KAPITI COAST DISTRICT COUNCIL CONDITIONS

RESOURCE CONSENT	DETAIL	DURATION	LAPSE	GENERAL CONDITIONS	SPECIFIC CONDITIONS
Land Use Consent (s9 RMA)	The residential and commercial development and use of the site. Includes infringements to MCZ-R5, R7, R10, R14, R15 and R16 infringements, including development within the dune protection and stormwater management areas.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Earthworks Earthworks not complying with permitted activity standards.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Natural Hazards The construction of buildings in a mapped stream corridor; earthworks within a flood storage, ponding area and mapped stream corridor; the construction of fences within a flood hazard area; non-compliance with restricted discretionary activity standards.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Transport The construction of new roads, vehicle movements exceeding permitted activity standards and non-compliance with standards.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Infrastructure The construction and installation of infrastructure not meeting permitted activity standards; including non-compliance with residential rainwater storage requirements.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	The modification of vegetation within wetlands, and the modification of any indigenous vegetation within 20 metres of a waterbody on the Site.	Unlimited	[XXX]	[XXX]	[XXX]
Subdivision Consent (s11 RMA)	Subdivision in accordance with the scheme plan including the creation of residential, commercial and mixed-use allotments, roads and access lots, reserves, open space and infrastructure allotments, and associated easements and vesting arrangements.	Unlimited	[XXX]	[XXX]	[XXX]

LAND USE CONSENT

GENERAL CONDITIONS

1. Subject to detailed design, the proposed activity shall be undertaken in general accordance with the plans, reports and specifications lodged with the application and specified in Appendix 1 to these conditions, and the information and further information supplied by the consent holder and held on the file RM[XXXXXX] (except where modified by conditions of consent or approved final management plans).

2. Should any conflict arise in information, the latest plan or report shall apply. Should any conflict arise between these plans and the conditions of consent, the conditions shall prevail.

MANA WHENUA CONDITIONS

[Insert GWRC Conditions in addition to the following]

Mana Whenua Participation

3. The Consent Holder shall provide for the ongoing participation of Ātiawa ki Whakarongotai Charitable Trust and Puketapu Hapū in the implementation of this consent, in accordance with the relevant conditions below and the applicable cultural management conditions, including:

   a) Review and input into relevant management plans prior to certification;
   b) Road and place naming;
   c) Detailed streetscape, landscape and open space design, including opportunities to incorporate cultural narratives, mātauranga Māori, taonga species, mahinga kai and rongoā;
   d) Detailed design and implementation of landscape and open space areas, including dune-influenced landscapes, indigenous planting and connections with adjoining wetland and naturalised open space areas;
   e) Ecological restoration and management of wetlands, waterways and associated open space; and
   f) Implementation of the Kaitiaki Monitoring Strategy required by both this consent and the Greater Wellington Regional Council consent conditions, insofar as it relates to activities authorised by this consent.

4. Where the conditions of this consent require advice, review, input or recommendations from mana whenua, the Consent Holder shall provide a reasonable opportunity for that input and shall identify to Council how any input received has been addressed and, where it has not been incorporated, the reasons why not.

5. Participation undertaken in accordance with the equivalent conditions of the Greater Wellington Regional Council consents may also satisfy the requirements of this condition, where the relevant activities and matters are the same.

6. Nothing in this condition requires the approval of mana whenua to the exercise of this consent, except where a condition expressly provides otherwise.

Kaitiaki Role in Wharemaukū Stream, Wetland and Open Space Areas

7. Prior to the vesting or transfer of any wetland, Wharemaukū Stream riparian or associated open space areas, the Consent Holder shall use all reasonable endeavours to facilitate discussions with mana whenua, Kapiti Coast District Council and, where relevant, Greater Wellington Regional Council regarding opportunities for an ongoing kaitiaki role in the restoration and management of those areas following vesting or transfer.

   These discussions shall have regard to the Kaitiaki Monitoring Strategy and relevant ecological management conditions of Greater Wellington Regional Council consents, to ensure that any proposed arrangements complement, rather than duplicate, the roles and responsibilities established through those conditions.

   Prior to the relevant vesting or transfer, the Consent Holder shall provide Kapiti Coast District Council with a summary of the consultation undertaken, matters discussed and any arrangements agreed.

   Nothing in this condition requires the Consent Holder to secure agreement to ongoing management arrangements as a prerequisite to vesting or transfer.

Accidental Discovery Protocol

8. In the event that any archaeological material, taonga Māori, kōiwi tangata (human remains), or other evidence of a previously unidentified archaeological site is discovered during earthworks or construction activities:

   a) All works in the immediate vicinity of the discovery shall cease, and the area shall be secured to prevent further disturbance;

b) The Consent Holder shall immediately notify the project archaeologist, Heritage New Zealand Pouhere Taonga, Kāpiti Coast District Council, Ātiawa ki Whakarongotai Charitable Trust, **Puketapu ki Paraparaumu Hapū Trust**, Te Rūnanga o Toa Rangatira and Muaūpoko Tribal Authority;
c) Where kōiwi tangata are discovered, the New Zealand Police shall also be notified immediately;
d) No archaeological material or kōiwi tangata shall be disturbed or removed except in accordance with the advice of the project archaeologist, relevant iwi representatives and applicable statutory requirements;
e) The Consent Holder shall provide the relevant iwi and hapū representatives with an opportunity to inspect the discovery and advise on appropriate tikanga and cultural procedures; and
f) Works within the affected area shall not recommence until the necessary archaeological investigations, cultural procedures and statutory requirements have been completed in accordance with the Archaeological Management Plan and the archaeological authority granted for the Project.

MANAGEMENT PLANS

9. All management plans required by these conditions shall be prepared by a SQE Person(s).

10. Management plans may be submitted in parts or in stages to address particular activities, or to reflect the staged implementation of the Project. Where submitted in parts or stages, the management plan(s) must clearly show the integration of the relevant activities and their management with adjacent stages and interrelated activities.

11. At least 20 working days prior to construction commencing, or unless otherwise specified in the following conditions, and as relevant to that stage or for the entirety of the project, the following management plans must be submitted to Kapiti Coast District Council (the Council) for certification that the management plan(s) meets the objective specified in conditions for that management plan, and gives effect to the relevant conditions of consent to which each management plans:

    a) Construction and Environmental Management Plan (CEMP)
    b) Construction Traffic Management Plan (CTMP)
    c) Ecological Restoration Management Plan (ERMP)
    d) Streetscape Planting, Maintenance and Management Plan (SPMMP)
    e) Construction Noise Management Plan (CNMP)
    f) Bird Management Plan (BMP) – if not part of the ERMP
    g) Lizard Management Plan (LizMP).

12. Works authorised by this consent (other than any preliminary, enabling, or investigative works excluded from the definition of the relevant activity) must not commence until the management plan(s) relevant to that work, as listed above, have been certified by the Council as meeting the purpose specified and giving effect to the relevant conditions of consent to which each plan relates.

13. If the Council has not advised the consent holder in writing within 10 working days of receiving a management plan required to be certified under these conditions, either certifying it or providing written reasons for declining to certify it, the management plan shall be deemed to be certified.

14. Where the Council declines to certify a management plan, the Council must provide reasons for that decision and, where practicable, recommendations as to the amendments necessary before the plan can be certified. The consent holder must amend the management plan to address those matters and resubmit it to the Council for certification. If the consent holder and the Council cannot agree on the form of the management plan following resubmission, either party may refer the matter to an independent suitably qualified person agreed between the parties (or, failing agreement, appointed by the President for the time being of the New Zealand Dispute Resolution Centre, or equivalent) for a recommendation, which the Council shall adopt, acting reasonably.

15. If the Council has not advised the consent holder in writing within 5 working days of receiving a management plan resubmitted under the condition above whether it is certified, the management plan shall be deemed to be certified.

16. The consent holder must implement the management plans once certified in accordance with the conditions above.

17. The consent holder must provide a copy of each certified management plan (and any certified amendment) to the Council within 5 working days of certification.

18. A copy of each certified management plan, and any certified amendment, must be held on site at all times while works to which it relates are being undertaken, and must be made available to the Council on request.

