

APPENDIX 1: CONSENT CONDITIONS

General

1. The proposed activity shall be undertaken in general accordance with the following plans, including proposed 'Te Uruhi' signage on the Te Uruhi building, as set illustrated on Te Uruhi/Kāpiti Gateway South Elevation, 20.11, Revision 05, dated 17 November 2021:
 - (a) Wraight – Associates Landscape Architects Plan, entitled *Te Uruhi Kāpiti Gateway Whakairo Elements: Landscape Site Plan L1.00*, dated 16 November 2022;
 - (b) Wraight – Associates Landscape Architects Plans, entitled *Kāpiti Gateway Resource Consent*, dated 16 November 2022, being:
 - Landscape Site Plan L1.00;
 - Landscape Finishes Plan L1.01;
 - Landscape Levels Plan L1.02;
 - Illustrative Landscape Sections L2.01;
 - Illustrative Landscape Sections L2.02;
 - Stream Sections L2.03;
 - Planting Selection L4.01;
 - Planting Selection L4.02; and
 - Planting Selection L4.03.
 - (c) Wraight – Associates Landscape Architects Plans, entitled *Maclean Park Marine Parade Car Park South of Ocean Road*, dated 16 November 2022, being:
 - Landscape Site Plan LM1.00
 - Planting Selection LM4.01

(d) Wraight – Associates Landscape Planting Plan L1.03, dated 16 November 2022;

(e) Athfield Architects Limited Plans entitled *Te Uruhi*, being:

- Site Plan – Proposed, AO.0.12-, dated 1/02/2022;
- Floor Plan – Discovery Centre A1.02-, dated 1/02/2022;
- Floor Plan – Biosecurity A1.03-, dated 1/02/2022;
- Te Uruhi/Kāpiti Gateway South Elevation, 20.11, Revision 05, dated 17 November 2021; (which includes specific reference to the Te Uruhi signage)
- Te Uruhi/Kāpiti Gateway North Elevation, 20.11, Revision 05, dated 17 November 2021;
- Te Uruhi/Kāpiti Gateway West Elevation, 20.11, Revision 05, dated 17 November 2021;
- Te Uruhi/Kāpiti Gateway East Elevation, 20.11, Revision 05, dated 17 November 2021;

And the information lodged with the application RM210149, and the further information request responses provided by Cuttriss Consultants Limited on 15 February 2022 and 13 April 2022 and held on file by Council.

2. The consent holder shall meet the requirements of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012 (SDPR: 2012). Alternative acceptable solutions may be proposed: such must be to the satisfaction of the consent authority and accepted in writing before any works commence.
3. All buildings shall have a finished building floor level (as defined in the Operative District Plan 2021) of 3.4m above mean sea level Wellington Datum 1953.
4. The activities within the buildings authorised by this consent are limited to:
 - (a) retail activity not exceeding a gross floor area of 97m², limited to the retail sale of tourism products;
 - (b) retail activity for kiosk food and beverages not exceeding a gross floor area of 15m²;

- (c) discovery centre for the purposes of providing information on and about Kāpiti Island and the Kāpiti Coast District;
 - (d) cultural expression by mana whenua;
 - (e) check-in and biosecurity facilities for visitors to Kāpiti Island (including storage of associated equipment); and
 - (f) ancillary office / administrative activities.
5. The hours during which the buildings are open to the public for the activities specified in condition 4 shall be limited to 7:00am to 8:30pm during daylight savings, and 7:00am to 6:30pm at all other times. However, the buildings may open to the public earlier if in conjunction with cultural services (such as dawn karakia on special occasions).
 6. Prior to the installation of any Whakairo (to be in general accordance with the approved Landscape Plans referenced in Condition 1), the consent holder must provide the consent authority a written statement from Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira and Ngā Hapū o Ōtaki (on behalf of Ngāti Raukawa), that the artistic representations have been designed in conjunction with the appropriate mana whenua artists and experts.
 7. Signage approved under Condition 1 must not include any lightboxes, display any moving images, or any third-party advertising.

Prior to the Commencement of Works

8. Lighting plan - prior to building construction commencing on the site, the consent holder shall submit the external lighting plan to the General Manager Planning and Regulatory Services or delegate, Kāpiti Coast District Council, for certification that it achieves the requirements and purpose set out in condition 30. Evidence of consultation and agreement, or in the event that agreement is not reached a summary of areas of disagreement, to the lighting plan shall be provided to the Kāpiti Coast District Council at the time of submission.
9. Engineering plans for water supply, wastewater and stormwater disposal - before any works commence, detailed engineering plans to the satisfaction of the consent authority shall be submitted to, and approved by, the consent authority. The engineering plans must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements, 2012. For the avoidance of doubt, no works are authorised to commence until the plans are approved by the consent authority Development Engineer. These plans must include, at a minimum:
 - (a) a water supply with strainer meter and RPZ which complies with the requirements of OIML R49 (International Organization of Legal Metrology

R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3).

(b) wording to the effect that any unused existing water service and wastewater service connections being abandoned shall be capped at the main.

Note: The Consent Holder's attention is drawn to the 'Approved Water Supply Products & Materials List, WS-10: Water Meters' (<http://www.Kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/WaterStandard-Drawings>). Installing an approved water meter is a means of compliance with this condition.

10. Car parking and traffic - before any works commence, a detailed traffic and car parking plan to the satisfaction of the consent authority shall be submitted to, and approved by, the consent authority. The plan shall be prepared by a suitably-qualified and experienced traffic engineer. This plan must include, at a minimum:
 - a. detailed design drawings of the site layout, in particular traffic and transport related details and landscape planting/maintenance for driveway access visibility;
 - b. car park designs in compliance with the District Plan standards, in particular the requirements of the AS/NZS2890.1 Parking Facilities standard, unless an alternative is agreed to by the consent authority;
 - c. servicing of the drainage and maintenance of car parking areas; and
 - d. the means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on- and off-site.
11. Representatives to be nominated - the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.
12. Suitably qualified persons to be nominated - the consent holder shall advise the Council's Development Engineer the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

For this consent, Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil engineering

- Stormwater design and construction
- Water and wastewater design & construction
- Traffic and vehicular management
- Landscaping
- Tree / vegetation protection
- Lighting

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

13. Construction management plan required - before any works commence, a construction management plan to the satisfaction of the consent authority shall be submitted to, and approved by, the consent authority. When approved this plan shall form part of this consent. The plan shall be provided to the consent authority at least twenty (20) working days prior to the intended day of commencement of works. The Construction Management Plan (CMP) shall include the following, at a minimum:
- a. Details of control of mud and detritus from the site onto the road – onsite wheel washing and offsite road sweeping.
 - b. Details of onsite turning for delivery vehicles.
 - c. Site compound location shown on a plan.
 - d. Identified areas for site offices and site operative parking.
 - e. Mitigation for the prevention of discharge of any material beyond the boundary of the subject site.
 - f. Noise controls and hours of construction.
 - g. Stormwater runoff.
 - h. Dust controls.
 - i. Protection of land in the adjacent Operative District Plan 2021 *Area of High Natural Character* from construction effects.

- j. Details for protection of existing trees and vegetation to comply with Condition 29

Note: For the avoidance of doubt, material includes but is not limited to silt, sediment, vegetation and aggregate.

14. All earthworks and site investigations and remediation shall be undertaken in accordance with the approved CMP.
15. No works shall commence until the CMP required under condition 13 has been approved in writing by Council's Development Engineer.
16. The consent holder shall comply with the requirements of the approved CMP. Any proposed amendments to the CMP shall be submitted to the Council's Development Engineer for consideration and approval. No work shall commence until amendments to the CMP have been approved by the Council's Development Engineer in writing.
17. The consent holder must provide the consent authority a written statement from Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira, prior to the submission of the engineering plans, that the Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira have been involved in the detailed design of the project.
18. The consent holder must include in their CMP, the following Accidental Discovery Protocol, for the accidental discovery of any evidence of archaeological sites. Evidence of archaeological sites may include kōiwi (human skeletal remains), taonga Māori (Māori artefacts), oven stones, charcoal, shell middens, ditches, banks, pits and old building foundations. If any archaeological site(s) are uncovered during physical works, Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira, will require the contractor to adopt the following protocols:
 - a. Work shall cease immediately within 100 metres of the site of discovery.
 - b. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager.
 - c. No materials relating to the artefacts or site shall be removed.
 - d. The project manager shall promptly advise Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira.
 - e. If skeletal remains are uncovered, the project manager will also advise New Zealand Police.

- f. An archaeologist approved by Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira shall be employed at the expense of the contractor to examine and record the site.
- g. Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira will at their discretion contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist.
- h. If as a result of the site inspection and investigation there is a need for an appropriate ceremony, Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira will arrange such at the contractor's expense.
- i. Materials discovered will be handled and removed by the Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira representatives responsible for the tikanga appropriate to their removal and preservation, or re-interment.
- j. Works affecting the archaeological site shall not resume until Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, and the New Zealand Police in the case of skeletal remains, have given the appropriate consent, approval or authority for work to continue. The contractor and subcontractor(s) will allow representatives of Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira and the archaeologist all reasonable access to the site to carry out their respective responsibilities or activities under this protocol.

