants and recorded no waterways, wetlands or boggy patches on the property.

A large Marcocarpa stand lies within the property, and has been identified to have cultural significance to local iwi. The applicant recognised the importance of this stand of trees and has modified the location of the lake to accommodate Ngati Huia ki Katihiku.

### **6.2 Groundwater effects**

#### **6.2.1 Groundwater diversion**

The applicant has undertaken a groundwater assessment to determine natural groundwater level and to assist the feasibility of constructing the lake. Two test pits were excavated in the north and east of the site to a depth of 2.5 to 3.0 meters below existing ground level.

The report concludes the following:

- The ground water assessment determined that slopes and batters within and around the lake are self-supporting
- Excavations should be to at least 3 meters in depth below natural ground level to ensure general health of the lake
- The existing land should be surveyed relative to mean sea level to verify contours, and proposed design levels/contours to ensure design criteria and construction

Dr Mzila reviewed the groundwater assessment and highlights the following:

- There may be a loss of water through evaporation
- Exposure of groundwater to surface contamination and pollution
- Reduced groundwater level
- Interception of groundwater flow

Dr Mzila concludes that the potential environmental effects stated above are regarded as less than minor due to the fact that the proposed activity is located at the discharge to the shoreline (<100m) and there are no identified, or consented abstraction wells that could be adversely affected by the works.

Therefore, I consider that provided the applicant complies with the application documentation and meets the recommended conditions of consent, the temporary diversion of groundwater, and construction of the lake will have a no more than minor effect on the environment.

#### 6.2.2 Temporary groundwater take

During construction the applicant is required to continuously de-water the site so that works can be undertaken in the dry. The de-watering is a non consumptive take and only required during construction (15-20 weeks). The applicant submitted additional information on 29 April 2013 on the proposed rate of take.

Additional information submitted by the applicant concludes the following:

- De-watering will occur in the shallow aquifer and will not impact any existing bores
- The proposed de-watering methodology will ensure the shallow aquifer is re-charged.
- That there is little or no risk of salt water intrusion because the shallow aquifer is being continuously recharged

Dr Mzila reviewed the groundwater assessment and highlights the following:

- Agrees that there will not be an excessive aquifer drawdown
- Saltwater intrusion will be mitigated by recharge
- Re-charging should occur on seaward side of excavation
- De-watering will have no effects on surface water bodies

Dr Mzila concludes that the potential environmental effects stated above are regarded as less than minor due to the fact that the proposed activity taking

water from the shallow aquifer and will be immediately discharging to land will recharge it.

From Dr Mzila's review I recommend a condition of consent which requires the applicant to discharge to land (from the operation of de-watering) on the seaward side of any excavation works.

I consider that, provided the applicant complies with the application documentation and meets the recommended conditions of consent, the temporary groundwater take, and construction of the lake will have a no more than minor effects on the environment.

### **6.3 Earthworks**

The proposed construction methodology will require de-watering to land continuously throughout construction of the lake. Discharging to land poses a risk of overland flooding, and contaminated stormwater entering receiving environments.

The Wildlands ecological report did not locate any watercourses, wetlands or wet areas within the proposed construction site. Given that there are no immediate receiving surface waterbodies, topography is generally low lying and soils comprise of sands, the risk of contaminated water entering surface water is low.

To minimise the potential for discharges of sediment off site, the applicant proposes to implement the erosion and sediment control plan (ESCP) in accordance with GWRC erosion and sediment control guidelines.

In addition to the proposed erosion and sediment control measure, the applicant intends to bund off completed sections of the lake which will act as large stormwater storage devices until completion.

To ensure the ESCP measures are operating effectively throughout the duration of the works, I have recommended a condition that requires the applicant to undertake regular site auditing to ensure all erosion and sediment control measures are operating effectively. I also recommend that a consent condition be included requiring a final ESCP be submitted for approval prior to works commencing.

I consider that, provided the applicant complies with the application documentation and meets the recommended conditions of consent, the construction of the lake will have a no more than minor effect on the environment.

### **6.4 Summary**

Given the limited duration of works, the adequate use of sediment and erosion controls and low probability of contaminated stormwater entering surface water; I consider the effects of the proposal will be no more than minor.