AMENDMENTS TO PLANS, REPORTS AND MANAGEMENT PLANS

19. The plans, reports and management plans approved or required by this consent may be updated in accordance with the following process:

    a) Alterations to the approved plans listed in Condition 1 are permitted, provided that the development is not materially different from that authorised by this consent and the scale and intensity of adverse effects will be no greater than those assessed and authorised by this consent.
    b) Any updates to plans referenced in Condition 1 that satisfy clause (a) above, or to any report or management plan required by another condition of this consent, including updates expressly provided for through other conditions, shall be provided to the Manager Resource Consents and Monitoring for certification as a full update to the relevant plan set, report or management plan.
    c) Any updated plan, report or management plan requiring certification under this condition must be submitted to the Manager Resource Consents and Monitoring at least 10 working days prior to the proposed implementation of the change on site.
    d) Clear version tracking must be included in the full updated plan, report or management plan. The format of the updated document (e.g. PDF) must be consistent with that of the document it replaces.
    e) No change to a plan, report or management plan may reduce the protection or enhancement of ecological values required by this consent.
    f) Any change to a plan, report or management plan must not be implemented on site until the updated document has been certified in writing by the Manager Resource Consents and Monitoring.

    Advice Note: Updates to plans, reports or management plans sought through any other means, including by email or verbally, will not be accepted by the Manager Resource Consents and Monitoring.

MANAGEMENT PLAN REVIEW

20. The consent holder shall, if requested by the Council in response to a complaint, incident or other reasonable request that relates to managing an adverse environmental effect that is directly related to the exercise of this consent, carry out a review of any management plan required by these conditions. The consent holder shall submit the reviewed management plan to the Council for certification that:

    a) The reason(s) for requiring the review have been appropriately addressed; and
    b) Appropriate actions and a programme for implementation are provided for if required.

DEVELOPER'S REPRESENTATIVE

21. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the LDMR.

22. The consent holder shall advise the names and professional qualifications of any suitably qualified and experienced practitioner required in terms of Clause B(iii) of Part 3 of the LDMR. Suitably qualified and experienced persons are required for, but not necessarily limited to, the following areas:

    a) Civil Engineering;
    b) Stormwater Design and construction (including hydraulic modelling);
    c) Street Lighting Design;
    d) Road Design and Construction;
    e) Geotechnical Engineering;
    f) Water and Wastewater Design and Construction;
    g) Road Safety Audits;
    h) Landscape Architecture; and
    i) Freshwater / Wetland Ecology.

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

QUALITY ASSURANCE PLAN

23. Prior to works commencing, the consent holder or their authorised representative, shall submit a Quality Assurance Plan (QA plan) for approval to the satisfaction of the Council's Development Engineer. The plan shall include, or otherwise

reference, the procedures and checklists necessary to effectively manage the project. At a minimum, the following should be included:

a) a statement describing the activity, including the proposed timeframe;
b) a schedule of the contractual and materials quality records to be kept;
c) a list of subcontractors;
d) health and safety documentation for all contractors and subcontractors, including contractor's health and safety plan, approved contractor's letter and completed contractor's health and safety obligation form (where appropriate);
e) procedures for auditing contractor and subcontractor compliance to the quality plan;
f) a schedule of inspection and/or testing of materials and/or completed works, clearly indicating 'hold' or 'witness' points (the level of supervision required shall be appropriate for the project's complexity and/or scale and reference the Construction Monitoring Services/Guide section on the Engineering New Zealand website);
g) documented procedures included, or referenced, for all activities;
h) non-conformance and quality improvement procedures included or referenced;
i) provisions of Construction Traffic Management and Construction and Environmental Management Plans included or referenced; and
j) road safety audits (if required).

Note: As set out in Section B(vii) of the LDMR 2022, a quality assurance plan is a project specific document that describes how the work will be managed and administered in compliance with Council's standards and requirements.

COUNCIL NOTIFICATION

24. Prior to commencement of the following stages of work, the consent holder shall notify the Council's Development Engineer so that the Council's Development Engineer, or their authorised representative, are able to be present on site to inspect certain stages of the works. These stages are as follows:

a) Commencement of works or recommencement after a site shutdown that has extended beyond three months;
b) Water reticulation connections and services prior to back fill;
c) Wastewater reticulation connection and service prior to back fill;
d) Completed earthworks and prepared subgrade (roading and footpaths);
e) Finished base course before the commencement of road sealing;
f) Roads during Benkelman Beam testing (and NDM if required);
g) Road sealing – waterproof and final seal coat; and
h) Final inspection.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

25. Prior to the commencement of works on the site within a particular stage, the consent holder shall submit for certification to the Council Development Engineer, a final Construction and Environmental Management Plan (CEMP). The CEMP shall be consistent with and give effect to the ESCP certified by Greater Wellington Regional Council. The purpose of the CEMP is to detail how the construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with. As relevant to Kapiti Coast District Council, the CEMP shall, as a minimum, include the following information:

a) Earthworks and construction staging;
b) Finalised erosion and sediment control plans that include specific silt control measures that will be employed on site;
c) Details of the intended disposal site(s) for surplus material (if required);
d) Measures to ensure that dirt and debris is not deposited on public roads;
e) The name and contact landline and cell phone numbers and postal address of the site manager;
f) Detail how any adverse effects arising from construction will be managed on site to avoid effects from noise and vibration ;
g) The location of appropriate local signage or visible information on the site that will clearly identify the name, telephone number and address for service of the on-site project manager including cell phone and after-hours details;
h) Intended days and hours of construction work and deliveries;
i) Fencing for the construction site;
j) The best practicable option for construction noise management;
k) Measures intended to control dust emissions during construction and key times at which these will be implemented; and

l) Stabilisation methodology for the site, as earthworks are completed at the conclusion of each phase and in perpetuity.

26. The final CEMP provided for certification shall also include evidence that the draft CEMP has been sent to Ātiawa ki Whakarongotai Charitable Trust, and Te Rūnanga o Toa Rangatira for review and input. Any CEMP submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, and Te Rūnanga o Toa Rangatira, together with a clear statement from the consent holder as to how any recommendations received have been implemented and, if any recommendations have not been accepted, an explanation as to why not.

CONSTRUCTION TRAFFIC MANAGEMENT AND EFFECTS

27. At least 20 working days prior to the commencement of works within a particular stage/s, the Consent Holder shall submit a Construction Traffic Management Plan (CTMP) prepared by a SQE person to the Council Development Engineer for certification. The purpose of the CTMP is to set out how the effects of construction traffic on the surrounding environment are to be minimised using reasonably practicable measures, and the methods to be implemented to achieve this. The CTMP shall include, but not be limited to, the following information, methods, measures and techniques to achieve its purpose:

a) Site access arrangements including any additional external Site construction access connections;
b) Anticipated traffic levels and types of construction vehicles and volumes involved during each work phase, including details for heavy construction vehicles as well as light vehicles associated with construction workers;
c) Measures to ensure continued practicable and physical access to the existing properties;
d) Measures to ensure that dirt and debris is not deposited on public roads;
e) Arrangements for temporary traffic management and signage;
f) Anticipated traffic management issues such as lane closures and measures intended to manage those issues;
g) Measures to ensure safe access past the site at Peka Peka Road is maintained at all times;
h) Complaints management procedures; and
i) Reference to the Road Pre-Condition Survey completed under Condition 17 and measures to manage road surface damage attributable to construction traffic.

28. Construction and/or earthworks shall not commence within the particular stage, until both the CEMP and CTMP have been certified in writing by Council's Development Engineer.

29. The CEMP and CTMP certified under Conditions [25] and [27] above shall be implemented to the satisfaction of the Council's Development Engineer for the duration of the earthworks and construction period. The erosion and sediment control measures shall not be removed until the site is remediated to the satisfaction of the Council's Development Engineer. If necessary, the Council's Development Engineer may require changes to the implementation of the plan, to address any problem that occurs during the work or before the ground surface is stabilised.

30. The consent holder shall be responsible for maintaining the mitigation and control measures outlined in the certified CEMP and CTMP throughout the construction period/s for each particular stage.