Contact details for iwi representatives are as follows:

Ātiawa ki Whakarongotai Charitable Trust, PO Box 509, Waikanae 5250

Te Rūnanga o Toa Rangatira, 24 Ngāti Toa St, Takapuwahia, Porirua 5022

19. The CMP must include a section outlining how Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira will be involved in monitoring works from a mātauranga Māori perspective.

Lizard management

20. Prior to site works commencing, the consent holder shall engage a Department of Conservation (DOC) permitted herpetologist to undertake a pre-works survey of lizard populations across all habitat types proposed to be cleared or disturbed by site works within the site in order to assess potential displacement.
21. A copy of the pre-works survey results shall be submitted to the Kāpiti Coast District Council Compliance Monitoring within one month of the survey being completed.
22. In the event that lizards are identified as part of the pre-works survey:

- a. DOC will be notified and the consent holder will follow an appropriate mitigation process determined by the consent holder in consultation with DOC; and
- b. the consent holder shall submit a report to the Kāpiti Coast District Council Compliance Monitoring detailing any discussions with DOC with regards to any lizard mitigation requirements and/or a completed lizard mitigation completion report prior to works commencing, including to record any mitigation recommendations by DOC that have not been implemented by the consent holder (with reasons).

Mana Whenua / Governance Board

23. The consent holder shall invite the following parties to continue being represented on the Governance Board for the project:
 - a. Ātiawa ki Whakarongotai Charitable Trust on behalf of Te Āti Awa ki Whakarongotai; and
 - b. Te Rūnanga o Toa Rangatira Incorporated on behalf of Ngāti Toa Rangatira.
24. The purpose of the Governance Board is to:
 - a. facilitate ongoing engagement with mana whenua in respect of the activities authorised by this resource consent;
 - b. provide an opportunity for mana whenua to provide kaitiaki inputs into the project as set out in condition 22; and
 - c. ensure appropriate tikanga and kawa (customary practices and protocols) are being applied throughout the development and implementation of the project.
25. The Governance Board shall continue to be invited to hold regular meetings (six-weekly) throughout the construction works until at least the opening of the project (at which point the Governance Board will discuss how long the arrangement will continue in place).
26. Without limiting the matters that the Governance Board may wish to discuss, the consent holder shall invite the Governance Board to participate in the following:
 - a. Development of the project design to incorporate cultural values into its elements including (but not limited to) proposed Whakairo elements and signage.

- b. Development and implementation of agreed cultural protocols / tikanga appropriate to stages of the works or activities (for example: blessings, accidental discoveries, and vegetation clearance).
27. The consent holder shall seek the views of the Governance Board on appropriate ways for the consent holder to continue engaging more widely with mana whenua regarding the inclusion of cultural values and Whakairo elements in the project.

Landscape Plan

28. At least twenty (20) working days prior to the commencement of works authorised by this consent, a landscape plan shall be submitted to the consent authority for approval.
29. The landscape plan shall be prepared by a suitably-qualified landscape professional, with advice from other experts, including a suitably-qualified arborist, and be implemented in the first planting season following completion of the building and civil works. The landscape plan shall be prepared in general accordance with the approved Landscape Plans referenced in Condition 1, with the exception that the vegetated strip between the road and southern most carpark - this may be either retained as is, or replaced in accordance with the approved Landscape Plan, and as a minimum contain the following:
- Existing vegetation to be retained, including retention of all pōhutukawa trees shown on Landscape Planting Plan L1.03.
 - A methodology detailing how the existing vegetation that is to be retained will be protected during construction, to be developed with mana whenua. This must cover, at a minimum, details of:
 - pre-construction surveys and delineation of the areas to be cleared and vegetation to be retained;
 - mana whenua's involvement in the vegetation protection;
 - monitoring of the vegetation to be retained;
 - Any vegetation to be removed.
 - The extent of planting, paved (impermeable) surfaces and other landscaping elements including provision of a large planter bed for the proposed new pōhutukawa tree located to the immediate south of the building (i.e. a sufficient size to accommodate tree growth to similar size as those existing nearby).
 - Details of plant species that shall be native to the Ecological District.
 - Location and species to be planted.
 - Number of plants.

- Plant heights at maturity.
- An implementation plan describing the methods of soil preparation, details of drainage, fertilising, mulching, spraying, irrigation, staking tree pits, ongoing maintenance, replacing of dead/poorly performing plants and weed and pest management.
- Scheduling of work, including maintenance to ensure successful establishment.
- The location, height, and type of fencing.
- Details of the ihuwaka structure.
- Details of any public seating proposed.
- Detailing of car park surfacing, noting that car parking should be permeable, or a mixed surface combination.

Lighting

30. The Lighting Plan prepared in accordance with condition 8 must:
- a. be prepared in in consultation with the owners and occupiers of 3 and 5 Marine Parade, Te Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira;
 - b. show the number, location, mounting height, tilt angle and specification including light distribution of all external lights; and
 - c. meet the following requirements:
 - i. All outside lighting for the vertical planes of building and art sculptures to be installed on site shall comply with the section 3 of AS/NZS 4282:2019.
 - ii. Between the hours of operation as stated in condition 5, all outside lighting for pedestrian/cycleways and the carpark on site shall comply with Tables 3.4 (subcategory PP3), 3.6 (subcategory PP3) and 3.7 (subcategory PC3 and PCD) of AS/NZS 1158.3.1:2020, and not exceed an average of 3.5lux except for designated accessible carparks which shall not exceed an average of 17.5lux.
 - iii. Outside the hours of operation as stated in condition 5, all outside lighting for pedestrian/cycleways shall operate to the lower light output

of subcategory of AS/NZS 1158.3.1:2022 standard and meet Table 3.4 (subcategory PP5) and not exceed an average of 0.85lux.

Note: The purpose of the lighting plan is to demonstrate that the outside lighting for the building, art sculptures, pedestrian/cycleways, and the carpark on site will be designed:

- a. to minimise potential adverse effects on neighbouring dwellings existing at the time of this consent including:
 - i. light spill;
 - ii. direct glare from light sources; and
 - iii. secondary glare from vertical elements;
 - b. to achieve the requirements of conditions 28 and 29;
 - c. in accordance with Crime Prevention Through Environmental Design principles; and
 - d. so that, where practical, the external lights shall be screened from the direct line of site of neighbouring dwellings existing at the time of this consent.
31. Prior to commencement of use, a suitably qualified independent lighting design professional shall certify that the lighting has been installed in accordance with the lighting plan certified in accordance with conditions 8 and 30, and that it achieves the purpose of the lighting plan set out in condition 30.

Note: A suitably qualified professional is generally considered a registered practitioner that is a member of the Illuminating Engineering Society of Australia and New Zealand.

Engineering

32. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or authorised representative, are present on site to inspect certain stages of the works. Notice must be provided, at a minimum, five (5) working days prior to each stage listed below. The stages are as follows:
- Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater services and construction of new manholes prior to back fill;

- Completed earthworks and prepared subgrade (roading and footpaths, if any);
- Final inspection.

Transport

33. Any required signage/road markings must be provided in accordance with TCD's, The Manual for Traffic Signs and Signals: 2010 and Traffic Control Devices Manual: 2008.

Advice Notes:

- The consent holder shall advise the Council of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kاپiticoast.govt.nz, or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder is required to pay to the Kāpiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kāpiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and

Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

- Development Contributions pursuant to Section 198 of the Local Government Act 2002 and the Council's Development Contributions Policy 2021 are not required for this proposal as per the policy Council owned developments are exempt from contributions...
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:

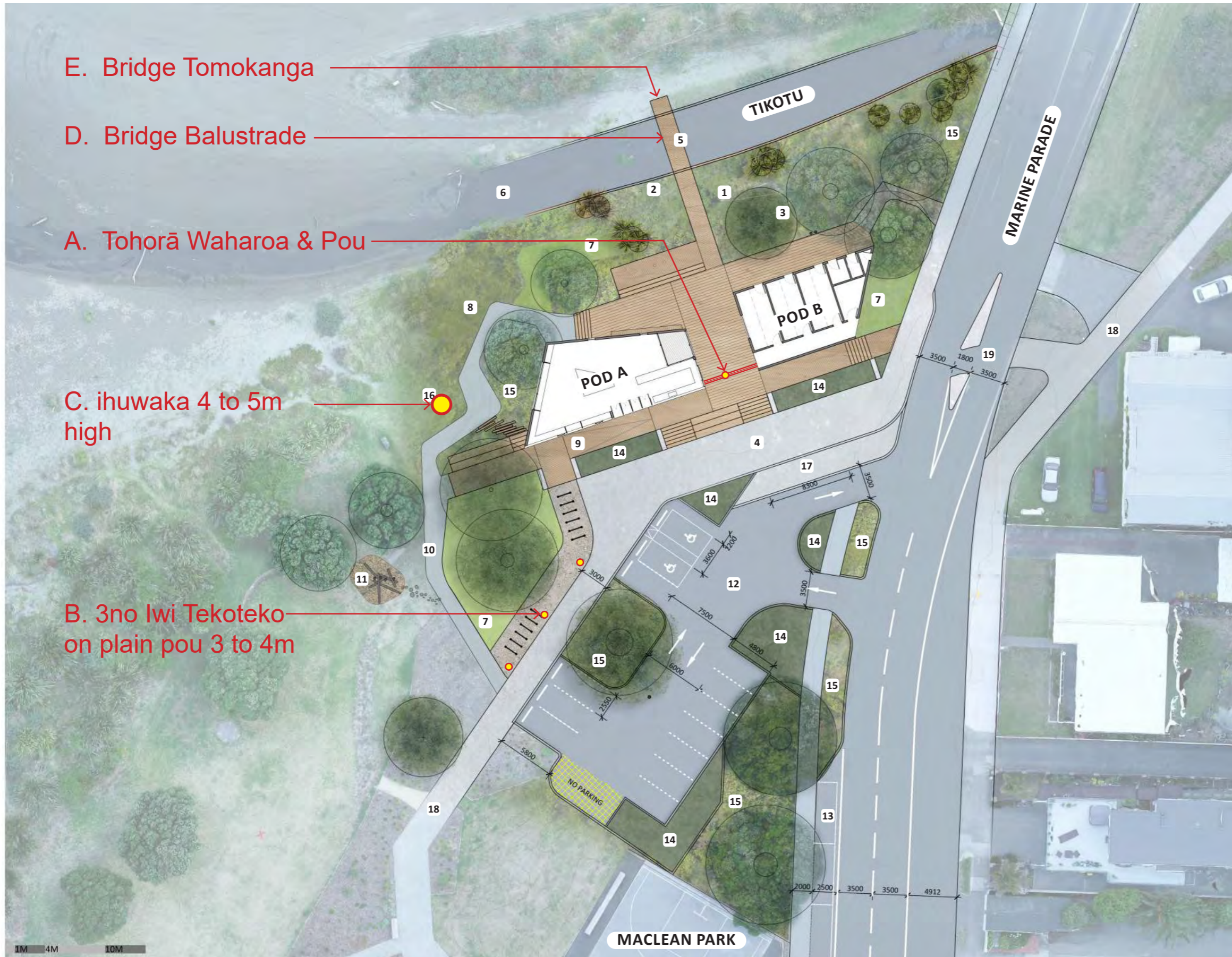
Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:

- trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
- Before any excavations are undertaken a "Before U Dig" inquiry is required to check for locations of any underground services. This is a web-based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
 - Work is required to be undertaken in accordance with Council's guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roading Standard Drawings; and
 - Vehicle Crossing Guidelines.

TE URUHI KĀPITI GATEWAY WHAKAIRO ELEMENTS

RM210149
FINAL APPROVED PLANS
16/12/2022

20.11
Te Uruhi Kapiti Gateway
16 November 2022



E. Bridge Tomokanga

D. Bridge Balustrade

A. Tohorā Waharoa & Pou

C. ihuwaka 4 to 5m high

B. 3no Iwi Tekoteko on plain pou 3 to 4m

A. Tohorā Waharoa & Pou

Carved Pou and 'intel' to express a whale's tail and mark the threshold to cross into Te Uruhi Kapiti Gateway. Opening is approx 4.2m high x 5.6m wide.

B. 3no Iwi Tekoteko 3 to 4m high

1.5m high carved tekoteko fixed atop of 2 to 2.5m high 300 dia painted pine pou. Each to represent the three iwi partners of Ngati Toa, Raukawa, and Te Ata-Awa. Ground surface to be confirmed, and bike stands shown to be adjusted.

C. ihuwaka 4 to 5m high

Carved ihuwaka (prow) with bottom of hull facing the sea. Set in grass area to allow for gatherings of 20+ people around.

D. Bridge Balustrade

Pattern of timber balustrade slats or sprinkling of carved elements within balustrade, maybe in Corian.

E. Bridge Tomokanga

Carved tomokanga to mark the crossing of Tikotu Awa, entering Te Uruhi from the north, and/or leaving Te Uruhi to head to the island. Could be Corian carvings each side of the bridge that face each other and people pass between?



FINISHES | 1:400 @ A3

-  CONCRETE PAVING
-  ASPHALT PAVING
-  DRIFTWOOD PATH
-  LIMECHIP PAVING
-  PLAY SURFACE
-  LAWN
-  RAIN / RIPARIAN GARDEN
-  COASTAL GARDEN
-  STREAM EDGE PLANTING

KEY | SITE PLAN

- 1** UPPER STREAM EDGE PLANTING
- 2** LOWER STREAM EDGE PLANTING
- 3** SUNKEN RIPARIAN GARDEN
- 4** ENTRY TERRACE
- 5** BRIDGE ACCESS
- 6** NEW DEBRIS BARRIER
- 7** LAWN AREA
- 8** TE TAUHU (POTENTIAL ARTWORK)
- 9** RAMPED ACCESS
- 10** PATHWAY
- 11** DRIFTWOOD PLAY EQUIPMENT
- 12** NEW CAR PARK (13 NO. TOTAL)
- 13** ON STREET PARKING (4 NO.)
- 14** RAINGARDEN PLANTING
- 15** COASTAL GARDEN PLANTING
- 16** IHUWAKA
- 17** IWI TEKOTEKO ON POU (3NO.) TO REPRESENT NGĀTI RAUKAWA, NGĀTI TOA, & TE ĀTI AWA
- 18** TOHORĀ WAHAROA & POU
- 19** DROP-OFF ZONE WITH MOUNTABLE KERBS
- 20** EXISTING SHARED PEDESTRIAN/CYCLE PATH
- 21** RELOCATED PEDESTRIAN REFUGE

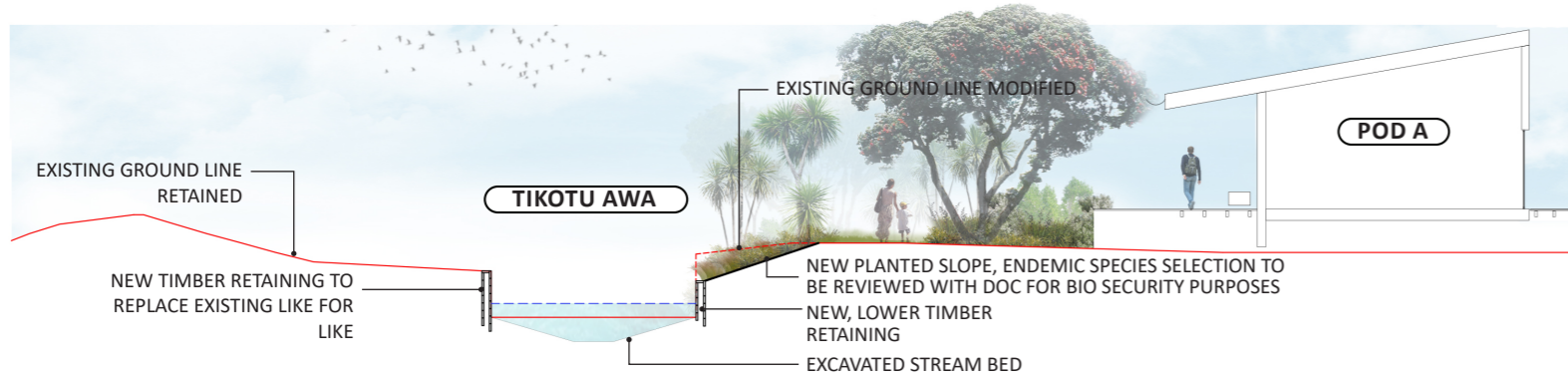




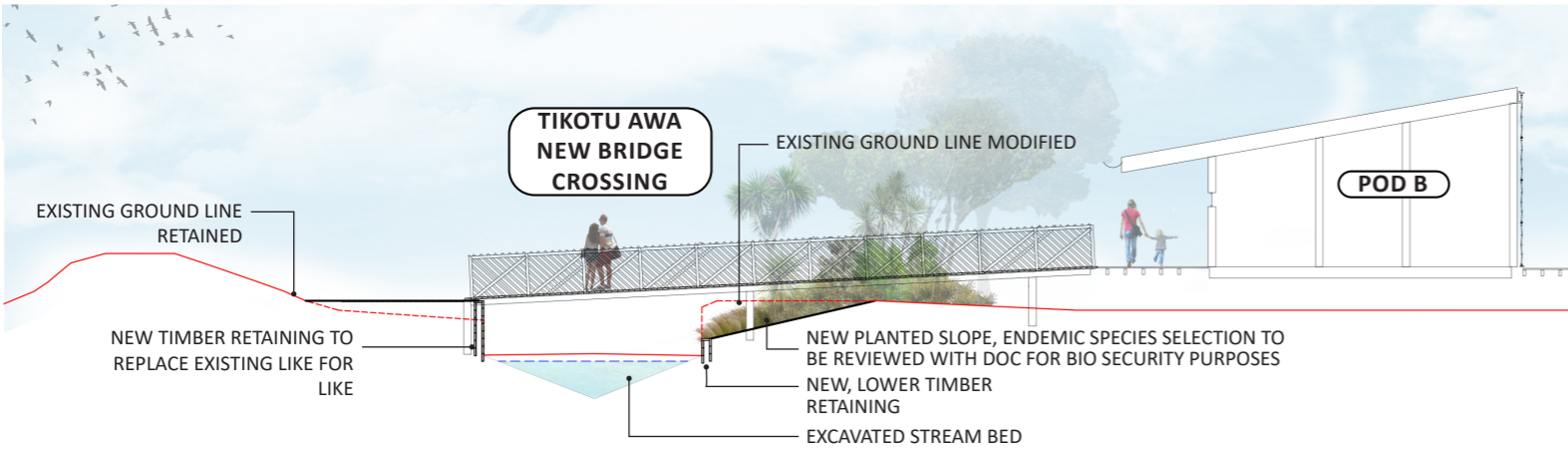
LEVELS | 1:400 @ A3

- EXISTING SITE CONTOUR RETAINED
- - - EXISTING SITE CONTOUR MODIFIED
- - - NEW CONTOUR MAJOR (@1M INTERVALS)
- - - NEW CONTOUR MINOR (@0.25M INTERVALS)
- + FFL 0.00
- + 0.00 NEW SPOT HEIGHT