## **7. Statutory assessment**

### **7.1 Resource Management Act 1991**

#### **7.1.1 Section 104**

Part II (section 5) of the Act defines its purpose as the promotion of the sustainable management of natural and physical resources. Sections 6, 7 and 8 of Part II define the matters a consent authority shall consider when achieving this purpose.

Section 104(1)(b) of the Act outlines the matters a consent authority must have regard to. These matters include any actual and potential effects on the environment of allowing the activity, relevant National Environmental Standard(s), other regulations, relevant objectives, policies and rules of a Regional Plan, the Regional Policy Statement and proposed Regional Policy Statement<sup>1</sup>, and any other matter considered relevant and reasonably necessary to determine the application.

#### **7.1.2 Section 105**

Section 105 lists the additional matters, relevant to coastal permits and discharge permits, which the GWRC (as consent authority) must, in addition to section 104, have regard to.

The following matters, as listed in section 105(1), are relevant to this application:

- (a) The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and*
- (b) The applicant's reasons for the proposed choice; and*
- (c) Any possible alternative methods of discharge, including discharge into any other receiving environment.*

The applicant has applied for a discharge permit to discharge sediment-laden water to land in a manner which it may enter surface water via erosion and sediment control treatment devices.

I consider that the applicant has provided adequate information regarding the nature of the proposed discharge, the sensitivity of the receiving environment, and the reasons for the proposed discharge methods. I have given these matters consideration during my description of the proposal and my assessment of environmental effects in Sections 1 and 6 of this report, respectively.

#### **7.1.3 Section 107**

Section 107 of the Act places restrictions on the grant of certain discharge permits. A consent authority shall not grant a discharge permit allowing the discharge of a contaminant into water or onto land in circumstances where the contaminant may enter water, if, after reasonable mixing, the contaminant or

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<sup>1</sup> The proposed RPS was notified on 21 March 2009



water discharged is likely to give rise to all or any of the following effects in the receiving waters, as outlined in section 107(1):

- *The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials:*
- *Any conspicuous change in colour or visual clarity:*
- *Any emission of objectionable odour:*
- *The rendering of freshwater unsuitable for consumption by farm animals:*
- *Any significant adverse effects on aquatic life.*

I consider that the discharge should not result, in any of the above effects in receiving waters provided best practice and the conditions of consent are adhered to.

## **7.2 National Policy Statement**

The National Policy Statement (NPS) for Freshwater Management 2011 took effect on 12 May 2011.

Policy B5: Every regional council will ensure that no decision will likely result in future over-allocation – including managing fresh water so that the aggregate of all amounts of fresh water in a water body that are authorised to be taken, used, dammed or diverted – does not over-allocate the water in the water body.

Policy B7: This policy shall be applied until regional councils amend their plans under Schedule 1 to give effect to Policy B1 (allocation limits), Policy B2 (allocation), and Policy B6 (over-allocation) and these changes have become operative.

I have assessed the proposal against the NPS, in particular policies B5 and B7, and given that the take is not for consumption, I consider that the proposal is consistent with these policies.

## **7.3 National Environmental Standard**

The Resource Management (Measuring and Reporting Water Takes) Regulations 2010 (the Regulations) came into effect on 10 November 2010 which require all water takes of 5 litres/second or more to be metered, get the meters verified on a regular basis and record daily meter readings. The Regulations also permit regional councils to impose measuring and reporting requirements on water takes not covered by the regulations (such as consented takes for less than 5 litres/second). However, in this case I do not consider that the Regulations apply to this take as it would be onerous to require the applicant to install a water meter and submit records for a temporary water take and this is not assessed as being a take from the aquifer.

## **7.4 Regional Policy Statement**

The Regional Policy Statement for the Wellington Region (RPS) became operative on 24 April 2013. It contains several objectives and policies aimed at maintaining the quality of the freshwater environment. These objectives and policies are intended to provide for the current and reasonably foreseeable needs of current and future generations.