31. The consent holder shall ensure that all construction works on site will comply with NZ Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.

PRE AND POST CONSTRUCTION ROAD CONDITION SURVEY

32. Prior to the commencement of construction works, the Consent Holder shall commission and complete a Road Pre-Condition Survey of Kapiti Road for 100m either side of the construction entrance. The survey shall document the existing condition of the road carriageway, including photographs. A report of the survey shall be provided to the Council Development Engineer prior to works commencing.

33. Following the completion of construction works, the Consent Holder shall commission and complete a Road Post-Construction Survey of Kapiti Road for 100m either side of the construction entrance. A report of that survey shall be provided to the Council Development Engineer within 20 working days of the completion of construction works. The Consent Holder shall be responsible for the cost of repairing any damage to Kapiti Road that is directly attributable to construction works associated with this consent.

WORKS WITHIN EXISTING ROAD RESERVE

34. Prior to works commencing within existing road reserve, the consent holder shall notify Council, in writing, of their intention to begin the works. Such notification shall be sent to the Development Engineer and include the following details:

a) Name and telephone number of the project manager;
b) Site address to which the consent relates;
c) Activities to which the consent relates; and
d) Expected duration of works.

35. Note: A copy of the approved Roading Plans and a copy of the resource consent conditions are to be held onsite at all times during construction. All personnel working on the site shall be made aware of and have access to the resource consent and accompanying documentation.

GROUNDWATER MONITORING PLAN

36. Prior to the commencement of any soakpit construction or excavations requiring dewatering, the consent holder shall prepare and submit a Groundwater Monitoring Plan (GMP) to the Council's Development Engineer for certification. The GMP shall include the following:

a) provisions for the installation of groundwater monitoring wells at strategic locations across the development site where any soakage systems are proposed;
b) baseline groundwater level monitoring for a period of at least six months prior to the commencement of construction activities to establish long-term groundwater behaviour – a shorter timeframe (e.g. over winter months) may be suitable if certified by the Council's Development Engineer, provided that it demonstrates long-term groundwater behaviour;
c) the results of this assessment, including any discrepancies and their implications on the performance or suitability of the proposed soakage systems, shall be documented in the GMP – the results of the monitoring shall be taken into account in the design of soakage devices required at the engineering approval stage;
d) evidence that the GMP has been sent to Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira for review and input; and
e) a description of how any inputs, if received, from Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira under (d) have been considered and addressed.

CONTAMINATED LAND – SOIL SAMPLING AND MANAGEMENT

37. Prior to the commencement of earthworks within the approximately 4,600 m² 'piece of land' identified on Figure 2 of the Preliminary Site Investigation prepared by HAIL Environmental Limited, dated 30 September 2026, representative soil sampling shall be undertaken by a Suitably Qualified and Experienced Practitioner (SQEP).

The purpose of the soil sampling shall be to determine appropriate options for the reuse on the Site and/or off-site disposal of soil excavated from the identified piece of land, having particular regard to the potential presence of lead and asbestos identified in the Preliminary Site Investigation.

The results of the soil sampling, together with recommendations for the management, reuse and/or disposal of excavated soil, shall be provided to the Kapiti Coast District Council prior to soil being removed from the identified piece of land.

All soil excavated from the identified piece of land shall thereafter be managed in accordance with the recommendations of the SQEP. Any soil removed from the Site shall be transported to a facility authorised to receive material of that type.

Advice Note:

The identified 'piece of land' is limited to the former dwelling and hydroponics building area at 77 Kapiti Road shown on Figure 2 of the Preliminary Site Investigation. The Preliminary Site Investigation did not identify current or former HAIL activities on the remainder of the Site.

Unexpected Contaminated Land Discovery

38. In the event that potentially contaminated soil or other material is encountered during earthworks anywhere within the Site, including material exhibiting unusual staining, odours, buried waste or other indications of contamination, the Consent Holder shall:

a) Cease earthworks in the immediate vicinity of the potentially contaminated material and take appropriate measures to prevent its disturbance, spread or discharge to the environment;
b) Engage a Suitably Qualified and Experienced Practitioner (SQEP) to inspect the material and determine whether further investigation, sampling or management measures are required;

c) Implement any measures recommended by the SQEP to appropriately manage the material, including any requirements for its handling, reuse or disposal; and
d) Ensure that earthworks within the affected area do not recommence until the SQEP has confirmed that the necessary investigation and management measures have been implemented.

39. Any contaminated material removed from the Site shall be transported to a facility authorised to receive material of that type.

GEOTECHNICAL CONSIDERATIONS

Earthworks Compliance

40. The consent holder shall undertake all earthworks in accordance with NZS 4431:2022 Code of Practice for Earth Filling for Residential Development, and in full compliance with the findings and recommendations of the Geotechnical Assessment Report, prepared by Torlesse and dated 22 October 2026.

Site Specific Geotechnical Investigations

41. Prior to the issue of a Section 224(c) certificate for any stage of the subdivision, site-specific geotechnical investigations shall be undertaken by a suitably qualified and experienced geotechnical professional. These investigations shall confirm the appropriate foundation type, required building setbacks, no-build zones or SID areas, and any other lot-specific requirements. The findings shall be documented and submitted to the Council's Development Engineer as part of the geotechnical completion report required under Condition [42].

Geotechnical Completion Reporting

42. Upon completion of subdivision earthworks for any specific stage, the consent holder shall provide to the Council's Development Engineer:

a) A Geotechnical Completion Report (GCR) prepared and certified by the project geotechnical professional, confirming that all earthworks and ground improvement measures have been constructed in accordance with the approved geotechnical design and NZS 4431:2022;
b) An earthfill certificate in the form of Appendix A of NZS 4431:2022 completed by the inspecting engineer, verifying compaction testing and fill placement.

Note: If the GCR identifies development limitations that should be communicated to future landowners, the Council Development Engineer may require a consent notice to be registered on the relevant title(s) under Section 221 of the Resource Management Act 1991. The decision to require consent notices will be made prior to the issue of any Section 224(c) certificate for any stage of works.

Foundation Design and Construction

43. The foundation design and construction for any building or structure on each allotment shall be undertaken in accordance with:

a) The recommendations of the Geotechnical Assessment Report dated 22 October 2026
b) Any subsequent site-specific geotechnical reports prepared under Condition [41]; and

44. The relevant provisions of NZS 3604:2011, MBIE Technical Categories, and NZS 1170.5:2004.

Note: A consent notice under Section 221 of the Resource Management Act 1991 shall be registered on the title of each affected lot to ensure ongoing compliance with this condition.

Slope Stability and Drainage

45. In areas identified as having slope stability risk (particularly within dune terrain), the consent holder shall ensure that:

a) Final lot layouts, earthworks batters, and drainage systems are designed and constructed under the supervision of a geotechnical professional;
b) Permanent slope cuts steeper than 3H:1V or taller than 1.5 m are supported by a site-specific slope stability analysis; and
c) Subsoil drainage and surface water management are installed to maintain long-term stability, as recommended in the geotechnical report.

Peat Management and Reuse

46. Where peat is excavated, its handling, disposal, or reuse shall be managed in accordance with the recommendations in the Geotechnical Assessment Report dated 22 October 2026. Any proposed reuse of peat as engineered fill shall be supported by laboratory testing and approved by the geotechnical professional.

Construction Monitoring and Certification

47. All geotechnical aspects of bulk fill earthworks, foundation construction, and slope stabilisation shall be observed and certified by a geotechnical professional engaged by the consent holder. No engineering certification (including Geotechnical Completion Reports) shall be provided by CGW Consulting Engineers or other geotechnical practitioners unless adequate construction-phase observations have been carried out.

STORMWATER

Stormwater Design Criteria

48. The detailed stormwater design for the development shall be prepared in accordance with the Stormwater Management Plan prepared by Envelope Engineering, dated [insert date], and shall achieve the following design criteria:

    a) The primary stormwater collection and conveyance network shall be designed to accommodate the 10% Annual Exceedance Probability (AEP) rainfall event.

    b) The secondary stormwater system, including overland flow paths, shall be designed to accommodate the 1% AEP rainfall event.

    c) Minimum building floor levels shall incorporate freeboard above the applicable design flood level of:

        i. 0.5 m for residential buildings; and
        ii. 0.3 m for commercial buildings.