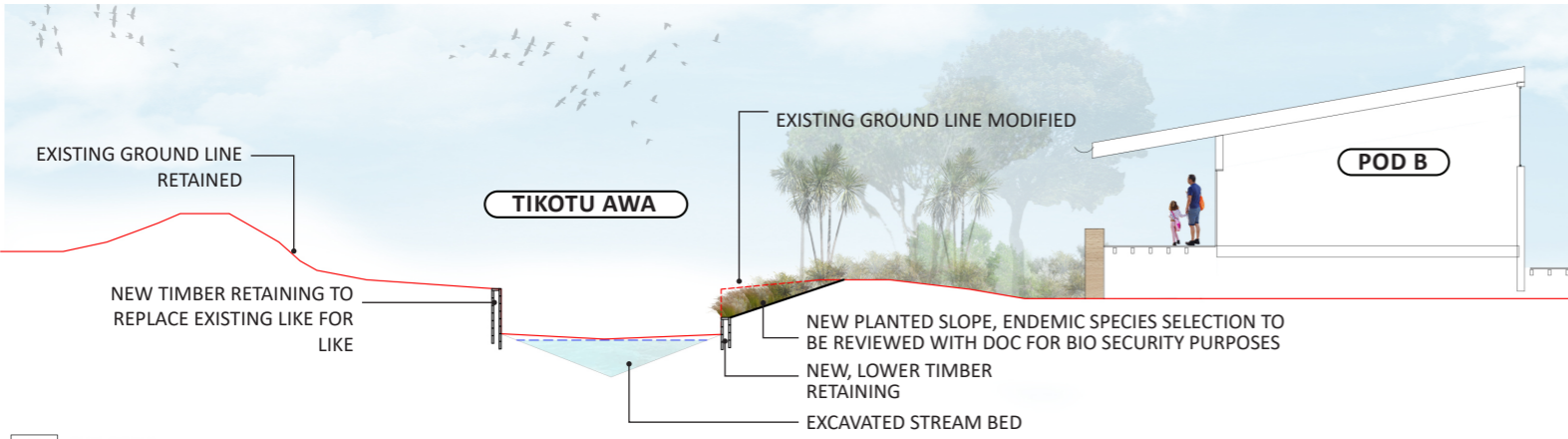
RM210149
FINAL APPROVED PLANS
16/12/2022



1 SECTION 1
- scale 1:100 @ A1 | 1:200 @ A3

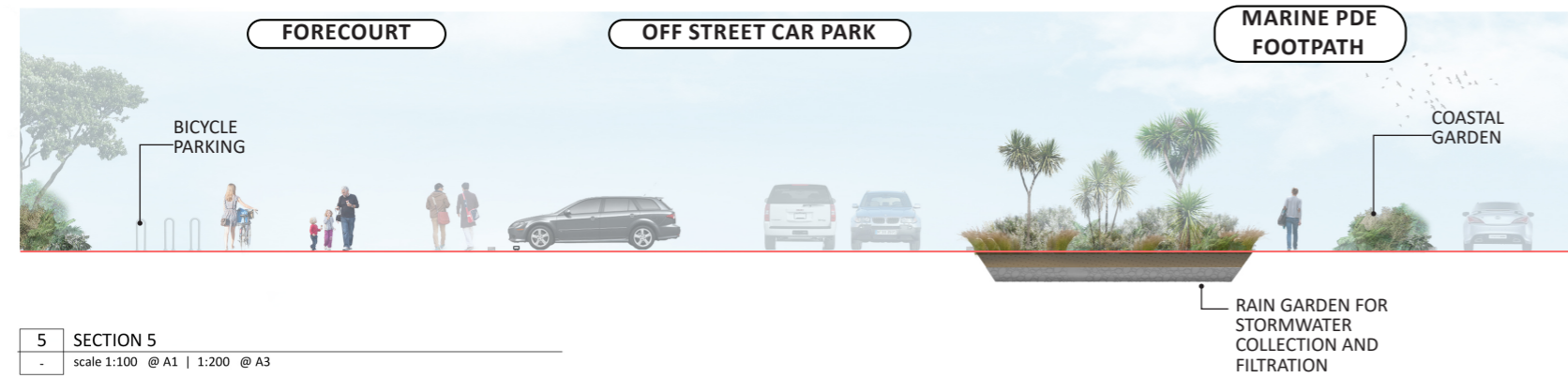
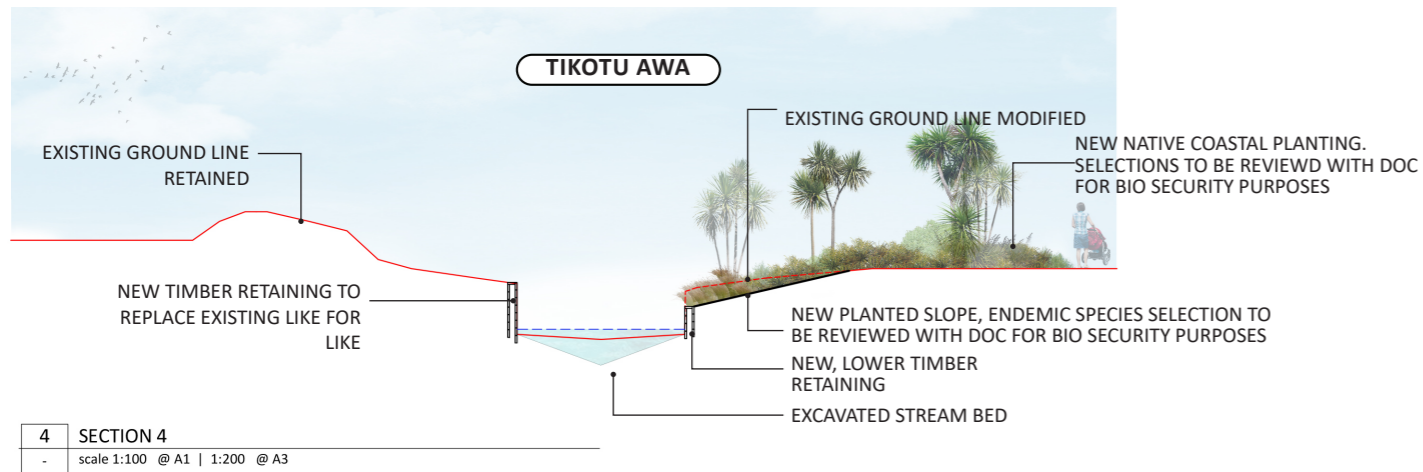