The relevant sections of the RPS for this application are:

Policy 12: Management purposes for surface water bodies

Policy 15: Minimising the effects of earthworks and vegetation clearance

Policy 16: Promoting discharges to land

Policy 19: Using water efficiently

Policy 41: Minimising the effects of earthworks and vegetation disturbance

Section 4.1 and 4.2 of the RPS contains the relevant regulatory policies to be given particular regard when assessing and deciding on resource consent applications. I consider that, with the application of the recommended conditions of consent, the proposed activity is consistent with the policies in section 4.1 and 4.2 of the RPS.

## **7.5 Regional plans**

### **7.5.1 Policies and objectives**

The RFP, RDLP has a number of objectives and policies that relate to the proposed activity. The most relevant objectives and policies to consider in assessing this application are listed below:

- Policy 4.2.19
- Policy 5.2.7
- Policy 6.2.8:
- Policy 6.2.18

Overall, I consider that the proposal is consistent with all relevant objectives and policies of the RFP and RDLP.

## **8. Main findings**

1. The proposed activity is consistent with the Act.
2. The proposed activity is consistent with the relevant objectives and policies of the RPS, Proposed RPS, RFP and the RDLP.
3. The actual or potential adverse effects of the proposed activity on the environment will be or are likely to be no more than minor.

4. Conditions of the consents will ensure that the adverse effects of the activity on the environment will be appropriately avoided, remedied or mitigated.
5. The proposal incorporates appropriate mitigation measures, to ensure the adverse effects are or are likely to be no more than minor.
6. The proposed activity is consistent with the Purposes and Principles of the Act.

## 8.1 Duration of consent

The applicant has not requested a specific duration of consent WGN130141 [32098], [32097], [32073] and [32072].

Bulk earthworks is intended to take 15 to 20 weeks to complete and I consider three years to be an acceptable duration for [32098], [32073] and [32072] as it will allow time for any unforeseen delays. As such, I recommend a consent duration of three years pursuant to section 123(c) of the Act.

I consider that a consent duration of 35 years, which is the maximum allowable under section 123(c) of the Act, is appropriate for land use consent [32097] and due to the permanent nature of the lake.

## 9. Monitoring

Inspections of the works will be undertaken in accordance with the *Resource Management Charging Policy (2011)*. Charges relating to this inspection are outlined in the cover letter enclosed with this report.

<b>Application lodged:</b>	24/12/12	<b>Application officially received:</b>	03/01/13
<b>Application stopped:</b>	30/01/13	<b>Application started:</b>	29/04/13
<b>Applicant to be notified of decision by:</b>	10/05/13	<b>Applicant notified of decision on:</b>	06/06/13
<b>Time taken to process application:</b>	39 working days		

## 10. Attachment 1 WGN130141 [32072]

Water permit to temporarily divert groundwater within the Coastal Groundwater Zone associated with bulk earthworks for the construction of an amenity lake.

### General condition

1. The location, design, implementation and operation of the diversion shall be in general accordance with the consent application and its associated plans and documents lodged with the Wellington Regional Council on:

- 24 December 2012 ( consent application)
- 28 March 2012 February 2013 (further information)
- 29 April 2013 (additional consent)

Where there may be contradiction or inconsistencies between the application and further information provided by the applicant, the most recent information applies. In addition, where there may be inconsistencies between information provided by the applicant and conditions of the consent, the conditions apply.

Note: Any change from the location, design concepts and parameters, implementation and/or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.

2. The Manager, Environmental Regulation, Wellington Regional Council, shall be given a minimum of two working days (48 hours) notice prior to the works commencing.

Note: Notifications can be emailed to [notifications@gw.govt.nz](mailto:notifications@gw.govt.nz). Please include the consent reference WGN130141 and the name and phone number of a contact person responsible for the proposed works.

3. The consent holder shall provide a copy of this consent and any documents and plans referred to in this consent to each operator or contractor the undertaking works authorised by this consent, prior to the works commencing.

Note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

4. The consent holder shall ensure that a copy of this consent and all documents and plans referred to in this consent, are kept on site at all times and presented to any Wellington Regional Council officer on request.