        Unless the certified updated Flood Modelling Report states that a different freeboard allowance is more appropriate.

    d) Stormwater attenuation shall be designed to achieve hydraulic neutrality of peak stormwater discharges from the developed Site for the relevant design rainfall events up to and including the 1% AEP event.

    e) Design rainfall: Design rainfall shall be based on the SKM Rainfall Recurrence Isohyet Maps, including an allowance for climate change, in accordance with the KCDC Land Development Minimum Requirements (LDMR).

    f) Bioretention rain gardens shall be designed in accordance with either the Wellington Water Water Sensitive Design for Stormwater: Treatment Device Design Guideline (2019) or Auckland Council Guidance Document 2017/001: Stormwater Management Devices in the Auckland Region (GD01), unless an alternative treatment arrangement achieving equivalent performance is approved through Engineering Approval.

    g) The stormwater system shall incorporate water-sensitive design measures consistent with the objectives of the KCDC LDMR and the Stormwater Management Plan prepared by Envelope Engineering dated 22 October 2026.

Stormwater Engineering Approval

49. Prior to the commencement of construction of stormwater infrastructure within the relevant stage, the consent holder shall submit a detailed stormwater design to Council's Development Engineer for Engineering Approval.

50. The detailed design shall demonstrate compliance with the design criteria in Condition [48] above, be generally consistent with the Stormwater Management Plan prepared by Envelope Engineering, and include the following:

    a) A draft operations and maintenance manual for the proposed stormwater infrastructure, including inspection, maintenance and access requirements;
    b) Updated stormwater calculations incorporating final road, earthworks and development levels;
    c) Updated hydraulic modelling of the primary stormwater network and secondary overland flow paths, demonstrating compliance with the design criteria in Condition [48];
    d) Confirmation that the design accounts for groundwater levels and seasonal fluctuations, including the implications for proposed soakage and attenuation devices;

e) Details of the proposed stormwater attenuation, treatment and conveyance infrastructure, including the location, sizing and configuration of devices;
f) Confirmation that the stormwater infrastructure can be effectively operated, inspected and maintained, including provision for maintenance access;
g) Confirmation that the design maintains appropriate existing and proposed overland flow paths and drainage connections, except where changes are incorporated into the approved stormwater and flood management design;
h) Confirmation that minimum building floor levels achieve the applicable design flood level and freeboard requirements;
i) Planting details for rain gardens, swales and other vegetated stormwater treatment devices, including consideration of long-term maintenance requirements;
j) The results of any further site-specific soakage testing required to confirm the suitability and design of proposed infiltration devices, including consideration of groundwater separation distances; and
k) Details of the proposed stormwater disposal arrangements for the relevant residential, commercial, roading and reserve areas.

Alternative stormwater management measures may be proposed through detailed design, provided the consent holder demonstrates that the relevant performance criteria in Condition 1 are achieved and the alternative is approved through the Engineering Approval process.

Flood Management and Updated Flood Modelling Report

51. Prior to Engineering Approval for the stormwater and flood management infrastructure within the relevant stage, the consent holder shall submit an updated Flood Modelling Report for certification by Council's Development Engineer. The purpose of the updated Flood Modelling Report is to demonstrate that the detailed design remains generally consistent with the flood management measures and effects assessed in the Flood Risk Assessment prepared by Envelope Engineering, dated 22 October 2026.

    The updated Flood Modelling Report shall:

    a) Incorporate the final proposed ground levels, road levels, culverts, stormwater infrastructure, overland flow paths and flood storage areas relevant to the stage;
    b) Demonstrate that the proposed flood storage and conveyance arrangements maintain the flood management functions relied upon in the Flood Risk Assessment;
    c) Assess the effects of the final design on flood levels, extents and flow velocities within and beyond the Site, including comparison with the outcomes identified in the Flood Risk Assessment;
    d) Incorporate the proposed wetland compensation area's final landform and appropriate hydraulic roughness assumptions, having regard to the proposed vegetation and planting characteristics;
    e) Demonstrate that the flood management arrangements are compatible with the proposed wetland compensation area, including the hydrological conditions required for wetland establishment and ongoing functioning;
    f) Adopt rainfall, climate change, tidal boundary and other hydraulic modelling assumptions consistent with those used in the Flood Risk Assessment, unless alternative assumptions are supported by the updated technical assessment; and
    g) Identify any changes to the proposed flood management measures required as a result of detailed design and demonstrate that the resulting flood effects remain consistent with those assessed in the Flood Risk Assessment.

52. No construction works associated with the public stormwater or flood management infrastructure for the relevant stage shall commence until the updated Flood Modelling Report has been certified by Council's Development Engineer.

Post-Construction Flood Hazard Information

53. The consent holder shall provide the following information in support of an application for section 224(c) certification for the relevant stage, to enable Council to update its flood hazard maps where necessary:

    a) Post-construction development survey contours and spot heights, including relevant hardlines, in DWG and/or SHP format; and

    b) As-built stormwater network information for public and private infrastructure, including the location and levels of manholes, outlets, pipes, overland flow paths, attenuation devices and other relevant stormwater infrastructure.

    c) Where the as-built levels or infrastructure arrangements differ materially from those incorporated into the certified Flood Modelling Report, the consent holder shall provide an updated assessment confirming that the completed works remain consistent with the flood management outcomes required by Condition 3.

d) The consent holder shall pay the actual and reasonable costs incurred by Council in updating its flood hazard maps, where such updates are required.

Note: Any applicable charge shall be paid prior to the issue of section 224(c) certification for the relevant stage

Homeowners' Manual and Consent Notice

54. The consent holder shall prepare a Homeowners' Manual for future owners and occupiers of residential lots within the development. The manual shall be submitted to Council prior to section 224(c) certification for the relevant stage, written in plain English and include, where relevant:

a) An overview of the stormwater management approach for the development, including the role of individual properties within the wider stormwater system;

b) The location, function and maintenance requirements of any private on-lot stormwater devices, including rainwater tanks, soakage devices and associated drainage infrastructure;

c) The importance of maintaining overland flow paths and avoiding alterations that may obstruct or redirect stormwater flows;

d) Guidance on landscape maintenance practices that minimise fertiliser and pesticide use;

e) Guidance on the use of inert building materials and measures to prevent contaminants from treated timber, galvanised materials and other contaminant-generating surfaces entering stormwater runoff;

f) Measures to avoid accidental contamination of stormwater devices, wetlands and watercourses; and

g) Guidance on erosion and sediment control measures for future building and landscaping works, including the protection of adjoining stormwater infrastructure and receiving environments.

Where ongoing private stormwater management obligations apply to individual lots, a consent notice pursuant to section 221 of the RMA shall be registered on the relevant certificates of title, requiring compliance with those obligations.

Note: The Homeowners' Manual may be prepared for the development as a whole and updated or supplemented for individual stages or residential typologies as required.

GROUNDWATER MANAGEMENT

55. Prior to the commencement of construction works requiring groundwater dewatering, the consent holder shall prepare and submit a Groundwater Management Plan to the Council's Development Engineer for certification.

56. The Groundwater Management Plan shall be prepared by a suitably qualified and experienced hydrogeologist and shall be informed by the Hydrological Effects Assessment prepared by Williamson Water & Land Advisory Limited, dated 22 October 2026.

57. The Groundwater Management Plan shall identify:

a) The location and nature of construction activities requiring groundwater dewatering;

b) The proposed dewatering methodology and anticipated groundwater discharge rates;

c) Any groundwater monitoring considered necessary to verify the predicted effects of construction dewatering on neighbouring wetlands, watercourses or other identified sensitive receptors;

d) Any measures required to manage adverse groundwater effects identified through monitoring; and

e) The procedures for responding to monitoring results that indicate effects materially greater than those predicted in the Hydrological Effects Assessment.

58. Any groundwater monitoring required under the Groundwater Management Plan shall be proportionate to the nature, duration and location of the relevant construction works.