2 SECTION 2
- scale 1:100 @ A1 | 1:200 @ A3

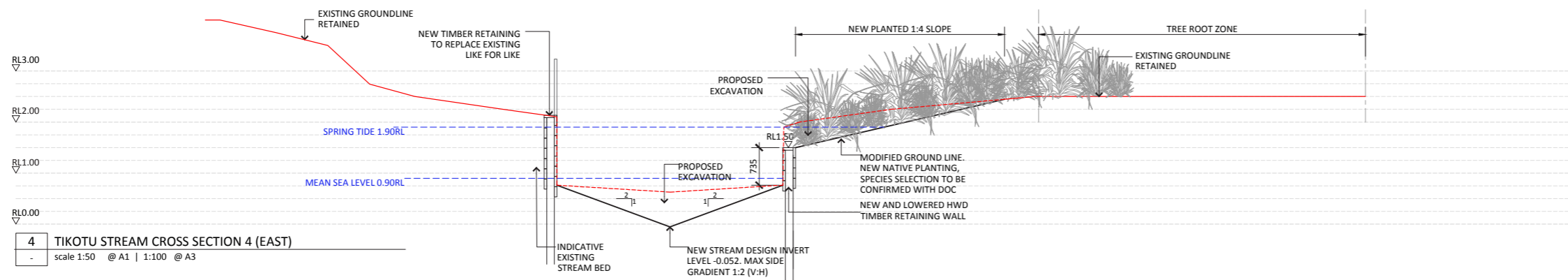
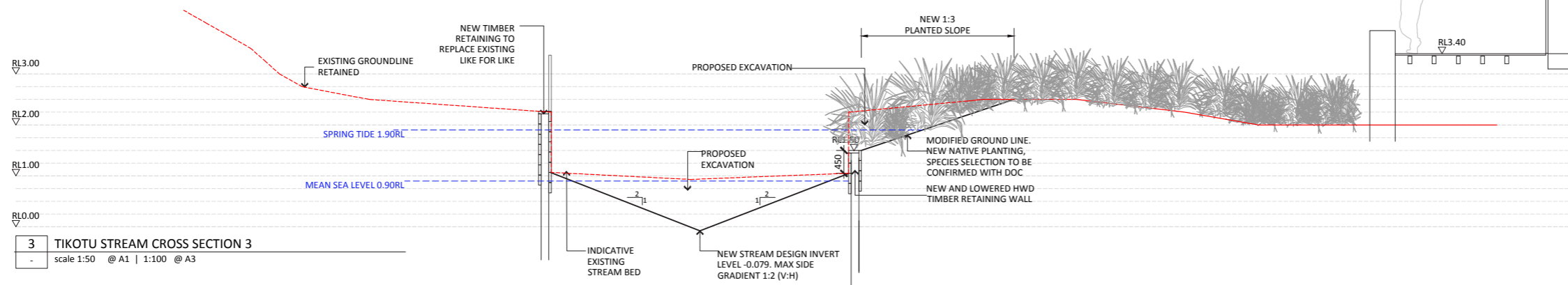
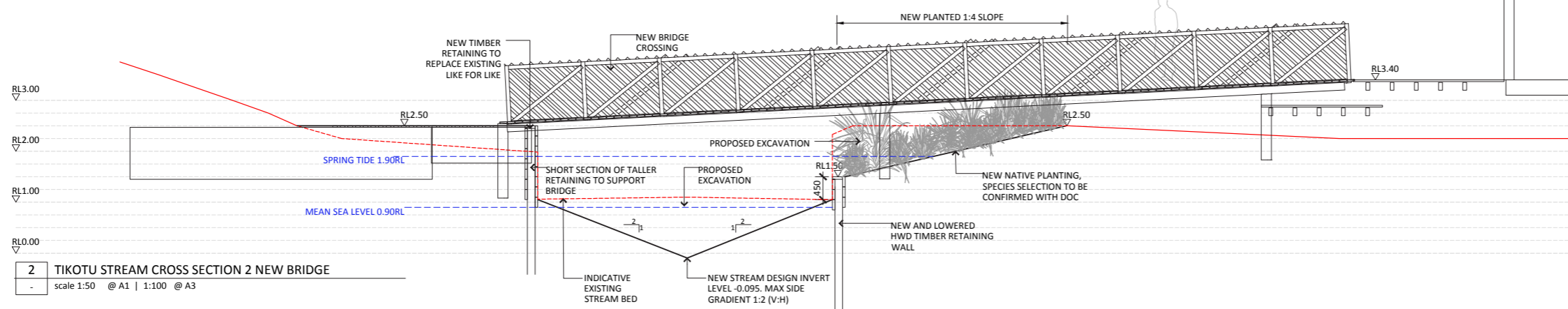
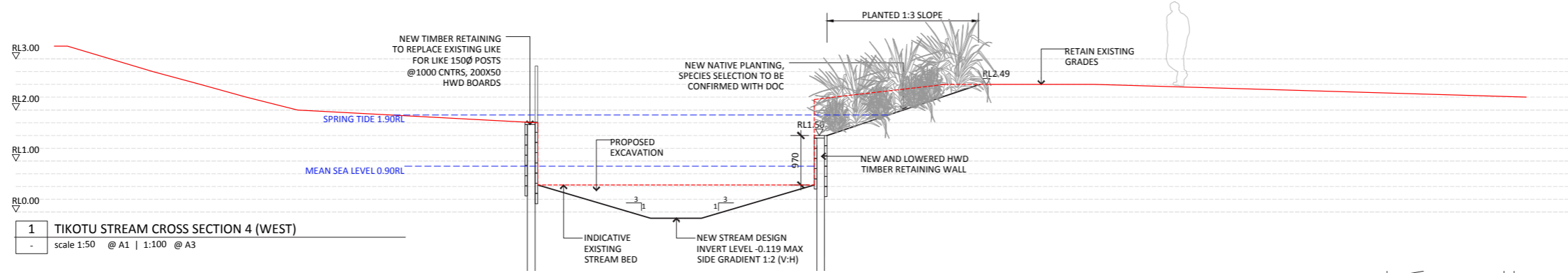


3 SECTION 3
- scale 1:100 @ A1 | 1:200 @ A3

RM210149
FINAL APPROVED PLANS
16/12/2022



RM210149
FINAL APPROVED PLANS
16/12/2022



RM210149
FINAL APPROVED PLANS
16/12/2022

TIKOTU AWA AND RAIN GARDENS (DUNE LANDS STREAMS DS)

STREAM EDGE PLANTING UPPER - SPU



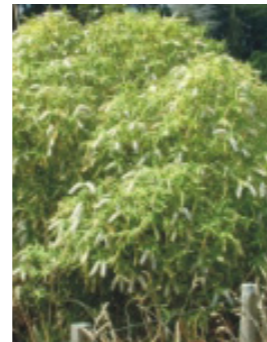
KARAMU
Coprosma robusta



TĪ KŌUKA
Cordyline australis



KŌTUKUTUKU
Fuchsia excorticata



KOROMIKO
Hebe stricta



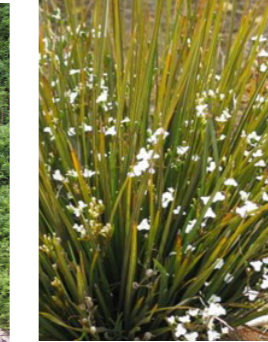
MĀNUKA
Leptospermum scoparium



KIOKIO
Blechnum novae-zelandiae



RED BIDIBID
Acaena novae-zelandiae



MĪKOIKOI
Libertia ixioides



SHORE FUCHSIA
Fuchsia procumbens



WIWI
Ficinia nodosa

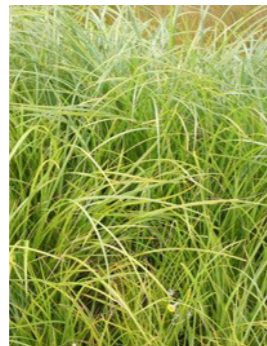
STREAM EDGE PLANTING LOWER - SPL



Carex virgata



Carex geminata



Carex lessoniana



UPOKO TANGATA
Cyperus ustulatus



Juncus maritimus



Schoenoplectus validus



OIOI
Apodasmia similis



FOREST SEDGE
Carex solandri



SAND BUTTERCUP
Ranunculus acaulis

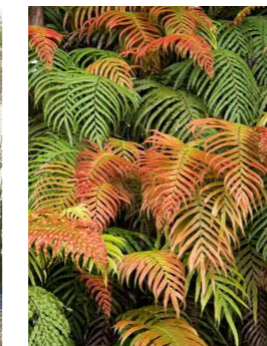
RAIN GARDENS & RIPARIAN PLANTING - RG



OIOI
Apodasmia similis



WIWI
Ficinia nodosa



KIOKIO
Blechnum novae-zelandiae



DWARF MĀNUKA
Leptospermum wiri susan



FOREST SEDGE
Carex solandri



SWAMP SEDGE
Carex virgata



SHORE FUCHSIA
Fuchsia procumbens



TĪ KŌUKA
Cordyline australis

COASTAL GARDEN - PARK - CGP



RENGARENGA LILY
Arthropodium cirratum



SHINING SPLEENWORT
Asplenium oblongifolium



SICKLE SPLEENWORT
Asplenium polyodon



TAUHINU
Cassinia leptophylla



MINGIMINGI
Coprosma propinqua



MINGIMINGI
Coprosma rhamnoides



TAUPATA
Coprosma repens



WHEKĪ
Dicksonia squarrosa



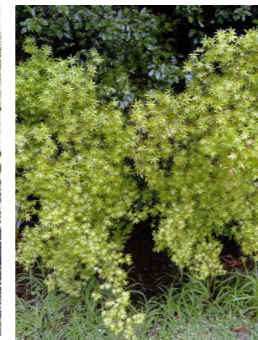
KOROKIO
Corokia cotoneaster



NATIVE HIBISCUS
Hibiscus trionum



KNOBBY CLUBRUSH
Ficinia nodosa



TALL MINGIMINGI
Leocopogon fasciculatus



COASTAL TREE DAISY
Olearia solandri



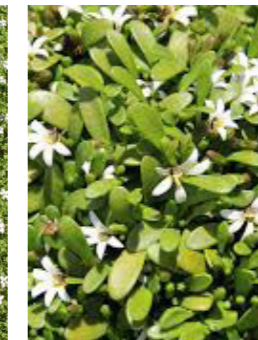
SHORE FUCHSIA
Fuchsia procumbens



NZ IRIS
Libertia peregrinans



PĀNAKENAKE
Lobelia angulata



REMUREMU
Selliera radicans



HOROKAHA
Disphyma australe

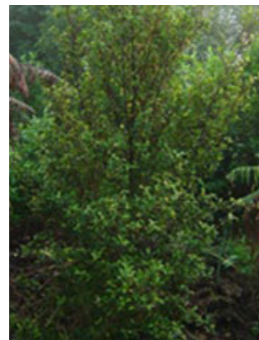


DWARF FLAX
Phormium 'Green Dwarf'