## 11. Attachment 2 WGN130141 [32073]

Discharge permit to discharge stormwater contaminated with sediment to land where it may enter water; from an area of bulk earthworks over 0.3 hectares.

### General condition

1. The location, design, implementation and operation of the discharge shall be in general accordance with the consent application and its associated plans and documents lodged with the Wellington Regional Council on:
  - 24 December 2012 ( consent application)
  - 28 March 2012 February 2013 (further information)
  - 29 April 2013 (additional consent)
2. The Manager, Environmental Regulation, Wellington Regional Council, shall be given a minimum of two working days (48 hours) notice prior to the works commencing.

Note: Notifications can be emailed to [notifications@gw.govt.nz](mailto:notifications@gw.govt.nz). Please include the consent reference WGN130141 and the name and phone number of a contact person responsible for the proposed works.

3. The consent holder shall provide a copy of this consent and any documents and plans referred to in this consent to each operator or contractor the undertaking works authorised by this consent, prior to the works commencing.

Note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

### Pre-construction

4. The consent holder shall arrange and conduct a pre-construction site meeting prior to any work authorised by this consent commencing on site and invite, with a minimum of **10 working days** notice, the Greater Wellington Regional Council and the contractor undertaking the works.

Note: In the case that any of the invited parties, other than the representative of the consent holder, does not attend this meeting, the consent holder will have complied with this condition, provided the invitation requirement is met.

5. The consent holder shall ensure that a copy of this consent and all documents and plans referred to in this consent, are kept on site at all times and presented to any Wellington Regional Council officer on request.

## **Progressive stabilisation**

6. The consent holder shall progressively stabilise exposed areas on completion of an area of cut or fill. Areas where future buildings or paved areas are proposed shall be temporarily stabilised with basecourse, grass, or other such material to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

## **Erosion and Sediment Control**

7. The consent holder shall prepare, in consultation with the contractor undertaking the works, a final Erosion and Sediment Control Plan (ESCP). The ESCP shall be submitted to the Manager, Environmental Regulation, Wellington Regional Council at least **20 working days** prior to the works commencing.

The final ESCP shall as a minimum be prepared in accordance with the *Erosion and Sediment Control Guidelines for the Wellington Region (September 2002)*, and shall include, but not be limited to, the following:

- Responsibilities and contact details of all parties responsible for the operation and maintenance of all key erosion and sediment control structures
- A detailed description of the works proposed and construction methodology and timetable
- Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control and minimise the potential for sediment discharge from the site
- The design criteria and dimensions of all key erosion and sediment control measures
- Plans of an appropriate scale clearly identifying:
  - the locations of waterways
  - the extent of soil disturbance and vegetation removal
  - any “no go” and/or buffer areas to be maintained undisturbed
  - areas of cut and fill
  - locations of topsoil stockpiles and haul roads
  - all key erosion and sediment control measures, including diversion channels
  - the boundaries and area of catchments contributing to all stormwater impoundment structures
  - staging of erosion and sediment control measures
  - the locations of all specific points of discharge to the environment, and
  - any other relevant site information
- Timetable and nature of progressive site rehabilitation and re-vegetation proposed
- Maintenance, monitoring and reporting procedures and frequency

- Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures, and
- Procedures and timing for review and/or amendment to the ESCP

The ESCP shall be certified in writing by the Manager, Environmental Regulation, Wellington Regional Council prior to any works authorised by this consent commencing and the consent holder shall install, operate and maintain all erosion and sediment control measures in accordance with the approved ESCP and as a minimum the *Erosion and Sediment Control Guidelines for the Wellington Region (September 2002)*.

8. Any amendments proposed to the approved ESCP shall be confirmed in writing by the consent holder and certified in writing by the Manager, Environmental Regulation, Wellington Regional Council prior to the implementation of any amendments proposed.
9. The consent holder shall ensure that all stormwater contaminated with sediment from the site is treated by erosion and sediment control measures as detailed in the approved Erosion and Sediment Control Plan.
10. All erosion and sediment control measures shall remain the responsibility of the consent holder and no erosion or sediment control measures shall be removed prior to receiving written confirmation that the relevant site area is stabilised to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.
11. The consent holder shall maintain all erosion and sediment control measures to ensure that they operate and perform as intended in the approved Erosion and Sediment Control Plan and the *Erosion and Sediment Control Guidelines for the Wellington Region (September 2002)*.
12. Notwithstanding the requirements of the other conditions of this consent, the consent holder shall at all times take all practicable steps for preventing erosion and/or minimise the suspended solids content of any discharge that enters water.