WASTEWATER CONDITIONS

Wastewater Engineering Approval

59. At least 20 working days prior to the commencement of infrastructure construction works, a Wastewater Design Report, containing design details, engineering wastewater drawings and hydraulic calculations shall be sent to the Development Engineer for engineering certification in writing. The detailed wastewater design shall be generally consistent with the wastewater servicing strategy described in the *Civil Infrastructure Report* prepared by Envelope Engineering, dated 22 October 2026, and shall be undertaken in accordance with the relevant requirements of the KCDC LDMR.

    Note: The Development Engineer will confirm certification within 20 working days of receipt of the engineering drawings, or otherwise advise the consent holder in writing why certification has been withheld. Where certification is withheld, the consent holder is to update the information to address the reasons provided by the Development Engineer, and resubmit the drawings/calculations for certification in accordance with this condition.

60. The Wastewater Design Report required at condition 50 shall include all relevant design details of the wastewater pump stations including but not limited to:

    a) The layout, sizing, levels and design capacity of the proposed gravity wastewater network;
    b) Details of the proposed centralised wastewater pump stations, associated rising mains and connection to the existing public wastewater network;
    c) Details of any localised wastewater pump stations required to service areas where gravity connections are not practicable;
    d) The proposed connection arrangements to the existing KCDC wastewater network, including any associated infrastructure diversions or alterations;
    e) Confirmation that the proposed infrastructure has sufficient capacity to service the relevant development stage, including the anticipated residential and commercial wastewater flows;
    f) The proposed ownership, vesting, easement and maintenance arrangements for public and private wastewater infrastructure; and
    g) Any staging or temporary servicing arrangements required to enable the development to proceed progressively.

    And the following specific requirements in relation to the centralised wastewater pump stations:

    a) The design wastewater flows and required pumping capacity;
    b) Proposed installed pump capacity, associated rising mains and any staging of pumping or rising main capacity;
    c) Proposed emergency storage capacity, wet well design and construction materials;
    d) Detailed engineering drawings showing pump station layouts, long sections and expected groundwater levels relative to wet well levels;
    e) Provision for access, odour control, maintenance, corrosion protection, security and fencing, where applicable;
    f) Details of the proposed ownership, vesting and ongoing operation and maintenance arrangements; and
    g) Demonstrating the pump station and rising main designs are in compliance with the LDMR 2022 Part 4 clause 5.3.11 requirements and in general compliance with WSA 04 Sewerage Pumping Station Code of Australia, version 2.1 (2005).

    Wastewater design reports may be submitted separately for individual stages or parts of the development, provided that the design demonstrates how the relevant stage integrates with the overall wastewater servicing strategy.

Private Wastewater Pump Systems

61. Where an allotment or group of allotments is serviced by a privately owned wastewater pump system, the following ongoing requirements shall apply:

    a) The owner or owners of the relevant private wastewater infrastructure shall be responsible for its ongoing operation, maintenance, repair and renewal;
    b) Where infrastructure is shared between two or more allotments, appropriate legal arrangements shall be established to provide for ownership, access, maintenance, repair and renewal;
    c) The wastewater pump system shall be installed and maintained in accordance with the approved engineering design and the manufacturer's requirements;
    d) Appropriate arrangements shall be maintained for the ongoing servicing and maintenance of the system by suitably qualified persons; and
    e) The owner or owners shall ensure that relevant occupiers are informed of any operational requirements or restrictions associated with the system.

    Where necessary, the ongoing obligations shall be secured through consent notices and/or appropriate easements or other legal instruments registered against the relevant allotments.

Existing Wastewater Rising Main Diversion

62. Prior to the commencement of works to divert or alter the existing 450mm wastewater rising main within the site, the consent holder shall submit a detailed diversion and reconnection methodology to the Council's Development Engineer for certification.

    The methodology shall include:

    a) The proposed alignment, design and construction methodology for the diversion;
    b) Details of the proposed reconnection arrangements to the existing wastewater network;
    c) Measures to maintain continuity of wastewater services during the diversion works, including any temporary pumping or bypass arrangements;
    d) Proposed shutdown periods and arrangements for coordination with KCDC's wastewater operations team; and
    e) Details of any associated easements, access arrangements and infrastructure vesting requirements.

    The diversion and reconnection works shall be undertaken in accordance with the certified methodology.

Wastewater Operation and Maintenance

63. The consent holder shall include an operational and maintenance manual of the private and public wastewater pump station systems with engineering drawings submitted at detail design stage for written certification by the Council's Development Engineer. The manual shall include, but not be limited to:

    a) specifications of package pump station(s), rising main(s), manhole(s), control panel(s) to be installed;
    b) design, as-built drawing(s), ownership(s) and ownership identifying feature(s) of pump stations and pressurized sewer(s);
    c) details of the on-going maintenance, operation, and renewal of the system;
    d) title and easement(s) documents; and
    e) approved resource consent plan(s) and engineering plan(s).

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

    Note: The operational and maintenance manual under this Condition can be submitted in draft and finalised after commissioning works have been completed.

    Note: A producer statement 3 (PS3) shall be completed by the supplier of the wastewater pump station system and this shall be submitted to the Council's Development Engineer upon completion of the installation.

WATER SUPPLY CONDITIONS

Water Supply Design Verification

64. The detailed water supply design for each stage of the development shall be generally consistent with the water supply servicing strategy described in the *Civil Infrastructure Report* prepared by Envelope Engineering, dated 22 October 2026, and the associated water supply modelling undertaken by Stantec.

    The detailed design shall demonstrate that:

    a) The proposed water supply infrastructure provides sufficient capacity, pressure and flow to service the anticipated residential and commercial development within the relevant stage;
    b) Adequate firefighting water supply and network resilience are provided for the relevant stage;
    c) The proposed connections to the existing KCDC water supply network are consistent with the overall water supply servicing strategy; and
    d) Any necessary temporary or staged servicing arrangements provide an appropriate level of service until the overall network is completed.

    Where the detailed design materially departs from the assumptions or network configuration assessed in the water supply modelling, further hydraulic modelling or calculations shall be undertaken where necessary to demonstrate that the relevant water supply and firefighting requirements continue to be achieved.

Water Supply Design Report

65. At least 20 working days prior to the commencement of construction of water supply infrastructure for any stage of the development, the consent holder shall submit a Water Supply Design Report, together with detailed engineering drawings and supporting hydraulic calculations, to the Council's Development Engineer for certification.

    The detailed water supply design shall be generally consistent with the Civil Infrastructure Report prepared by Envelope Engineering, dated 22 October 2026, and the associated water supply modelling undertaken by Stantec, and shall be undertaken in accordance with the relevant requirements of the KCDC Land Development Minimum Requirements.

    The Water Supply Design Report shall include:

    a) The proposed water supply network layout, pipe sizes, alignments and connection details
    b) Confirmation of the proposed connections to the existing KCDC water supply network;
    c) Details of the proposed bulk water supply infrastructure, including the principal 300mm water main and associated connections;
    d) Confirmation of sufficient potable water supply, pressure, flow and firefighting capacity for the relevant stage;
    e) Details of any temporary or staged water supply arrangements; and
    f) Proposed ownership, vesting and maintenance arrangements.

    Water supply design reports may be submitted separately for individual stages or parts of the development, provided that the design demonstrates how the relevant stage integrates with the overall water supply network.

Approved Contractor

66. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the construction of water supply reticulation systems shall only be undertaken by an approved contractor as defined in Part 3, section G and Part 4 Schedule 6 of the LDMR.

Firefighting

67. Prior to the issue of a section 224(c) certificate for any stage of the subdivision, the consent holder shall provide written confirmation from a suitably qualified and experienced person to the Council's Development Engineer that the water supply infrastructure serving that stage provides adequate firefighting water supply in accordance with SNZ PAS 4509:2008, Firefighting Water Supplies Code of Practice.

ROADING

Final Roading Plans

68. Prior to the commencement of construction of the roading infrastructure for any stage, the Consent Holder shall submit Final Roading Plans prepared by a suitably qualified and experienced transport/civil engineer to the Council's Development Engineer for certification.