TREES



TĪTOKI
Alectryon exelsus



MĀPOU
Myrsine australis



NGAIO
Myoporum laetum



KĀNUKA
Kunzea ericoides

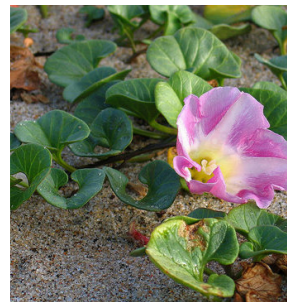


AKEAKE (GREEN)
Dodonaea viscosa



TĪ KŌUKA
Cordyline australis

COASTAL GARDEN DUNE - CGD



PANAHI
Calystegia soldanella



HOROKAHA
Disphyma australe



PĪNGAO
Ficinia spiralis



SPINIFEX
Spinifex sericus



KOKOHI (NZ SPINACH)
Tetragonia tetragonioides



TĀTARAHEKE
Coprosma acerosa



CAREX FLAGELLIFERA
Carex flagellifera



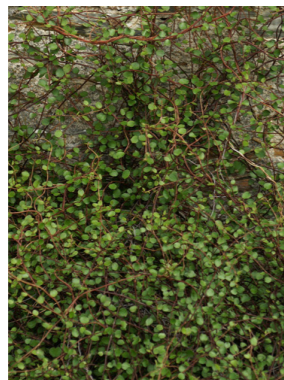
SAND SEDGE
Carex Pumila



SAND TUSOCK
Poa billardierei



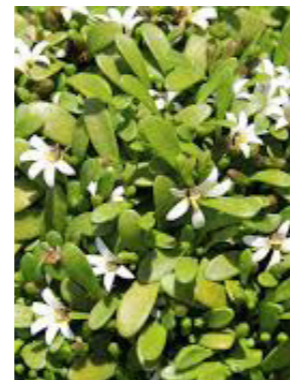
RED BIDIBID
Acaena novae-zelandiae



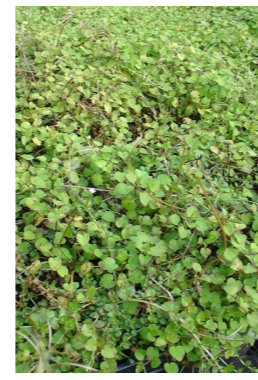
POHUEHUE
Muehlenbeckia complexa



AUTETARANGA
Pimelia villosa



REMUREMU
Selliera radicans



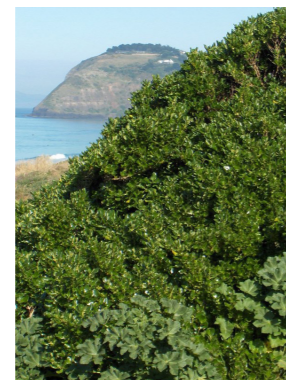
SHORE FUCHSIA
Fuchsia procumbens



TAUHINU
Cassinia leptophylla



COASTAL TREE DAISY
Olearia solandri



TAUPATA
Coprosma repens



MINGIMINGI
Coprosma propinqua

LANDSCAPE SITE PLAN

MACLEAN PARK CAR PARK SOUTH OF OCEAN ROAD



This landscape proposal relates to the re-configuration of the existing car park on the seaward side of Marine Parade immediately south of Ocean Road at Paraparaumu Beach. The car park is reconfigured to accommodate parking at both beach and road sides of the existing asphalted space, increasing the total car parks from an existing 16no. to a total of 31no.

The re-configuration has been designed to retain the existing car park levels. Proposed planting comprises vegetated 'islands' incised into the roadside parking area and a planted strip along the roadside boundary which allows for a 600mm vehicle overhang as further defined on the following planting pages.



PLANTING LIST

ROAD EDGE GARDEN BEDS



RED BIDIBID *Acaena novae-zelandiae* **PINĀTORO** *Pimelea prostrata* **TĀTARAHEKE** *Coprosma acerosa* **WAIŪATUA** *Euphorbia glauca* **MAUREA** *Carex flagellifera* **MIKOIKOI** *Libertia peregrinans* **MINIATURE TOETOE** *Chionochola flavicans* **DWARF FLAX** *Phormium 'Emerald Gem'* *Coprosma repens 'Poor Knights'* **TAUPATA** *Coprosma repens 'Poor Knights'* **DWARF MĀNUKA** *Leptospermum 'Wiri Susan'*

BAND 1: Overhang

BAND 2: between car parks

Island planting

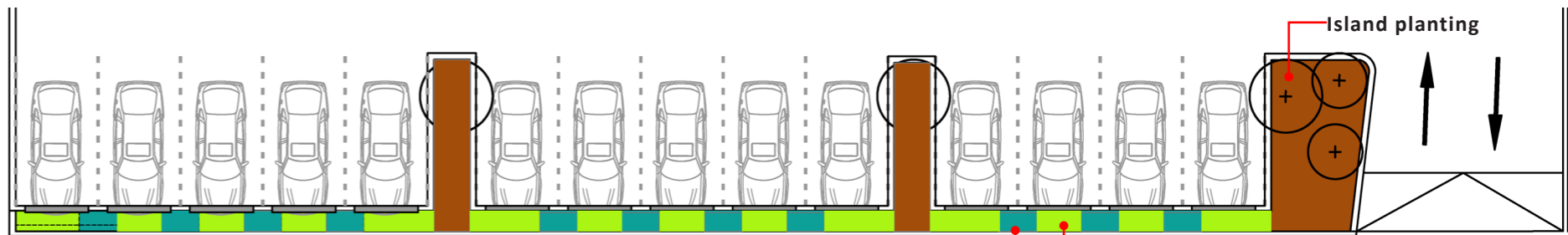
INTERMEDIARY GARDEN BEDS

All of the above, plus:



TĪ KŌUKA *Cordyline australis* **OIOI** *Apodasmia similis* **TAUPATA** *Coprosma repens*

Island planting



Roadside Planting Reference Diagram | 1:200 @ A3

BAND 1 600mm OVERHANG
BAND 2

COASTAL PLANTING (Where bollards are removed)









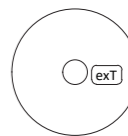

PANAHI *Calystegia soldanella* **HOROKAHA** *Disphyma australe* **PĪNGAO** *Ficinia spiralis* **SPINIFEX** *Spinifex sericus* **KOKOHI (NZ SPINACH)** *Tetragonia tetragonioides* **TĀTARAHEKE** *Coprosma acerosa* **CAREX** *Carex flagellifera* **SAND SEDGE** *Carex Pumila* **SAND TUSSOCK** *Poa billardiarei*



RED BIDIBID *Acaena novae-zelandiae* **POHUEHUE** *Muehlenbeckia complexa* **AUTETARANGA** *Pimelia villosa* **REMUREMU** *Selliera radicans* **SHORE FUCHSIA** *Fuchsia procumbens* **TAUHINU** *Cassinia leptophylla* **COASTAL TREE DAISY** *Olearia solandri* **TAUPATA** *Coprosma repens* **MINGIMINGI** *Coprosma propinqua*