*Regular site auditing*

13. The consent holder shall ensure that all erosion and sediment control measures are audited on a weekly basis by an appropriately qualified person as to ensure that the measures are being maintained in accordance with the approved Erosion and Sediment Control Plan and the *Erosion and Sediment Control Guidelines for the Wellington Region (September 2002)*.

The site audits shall include, but not be limited to, the following information:

- Date and time of the audit
- Name of auditor
- Site condition at time of audit
- Weather conditions at time of audit
- Condition of each erosion and sediment control measure at time of audit
- Maintenance required, and
- Date and time maintenance was/will be completed by and by whom

### **Complaints**

14. The consent holder shall maintain a written record of any complaints received alleging adverse effects from or related to the exercise of this consent until the works area is stabilised. This record shall include:

- The name and address of the complainant (if provided)
- The date and time that the complaint was received
- Details of the alleged event
- Weather conditions at the time of the complaint, and
- Any measures taken to mitigate the complaint

This record shall be made available to the Manager, Environmental Regulation, Wellington Regional Council, within 48 hours of a complaint being received, or the next working day.

### **Post construction conditions**

15. Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, within six months of the first, second, third and fourth anniversaries of the commencement of this consent, for any of the following reasons:

- a) To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent
- b) To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage
- c) To require the implementation of Best Practicable Options, in respect to new methodologies for the undertaking of erosion and sediment control works to avoid, remedy or mitigate any



significant adverse effect on the environment arising from the works, and

- d) To enable consistency with any relevant Regional Plans or any National Environmental Standards

The review of conditions shall allow for the deletion or amendment of conditions of this consent; and the addition of such new conditions as are shown to be necessary to avoid, remedy or mitigate any significant adverse effects on the environment.

- 16. The Wellington Regional Council shall be entitled to recover from the consent holder the costs of any review, calculated in accordance with and limited to the Council's scale of charges in force and applicable at that time pursuant to section 36 of the Resource Management Act 1991.

Note: For the purposes of this condition the "exercise of the consent" is deemed to be once the discharges authorised by this consent have commenced.

## 12. Attachment 3 WGN130141 [32097]

Land use consent to construct and maintain a 3 hectare amenity lake (BN32/0014).

### General condition

1. The location, design, implementation and operation of a lake shall be in general accordance with the consent application and its associated plans and documents lodged with the Wellington Regional Council on:
  - 24 December 2012 ( consent application)
  - 28 March 2012 February 2013 (further information)
  - 29 April 2013 (additional consent)
2. The Manager, Environmental Regulation, Wellington Regional Council, shall be given a minimum of two working days (48 hours) notice prior to the works commencing.

Note: Notifications can be emailed to [notifications@gw.govt.nz](mailto:notifications@gw.govt.nz). Please include the consent reference WGN130141 and the name and phone number of a contact person responsible for the proposed works.

3. The consent holder shall provide a copy of this consent and any documents and plans referred to in this consent to each operator or contractor the undertaking works authorised by this consent, prior to the works commencing.

Note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

4. The consent holder shall ensure that a copy of this consent and all documents and plans referred to in this consent, are kept on site at all times and presented to any Wellington Regional Council officer on request.

### Pre-construction

5. The consent holder shall arrange and conduct a pre-construction site meeting prior to any work authorised by this consent commencing on site and invite, with a minimum of 10 working days notice, the Greater Wellington Regional Council and the contractor undertaking the works.

Note: In the case that any of the invited parties, other than the representative of the consent holder, does not attend this meeting, the

consent holder will have complied with this condition, provided the invitation requirement is met.

## 13. Attachment 4 WGN130141 [32098]

Water permit to temporarily take groundwater (Wells number BN32/0014) from the Coastal Groundwater Zone associated with bulk earthworks for the construction of an amenity lake.