    Final Roading Plans may be submitted and certified separately for individual stages or parts of the development. Where Final Roading Plans are submitted on a staged basis, they shall identify the extent of the relevant stage and demonstrate how the proposed works integrate with the existing and/or future road network, including any temporary arrangements required to enable the safe and effective operation of that stage.

    The Final Roading Plans shall be in general accordance with the approved plans and the Integrated Transport Assessment prepared by Stantec New Zealand, dated 22 October 2026, and shall include:

    a) road layouts, carriageway widths, footpaths, cycle facilities, intersections, vehicle crossings, signage and road markings;
    b) road reserve cross-sections and long-sections, including gradients, K-values and roading chainages;
    c) the location and design of pedestrian crossing facilities and cycle transitions;
    d) the location and design of commercial vehicle accesses, including any left-in/left-out restrictions, associated physical measures, signage and road markings required to achieve the access arrangements assessed in the Integrated Transport Assessment.
    e) consideration of future bus stop locations and confirmation that the Link Road can accommodate the tracking requirements of the anticipated public transport design vehicle;
    f) street lighting;
    g) utility and stormwater infrastructure located within the road reserve;

h) temporary turning facilities required as part of any staged implementation of the road network; and
i) provision for waste collection from JOALs and other lots where kerbside collection cannot otherwise practicably occur, including vehicle tracking where required.
j) vehicle crossing locations and configurations, including any departures from the separation distances and sightline requirements under Rule TR-R3 of the District Plan. Where the sightline requirements of TR-R3.9 cannot be achieved for a vehicle crossing located on the inside of a bend with a change in angle of 45 degrees or more, an assessment against the relevant Austroads Stopping Sight Distance, based on the estimated operating speed of the road, shall be undertaken by a suitably qualified and experienced traffic engineer. The assessment shall confirm that the proposed arrangement will not result in unacceptable safety effects.

69. All road construction works shall be undertaken in accordance with the certified Final Roading Plans applicable to the relevant stage.

Kapiti Road Intersection

70. Prior to the opening of the Link Road to public vehicle traffic, the consent holder shall construct and make operational the intersection of the Link Road with Kapiti Road, at the consent holder's cost.

71. The intersection shall be generally consistent with the configuration assessed in the Integrated Transport Assessment prepared by Stantec New Zealand, dated 5 October 2026, and the approved roading plans, including the associated approach lanes, turning facilities, traffic signals and pedestrian crossing facilities.

72. The detailed design shall be certified by the Council's Development Engineer as part of the Final Roading Plans required under Condition [68].

KCDC Iver Trask Extension

73. The extension of Iver Trask Place between the existing road termination and Road 3, as shown on the approved plans, is authorised as part of this consent and is intended to be constructed by Kapiti Coast District Council. The detailed design and construction of the extension may be undertaken by Kapiti Coast District Council separately from the other works authorised by this consent.

    Prior to the commencement of construction of the Iver Trask Place extension, detailed engineering plans shall be submitted to the Council's Development Engineer for certification in accordance with Condition [68].

    For the avoidance of doubt, completion of the permanent Iver Trask Place extension shall not be required prior to the issue of a section 224(c) certificate for any stage of the subdivision, provided that:

    a) The roading infrastructure required to service the relevant stage has been constructed and is operational;
    b) Appropriate temporary vehicle turning facilities are provided at the termination of Road 3; and
    c) The temporary pedestrian and cycle connection required under Condition [74] has been constructed and is operational.

    The consent holder shall ensure that the design and construction of Road 3 does not preclude its future connection to the Iver Trask Place extension.

Iver Trask Place – Temporary Pedestrian and Cycle Connection

74. Prior to the issue of a section 224(c) certificate for the stage incorporating Road 3, and where the permanent Iver Trask Place extension has not been completed, the consent holder shall construct a temporary pedestrian and cycle connection between Road 3 and the existing Iver Trask Place road corridor, generally along the alignment of the approved Iver Trask Place extension, or an alternative alignment certified by the Council's Development Engineer as providing an equivalent level of connectivity and safety.

    The temporary connection shall:

    a) Provide a safe and convenient pedestrian and cycle connection between the development and Iver Trask Place;
    b) Be designed to accommodate the anticipated pedestrian and cycle movements, including appropriate surface treatment, gradients and connections to the existing and proposed pedestrian and cycle networks;
    c) Include appropriate measures for public safety and separation from any ongoing construction activities; and
    d) Remain operational until the permanent Iver Trask Place extension has been constructed and an equivalent pedestrian and cycle connection is available.

The detailed design of the temporary connection shall be submitted to the Council's Development Engineer for certification as part of the Final Roading Plans required under Condition [68].

Safe System Audit

75. The consent holder shall submit to Council's Development Engineer a road safety audit in accordance with the New Zealand Transport Agency's publication 'Waka Kotahi Safe System Audit Guidelines 2022' (https://www.nzta.govt.nz/resources/safe-system-audit-guidelines-for-transport-projects) at the following points:

    a) Detailed design stage when engineering drawings are submitted for approval. The detailed design of the road and intersections shall take into account the findings of the road safety audit report; and
    b) Post construction stage when a post-construction road safety audit report shall be submitted for acceptance prior to the issue of the Section 224(c) certificate for any particular stage.

76. The Road Safety Audit reports prepared under Condition [75] above shall be undertaken by a suitably qualified auditor(s) with audit recommendations incorporated into the works, unless otherwise accepted by the Council's Development Engineer.

Temporary Vehicle Turning

77. At each stage of the subdivision, and prior to any stage being opened for residential occupation but before the final roading connections and alignments for that stage have been constructed, the consent holder shall provide temporary vehicle turning facilities at the terminus of any unconnected road within that stage. The temporary vehicle turning area shall:

    a) accommodate a loaded rigid truck to demonstrate adequate turning capability;
    b) not connect to an existing carriageway in a manner not contemplated by the approved staging plan; and
    c) be designed to accommodate the anticipated vehicles using the relevant road, including service, emergency and waste collection vehicles where applicable, and remain operational until the relevant permanent road connection or an alternative certified turning arrangement is established.

Road 02 – Exit Only

78. The JOAL access to Road 2 located approximately 23 metres from the Link Road/Road 2 signalised intersection shall operate as an exit-only access.

79. The detailed design submitted as part of the Final Roading Plans required under Condition [68] above shall include appropriate physical design, signage and/or road markings to clearly establish and maintain the exit-only operation of the access.

Vehicle Crossings

80. Prior to section 224(c) certification for the relevant stage, the Consent Holder shall submit detailed designs for vehicle crossings and accesses to the Council's Development Engineer for certification. The designs shall demonstrate that:

    a) vehicle crossings are appropriately designed having regard to the anticipated number and type of vehicles using the access
    b) the location and width of each vehicle crossing maximises compliance with the relevant standards of TR-R3
    c) where the minimum separation distance from an intersection cannot be achieved, the crossing is located to maximise separation from the intersection as far as practicable
    d) appropriate sightlines, as confirmed through the certified Final Roading Plans, including the management of landscaping, fencing and structures within sightline splays;
    e) landscaping, fencing and other structures within the relevant sightline splays are designed and maintained so as not to unreasonably obstruct visibility
    f) where access is from a road with a classification higher than a Neighbourhood Access Route, sufficient manoeuvring is provided to avoid reversing onto that road
    g) where an access crosses a swale, the design appropriately accommodates the function of the swale and vehicle clearance requirements

81. New vehicle crossings shall be constructed and sealed using permanent materials e.g. concrete or asphalt and not loose stones. Photos showing the condition of the constructed vehicle crossings shall be submitted to Council's Development Engineer prior to approval under section 224(c) of the Resource Management Act 1991.

Note: A Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of the design requirements on lots which do not meet the minimum requirements in respect to width, separation from adjacent intersection(s) or access(es) where specific site constraints apply, or where they front onto a swale, which is to be complied with on an on-going basis.

Street Lighting

82. Prior to the commencement of Road Lighting installation for any stage, the Consent Holder shall submit Road Lighting Plans prepared by a suitably qualified engineer to the Council's Development Engineer for certification.