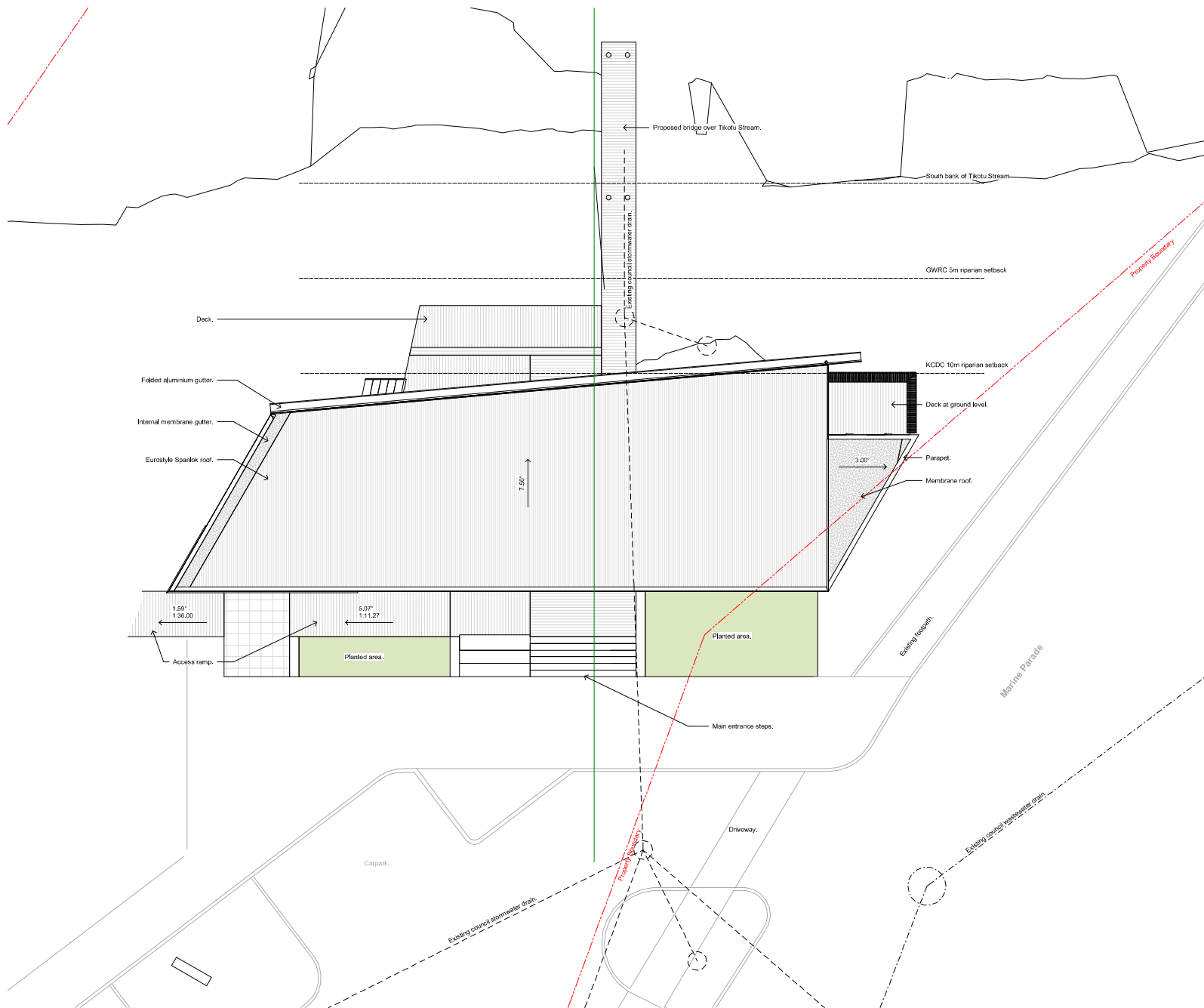


PLANTING KEY | 1:400 @ A3

-  **LAWN**
-  **RAIN / RIPARIAN GARDEN**
-  **COASTAL GARDEN PARK**
-  **COASTAL GARDEN DUNE**
-  **STREAM EDGE PLANTING LOWER**
-  **STREAM EDGE PLANTING UPPER**
-  **EXISTING TREE RETAINED**
-  **NEW TREE**
 - Al.e Alectryon exelsus [TĪTOKI]
 - Co.a Cordyline australis [TĪ KŌUKA]
 - Le.s Leptospermum scoparium [MANUKA]
 - Me.e Metrosideros excelsa [POHUTUKAWA]

**RM210149
 FINAL APPROVED PLANS
 16/12/2022**

**RM210149
FINAL APPROVED PLANS
16/12/2022**



STRUCTURAL ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

SERVICES ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

FIRE ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

No.	Description	Date
1A	Develop Design/Revised	01/12/2022

Te Uruhi 21-09

NOTES:

- Wall Schedule**
- CW01 100mm Flaughlyze curtainwall suite with Low-E double glazing
 - W10 Abodo WB12 138x20mm vertical shiplap (118mm cover) on 45x45 H3.2 casulated timber cavity battens on peel and stick membrane on 7mm Ecoply RAS on framing by building manufacturer (interior finished 12mm Hoop Pine Plywood with exposed s/s paneled fittings on ply bracing linings)
 - W11 25mm Abodo Vulcan horizontal shiplap cladding (150mm wide boards) on 45x45 H3.2 timber cavity battens on peel and stick membrane on 7mm Ecoply RAS on framing by building manufacturer (int. clear finished 12mm Hoop Pine Plywood with exposed s/s paneled fittings on ply bracing linings)
 - W12 Abodo Vulcan WB10 138 x 20 weatherboards with tongue removed. Refer to details, Reveal, spacing, and finish to match W11.
 - W13 12mm B/C grade plywood (B grade to room) on framing by building manufacturer. Clear finish, refer to spec.

- Roof Schedule**
- R01 Roofing Industries Eurostyle Sparlok on 70x45 H3.2 Purlins with separation tape @ 600mm max on counter-battens and sealing tape on roofing underlay on 15mm Ecoply plywood on rafters, 90mm thermal insulation, refer to spec.
 - R02 Equa 2layer torch on roofing membrane on 21mm H3.2 structural plywood on H3.2 fittings to create falls, on framing by building manufacturer. Batt insulation, refer to spec.
 - R03 Equa 2layer torch on roofing membrane on 21mm H3.2 structural plywood on framing by building manufacturer. Batt insulation, refer to spec.

- Floor Schedule**
- F01 21mm Ecoply on framing by building manufacturer, batt insulation, refer to spec.
 - F03 Abodo DK16V 142x27 Vulcan decking timber on joists by building manufacturer.
 - F04 Abodo DK16V 142x27 Vulcan decking timber on H3.2 joists by engineer.
 - FF.1 Selected entrance matting
 - FF.2 Selected rubber floor on ply substrate.
 - FF.3 Selected timber overlay floor

- Ceiling Schedule**
- C01 12mm plywood B/C grade, B grade to room on ceiling battens
 - C02 20mm Abodo WB12 90x20 Vulcan shiplap soffit cladding on building wrap on 90x45 H1.2 continuous soffit battens. Selected VC ceiling lining on ceiling battens.
 - C03 Selected fibre cement soffit lining fixed with 316 s/s paneled fittings (pf) on battens by building manufacturer.



STRUCTURAL ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

SERVICES ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

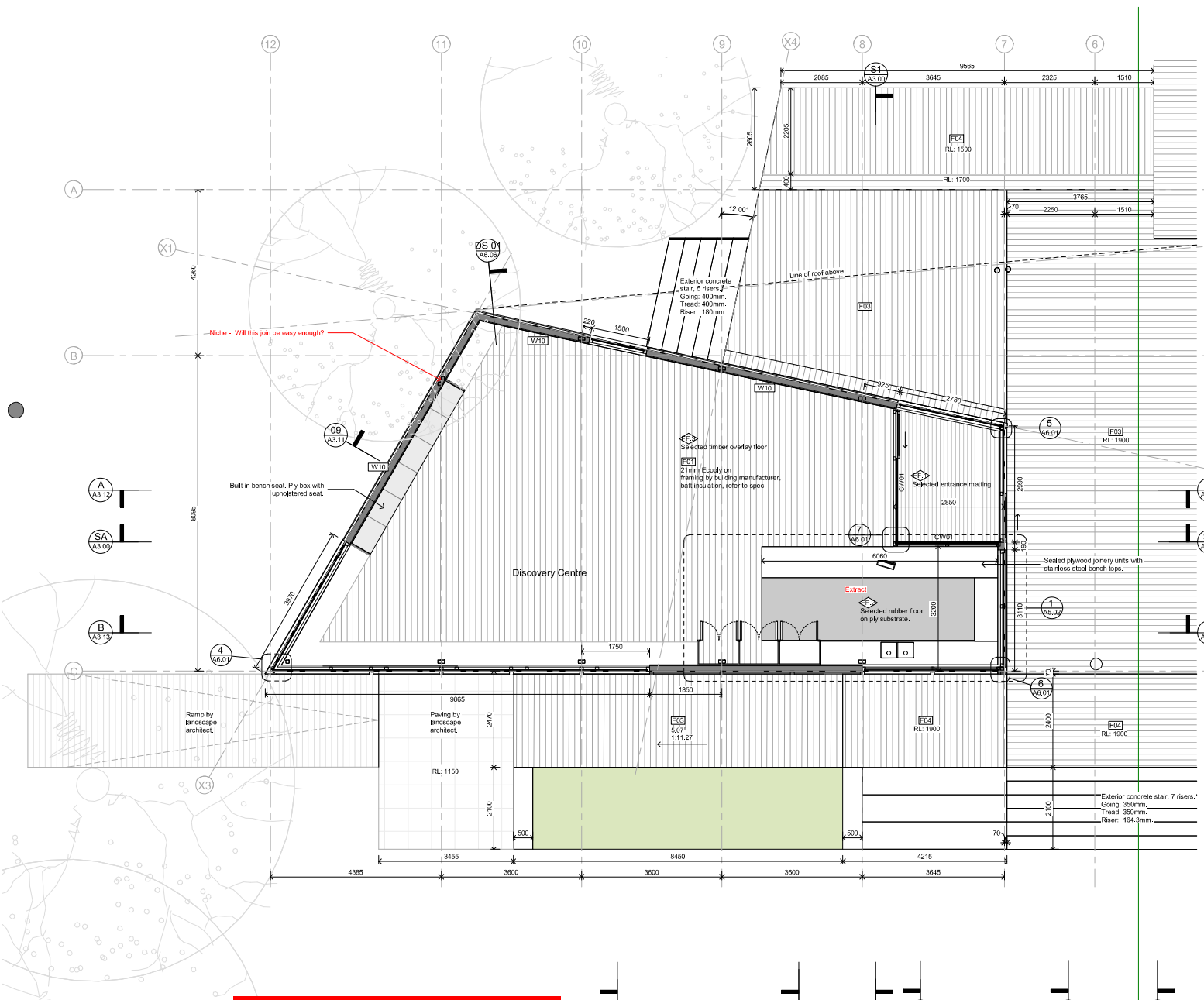
FIRE ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