### General condition

1. The location, design, implementation and operation of the temporary water take shall be in general accordance with the consent application and its associated plans and documents lodged with the Wellington Regional Council on:

- 24 December 2012 ( consent application)
- 28 March 2012 February 2013 (further information)
- 29 April 2013 (additional consent)

2. The Manager, Environmental Regulation, Wellington Regional Council, shall be given a minimum of two working days (48 hours) notice prior to the works commencing.

Note: Notifications can be emailed to [notifications@gw.govt.nz](mailto:notifications@gw.govt.nz). Please include the consent reference WGN130141 and the name and phone number of a contact person responsible for the proposed works.

3. The consent holder shall provide a copy of this consent and any documents and plans referred to in this consent to each operator or contractor the undertaking works authorised by this consent, prior to the works commencing.

Note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

4. The consent holder shall ensure that a copy of this consent and all documents and plans referred to in this consent, are kept on site at all times and presented to any Wellington Regional Council officer on request.

### Pre-construction

5. The consent holder shall arrange and conduct a pre-construction site meeting prior to any work authorised by this consent commencing on site and invite, with a minimum of **10 working days**' notice, the Greater Wellington Regional Council and the contractor undertaking the works.

Note: In the case that any of the invited parties, other than the representative of the consent holder, does not attend this meeting, the

consent holder will have complied with this condition, provided the invitation requirement is met.

### **De-watering methodology**

6. The consent holder shall submit a de-watering methodology to the Manager, Environmental Regulation, Wellington Regional Council, at least **20 working days** prior to commencement of bulk earthworks. The methodology shall include but not be limited to:

- Timeframes
- Abstraction details (rate of take)
- Methodology of disposing water to land
- Discharged water is on the seaward side of abstraction point

Maintenance works shall not commence until approval to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council has been obtained by the consent holder.

7. Additional monitoring shall be undertaken as directed by the Manager, Environmental Regulation Wellington Regional Council.

Note 1: Following the review of the results further monitoring may be required to assess the risk or effect of saline intrusion. Additional monitoring requirements will be determined in consultation with the consent holder

### **Rate and duration of take**

8. The rate at which water is taken from bore BN32/0014 at or about 180 and 186 Sims Road, Te Horo shall not exceed a maximum pumping rate of 15 litres/second.
9. The abstraction of groundwater from bore BN32/0014 shall only be for de-watering purposes associated with the construction of a 3 hectare amenity lake at 180 and 186 Sims Road, Te Horo.



File No: WGN130141 [32072], [32073], [32097] and [32098]  
6 June 2013

## Extension of time limit Resource consent WGN130218 [32196]

(Sections 37(1), 37A(2)(a) and 37A(4) of the Resource Management Act 1991)

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<b><i>Applicant:</i></b>	<i>Far Fetched Limited</i>
<b><i>Proposal:</i></b>	<i>To undertake bulk earthworks and temporary groundwater diversion associated with the construction of a 3 hectare amenity lake.</i>
<b><i>Location:</i></b>	<i>180 and 186 Sims Road, Otaki</i>
<b><i>Resource consent required:</i></b>	<i>Discharge permit x 1 Water Permit x 2 Land use consent x 1</i>

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The Manager, Environmental Regulation, Wellington Regional Council, acting under authority delegated by the Wellington Regional Council, extends the time limit for processing resource consent WGN130141 [32072], [32072], [32073] and [32098] from 13 May 2013 to 6 June 2013 in relation to the above application under sections 37(1), 37A(2)(a) and 37A(4) of the Resource Management Act 1991 (the Act).

The reason for the extension was to allow the applicant time to review the consent conditions.

In making this decision Wellington Regional Council has given consideration to the following issues, as required by section 37A(1) of the Act:

- the interests of any person who the Council considers may be directly affected by the extension;
- the interests of the community in achieving adequate assessment of the effects of the proposal; and
- the Wellington Regional Council's duty under section 21 of the Act to avoid unreasonable delay.

.....  
Manager, Environmental Regulation

.....  
Bryce Holmes, Far Fetched Limited