    The submitted plans shall be in accordance with KCDC's Standard Details and Specifications for Road Lighting Infrastructure Version 1.1: 2018 (https://www.kapiticoast.govt.nz/media/34265/streetlighting-design-guidelines.pdf) unless amendments have been agreed. The Street Lighting Plan design shall comply with AS/NZS 1158.1 including all referenced standards including NZTA M30, Specification and Guidelines 2014.

    Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991 for any stage of the proposal, the consent holder shall provide street lighting columns and lamps to service the development in accordance with the approved plans.

83. The street lighting shall be implemented at each stage of development, in accordance with the certified Street Lighting Plan/s.

    Note: For the avoidance of doubt, Road Street Lighting Plans can be submitted for the entire proposal, or on a staged basis.

    Note 2: Council has converted the District's streetlights to LED lights and smart dimming control technology and encourage its use in private development. Any roads within the development being vested with Council will require LED and smart dimming control technology.

Accessible and Cycle Parking

84. Prior to the occupation of any residential, retail or commercial development within a particular stage, the Consent Holder shall ensure that accessible parking and cycle parking facilities serving that development are provided in accordance with the following District Plan requirements:

    a) Accessible parking in accordance with Rule TR-Park-R18; and

    b) Cycle parking in accordance with Rule TR-Park-R19.

    The number, location and design of the required parking facilities shall be identified on the detailed design plans for the relevant development and the facilities shall be constructed and available for use prior to occupation.

Pedestrian and/or Cycle Access (Wetland Area and Stream Walkways)

85. At least 20 working days prior to commencement of construction of walking/cycling tracks in Lots [insert pedestrian lots] a Track Design Plan (TDP) shall be submitted to the Council's Development Engineer for certification in consultation with the Council Parks and Reserves Manager.

86. The TDP shall include details on the following:

    a) The final extent and location of the proposed track network;
    b) Typical trail cross-section details and drawings of any specific stream / waterbody crossings, structures or features shall be included;
    c) The track geometry, pavement and drainage, and any associated bridge, boardwalk or viewing platform structures; and
    d) The proposed alignment in relation to land boundaries and external connections, the proposed track profile in relation to ground contours, the typical track cross section and detailed working drawings of any proposed structures and retaining walls.

87. Prior to the issue of a Section 224(c) certificate for residential allotments within the respective stage, under the Resource Management Act 1991, the consent holder shall ensure that the public pedestrian accessway within Lot [xxx] shall be formed, metalled and sealed to a minimum width of [xxx] metres. The design shall be included within the engineering drawings submitted to the Council's Development Engineer for certification.

ECOLOGY

Nesting Indigenous Birds

88. At least 20 working days prior to the commencement of vegetation clearance within any stage of the development, the Consent Holder shall submit a final Bird Management Plan (BMP), prepared by a suitably qualified and experienced ecologist, to the Manager Resource Consents and Monitoring for certification.

    The BMP shall be generally consistent with Section 3 of the Ecological Management Plan prepared by Bioresearches, dated 21 October 2026, and shall include:

    a) Identification of areas of potential indigenous bird nesting habitat;
    b) The methodology and timing of pre-clearance surveys for nesting indigenous birds;
    c) Procedures to be implemented where active indigenous bird nests are identified, including any necessary exclusion areas, restrictions on vegetation clearance and requirements for ecological supervision; and
    d) The roles and responsibilities of the Project Ecologist in implementing the BMP.

    The BMP may be submitted for certification on a staged basis.

89. Vegetation clearance within areas identified as potential indigenous bird nesting habitat shall not commence until the BMP relevant to those works has been certified and the required pre-clearance surveys and associated management measures have been undertaken.

90. All vegetation clearance and associated works within areas identified as potential indigenous bird nesting habitat shall be undertaken in accordance with the certified BMP.

Native Lizards

91. At least 20 working days prior to the commencement of vegetation clearance or earthworks within areas identified as potential indigenous lizard habitat, the Consent Holder shall submit a final Lizard Management Plan (LizMP), prepared by a suitably qualified and experienced herpetologist, to the Manager Resource Consents and Monitoring for certification.

    The LizMP shall be generally consistent with Section 2 of the Ecological Management Plan prepared by Bioresearches, dated September 2026, and shall include:

    a) Identification of areas requiring lizard surveys, salvage or relocation;
    b) The methodology and timing for lizard surveys, salvage, handling and relocation, including any seasonal restrictions;
    c) Identification and assessment of the suitability of the proposed lizard release site or sites, including confirmation of the necessary landowner permissions;
    d) Habitat enhancement and pest animal control measures to be implemented at the release site or sites;
    e) Post-release monitoring and reporting requirements;
    f) Procedures to be implemented where indigenous lizards are unexpectedly encountered during vegetation clearance or earthworks; and
    g) The roles and responsibilities of the herpetologist undertaking the works.

    The LizMP may be submitted for certification on a staged basis and shall be consistent with any applicable authorisation issued under the Wildlife Act 1953.

109. Vegetation clearance or earthworks within areas identified as potential indigenous lizard habitat shall not commence until the LizMP relevant to those works has been certified and any lizard management measures required prior to clearance have been completed.

110. All vegetation clearance, habitat disturbance and associated works within areas identified as potential indigenous lizard habitat shall be undertaken in accordance with the certified LizMP.

    Note: Native lizards are protected under the Wildlife Act 1953. Any authorisation required for the capture, handling or relocation of indigenous lizards must be obtained separately from the Department of Conservation before those activities are undertaken. Certification of the LizMP under these conditions does not constitute authorisation under the Wildlife Act 1953.

LANDSCAPING AND FENCING

Private On-Lot Landscape Planting Plans (PLLPP)

92. At the time of lodgement of a building consent for any applicable allotment within the respective block or stage (as shown on the approved architectural plans referred to in Condition 1), the Consent Holder must submit to the Manager Resource Consents and Monitoring Private Lot Landscape Planting Plan/s (PLLPP/s) for certification in liaison with the Manager Parks & City Services. The PLLPP/s must provide details for planting on residential lots (1-358). The purpose of the PLLPP/s is to ensure privacy between outdoor areas of each dwelling on adjacent lots is achieved, while also maximising CPTED benefits of overlooking of public areas, and minimisation of impervious surfaces, where practicable, to support stormwater management outcomes.

    The PLLPP/s must illustrate that the following features are generally in accordance with the *Landscape Developed Design plans* prepared by DCM Urban Ltd, dated 23 October 2026 and shall include, as relevant to the allotment:

    a) Specimen trees and other planting, including species, location and spacing;
    b) Hard landscaping, fencing, retaining walls and changes in ground level;
    c) Bin storage and associated screening;
    d) The height, location and visual permeability of fencing adjoining streets, public reserves and pedestrian connections;
    e) For allotments adjoining the Hillside Reserve (Lot 900), the location, planting species and maintenance requirements for the landscape buffer required under Condition [95];
    f) For allotments adjoining the Wetland Reserve (lots 908 and 910), planting within the private allotment boundaries, generally in accordance with the approved wetland-interface planting schedule prepared by DCM Urban Limited; and
    g) Details of any planting required to screen elevated building undercrofts or retaining structures visible from adjoining public spaces.

    With regards to fencing and retaining:

    h) Fencing, standalone walls and retaining walls, including their location, height, design and visual permeability, shall be generally in accordance with the approved fencing details prepared by DCM Urban Limited and the following requirements:
        i. Fences, walls and retaining structures adjoining any Natural Open Space or Open Space Zone, esplanade, access strip or public walkway, or located within 1.5 m of a road boundary, shall have a maximum combined height of:
            - 1.2 m; or
            - 1.8 m for no more than 50% of the relevant frontage, with a maximum height of 1.2 m for the remainder; or
            - 1.8 m where the fencing is at least 50% visually permeable when viewed perpendicular to the boundary.
        ii. Any fence, standalone wall, retaining wall or combination of these structures located within 1 m of a side or rear boundary shall not exceed a combined height of 2.0 m above ground level, except as provided for in clause (iii).
        iii. Where fencing is located above a retaining wall and the combined height exceeds 2.0 m, the combined height shall not exceed 2.5 m, provided that:
            - the fence component does not exceed 1.0 m in height; and
            - where the retaining wall exceeds 1.0 m in height, the fencing shall be at least 50% visually permeable when viewed perpendicular to the boundary.
        iv. On allotments with more than one road frontage, fencing and the combined height of fences and walls along secondary road frontages shall not exceed 1.8 m, with fencing exceeding 1.2 m limited to no more than 50% of the relevant frontage and having at least 30% visual permeability. For the purposes of this requirement, the primary road frontage is the frontage from which primary pedestrian access is provided.
        v. On allotments with a primary road frontage and a secondary boundary adjoining a public reserve, fencing along the secondary reserve boundary shall not exceed 1.8 m, with fencing exceeding 1.2 m limited to no more than 50% of the relevant boundary frontage.
        vi. Fencing adjoining public reserves and pedestrian connections (lots 900-910) shall maintain visual connections and opportunities for passive surveillance, generally in accordance with the approved landscape plans.