No.	Description	Date
A	Developed Design V/P	01/02/2022

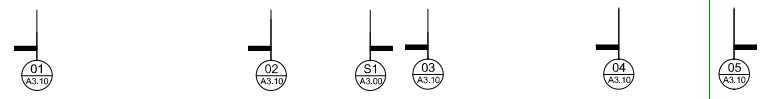
Te Uruhi 21-09

Floor Plan- Discovery Centre

1: 50 @ A1 - Hall Scale @ A3
A1.02-



**RM210149
FINAL APPROVED PLANS
16/12/2022**



NOTES:



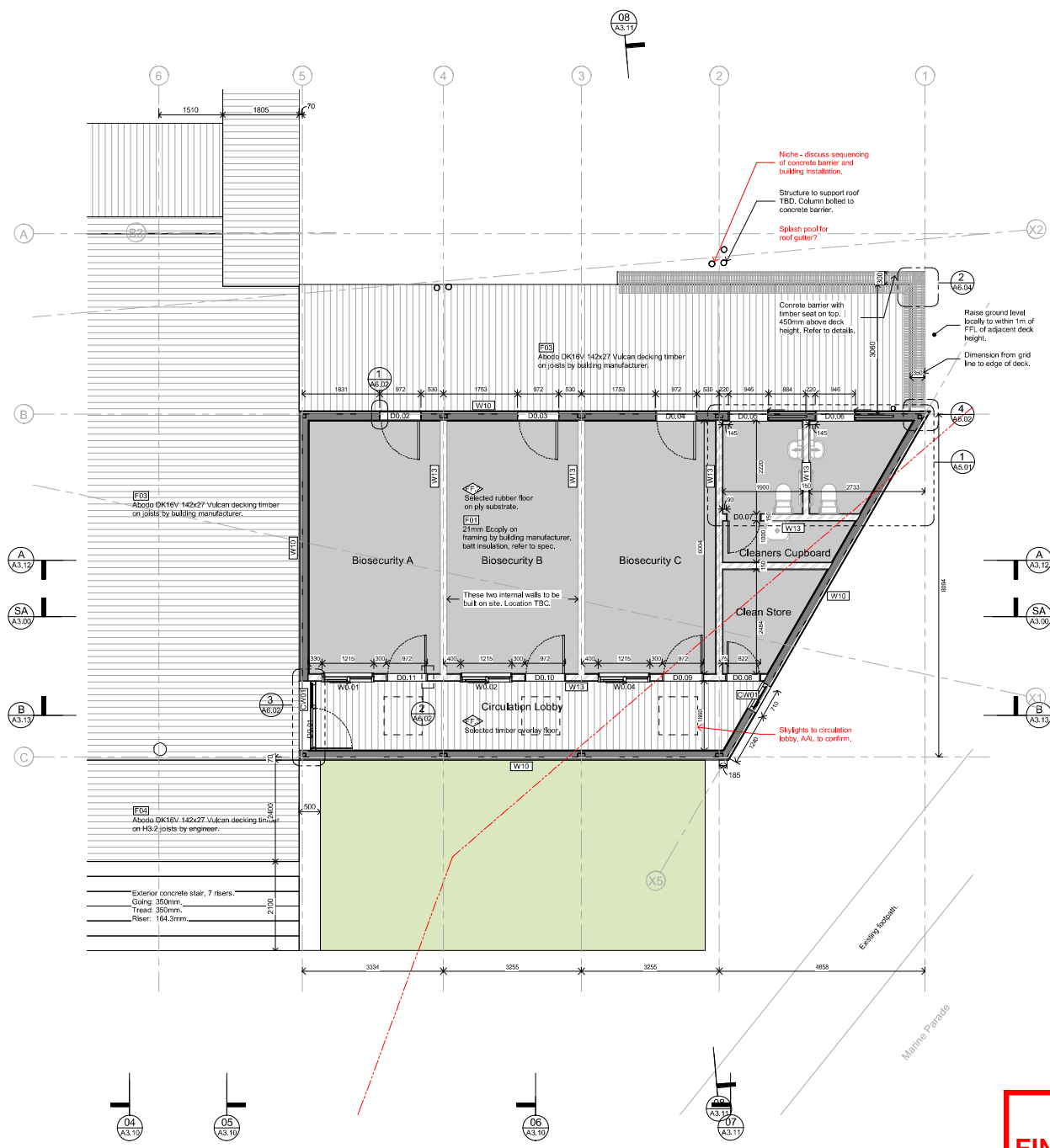
STRUCTURAL ENGINEER:
NAME:
PH:
FAX:
PO BOX:
EMAIL:
SERVICES ENGINEER:
NAME:
PH:
FAX:
PO BOX:
EMAIL:
FIRE ENGINEER:
NAME:
PH:
FAX:
PO BOX:
EMAIL:

No.	Description	Date
A	Developed Design VWP	01/02/2022

Te Uruhi 21-09

Floor Plan- Biosecurity

1: 50 @ A1 - Half Scale @ A3
A1.03-



- Wall Schedule**
- CW01 100mm Flaughlyze curtainwall suite with Low-C double glazing
 - W10 Abodo WB12 138x20mm vertical shiplap (118mm cover) on 45x45 H3.2 casulated timber cavity battens on peel and stick membrane on 7mm Ecoply RAB on framing by building manufacturer (pinkish finished 12mm hoop Pine Plywood with exposed s/s paneled fittings on ply bracing linings)
 - W11 25mm Abodo Vulcan horizontal shiplap cladding (150mm wide boards) on 45x45 H3.2 timber cavity battens on peel and stick membrane on 7mm Ecoply RAB on framing by building manufacturer (pinkish finished 12mm hoop Pine Plywood with exposed s/s paneled fittings on ply bracing linings)
 - W12 Abodo Vulcan WB10 138 x 20 weatherboards with tongue removed. Refer to details. Reveal, spacing, and finish to match W11.
 - W13 12mm B/C grade plywood (B grade to room) on framing by building manufacturer. Clear finish, refer to spec.

- Roof Schedule**
- R01 Roofing Industries Eurostyle Sparkok on 70x45 H3.2 Purlins with separation tape @ 600mm max on counter-battens and sealing tape on roofing underlay on 15mm Ecoply plywood on rafters, 90mm thermal insulation, refer to spec.
 - R02 Equa 2layer torch on roofing membrane on 21mm H3.2 structural plywood on H3.2 fings to create falls, on framing by building manufacturer. Batt insulation, refer to spec.
 - R03 Equa 2layer torch on roofing membrane on 21mm H3.2 structural plywood on framing by building manufacturer. Batt insulation, refer to spec.

- Floor Schedule**
- F01 21mm Ecoply on framing by building manufacturer, batt insulation, refer to spec.
 - F03 Abodo DK16V 142x27 Vulcan decking timber on joists by building manufacturer.
 - F04 Abodo DK16V 142x27 Vulcan decking timber on H3.2 joists by engineer.
 - FF.1 Selected entrance matting
 - FF.2 Selected rubber floor on ply substrate.
 - FF.3 Selected timber overlay floor

- Ceiling Schedule**
- C01 12mm plywood B/C grade, B grade to room on ceiling battens
 - C02 20mm Abodo WB12 90x20 Vulcan shiplap soffit cladding on building wrap on 90x45 H1.2 continuous soffit battens.
 - C03 Selected WC ceiling lining on ceiling battens.
 - C04 5mm fibre cement soffit lining fixed with 316 s/s paneled fings (pf) on battens by building manufacturer.

**RM210149
FINAL APPROVED PLANS
16/12/2022**

TE URUHI / KĀPITI GATEWAY SOUTH ELEVATION

**RM210149
FINAL APPROVED PLANS
16/12/2022**

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021



South Elevation
1:200 @ A3

Marine Parade

TE URUHI / KĀPITI GATEWAY NORTH ELEVATION

RM210149
FINAL APPROVED PLANS
16/12/2022

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021

athfield
architects
limited
athfield
architects
limited
athfield
wright +
associates
landscape
architects



North Elevation
1:200 @ A3

TE URUHI / KĀPITI GATEWAY WEST ELEVATION

**RM210149
FINAL APPROVED PLANS
16/12/2022**

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021



TE URUHI / KĀPITI GATEWAY EAST ELEVATION

RM210149
FINAL APPROVED PLANS
16/12/2022

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021



Maclean Park

Tikotu Stream

**Beach Access /
Loading**

East Elevation
1:200 @ A3