    No construction works of the buildings addressed by the PLLPP/s shall commence until the PLLPP/s has been certified in writing by the Manager Resource Consents and Monitoring.

    All private on-lot landscaping must be implemented at each stage of development, in accordance with the certified PLLPP/s.

    Note 1: For the avoidance of doubt, PLLPP can be submitted for the entire site, on a staged basis in accordance with the development staging plan approved under Condition 1 or on a block by block basis in accordance with the block plans in the architectural plans approved under Condition 2.

Note 2: Hard landscaping can provide reductions to the extent of impervious areas shown on Landscape Developed Design Plans prepared by DCM Urban Limited dated 23 October 2026. In achieving a purpose of the PLLPP to minimise impervious surfaces, departure from the typical on-lot landscaping plans will be accepted where the departure results in a reduction of impervious surfaces and supports the achievement of stormwater management outcomes in the Stormwater Management Plan.

Hillside Reserve Planting Plan

93. Prior to the commencement of earthworks to establish the western landform, the Consent Holder shall submit a detailed Western Landform Landscape Plan, prepared by a suitably qualified and experienced landscape architect, to the Manager Resource Consents and Monitoring for certification. The plan shall include:

    a) Final landform contours, gradients and crest treatments, generally consistent with DCM drawing 014, dated 20 October 2026, including varied slopes and rounded transitions to achieve a naturalistic landform;
    b) Integration with adjoining roads, development allotments, pedestrian connections and open spaces;
    c) Indigenous planting species, locations, densities and grades, including planting generally at 1 m centres;
    d) Fencing treatments, including the use of visually permeable fencing along internal residential boundaries and the avoidance of solid fencing on the landform, except where required to screen servicing areas;
    e) Measures for surface stabilisation, weed control, plant establishment and replacement; and
    f) A minimum two-year planting establishment and maintenance programme, including identification of ongoing maintenance responsibilities.

94. The western landform shall be established and landscaped in accordance with the certified plan, subject to any changes certified under Condition [xx].

Hillside Reserve (Western Landlorm) Interface Planting

95. For residential allotments [INSERT LOT REFS] identified on the approved Landscape Interface Plan as adjoining the Hillside Reserve (Lot 900), a planted landscape buffer of at least 2m in width shall be provided within the private allotment along the boundary adjoining the reserve.

    The planting shall:

    a) Be generally consistent with the approved dune/hillside planting species schedule prepared by DCM Urban Limited;
    b) Be designed to integrate residential development with the adjoining reserve landscape, including screening or softening retaining walls, fencing and elevated building undercrofts where necessary;
    c) Be established prior to occupation of the dwelling on the relevant allotment; and
    d) Be maintained by the owner of the allotment, including replacement of failed planting where necessary to maintain the intended landscape outcome.

    The relevant PLLPP shall identify the location, species, spacing and maintenance requirements for the planting.

Wetland Reserve Interface Planting

96. For residential allotments identified on the approved Landscape Interface Plan as adjoining the Wetland Reserve, planting within the private allotment adjoining the reserve boundary shall be undertaken generally in accordance with the approved wetland-interface planting species schedule prepared by DCM Urban Limited.

    The relevant PLLPP shall identify the planting location, species, spacing and any associated fencing.

97. Planting shall be established prior to occupation of the dwelling on the relevant allotment and maintained thereafter by the allotment owner.

    Note: This condition does not apply to planting within the Wetland Compensation Area, which shall be undertaken in accordance with the relevant ecological restoration requirements of the Greater Wellington Regional Council consents.

Streetscape Planting, Maintenance and Management Plan (SPMMP)

98. The Consent Holder shall submit a Streetscape Planting, Maintenance and Management Plan (SPMMP) to the Council's Development Engineer for certification in consultation with the Council's Manager of Resource Consents and Monitoring, Manager Parks, Open Space and Environment, and Manager Transport.

99. The SPMMP shall be submitted at the same time as the Roading Plans approval under Condition [75] to enable concurrent consideration. The consent holder shall not commence roading construction works until the consent holder receives the Council certification for both the SPMMP and roading plans.

100. The purpose of the SPMMP is to detail planting adjacent to public roads, including, but not limited to, street trees, and shall contain the following details:

a) Tree species, numbers, size, spacing, layout and grade;
b) Soil volume for each street tree;
c) Methods of ground preparation/tillage, fertilising, top-soiling, mulching, spraying and ongoing maintenance;
d) Confirmation that all specimen street trees will be located centrally within the outer road berm (between the road kerb and footpath) and in a location that has considered road safety and impacts on sightlines at:
    i. Intersections;
    ii. Bus stops;
    iii. Pedestrian crossings;
    iv. Vehicle crossings;
    v. Confirmation that for all specimen trees:
    vi. The height of branches will achieve at least 2m clearance above a footpath and 3m clearance above traffic lanes and driveways;
    vii. Any tree with a height of 3m or greater at maturity will be located away from powerlines;
e) An estimated cost for plant purchase, planting and maintenance;
f) Sensitive lighting design to reduce light spill effects;
g) Confirmation that all proposed vegetation is native and eco-sourced; and
h) details of how the streetscape planting and landscaping, where appropriate, provides opportunities to reflect mana whenua values, including through indigenous and culturally appropriate planting, taonga species, mahinga kai and rongoā species, and the integration of planting with adjoining wetlands, waterways and public open spaces; and,
i) Evidence that the draft landscape plans been sent to Ātiawa ki Whakarongotai Charitable Trust for review and input. Any SPMMP submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, together with a clear statement from the consent holder as to how any recommendations received have been implemented and if any recommendations have not been accepted, an explanation as to why not.

101. The planting for any given stage shall be completed by whichever is the earlier of:

a) The next planting season (April to September inclusive); or
b) Within 6 months of the civil works being completed on-site for the relevant stage.

102. The consent holder shall ensure that any streetscape planting that occurs outside this period shall have an adequate irrigation system or manual water programme, to the satisfaction of the Manager Parks, Open Space and Environment.

103. Prior to approval under Section 224(c) of the Resource Management Act 1991 for any given stage, all planting shall be established in accordance with the SPMMP certified in accordance with conditions [100-102] above. A bond will be accepted if 224(c) certification is sought outside of the planting season.

104. The plantings for each stage shall be maintained by the consent holder for a period of three years after the completion of planting under condition 109 above. In addition to ongoing maintenance, within this 3 year period the consent holder shall replace trees and plants as necessary regardless of the reason for their failure or loss. The handover to Council of street trees and vegetation planting on Reserve Land and within the road reserve shall be subject to the approval of the Manager Parks, Open Space and Environment.

Hillside Reserve and Playground Landscape and Development Plan/s

105. The Consent Holder shall submit final Hillside Reserve and Playground Landscape and Development Plan/s (HRPLDP/s) for the proposed recreation reserve areas [insert Lots] to the Council's Manager Parks, Open Space and Environment for certification, in consultation with the Manager Resource Consents and Monitoring

106. The RRDP/s shall be generally in accordance with the approved Open Space Strategy prepared by DCM Urban Limited, dated 23 October 2026 [insert]. The purpose of the HRRDP/s is to ensure that the recreation reserves provide high-quality, safe, accessible and functional public open space that integrates with the surrounding residential development and wider pedestrian and cycle network, while providing appropriate opportunities for recreation, play, landscape and ecological enhancement and the expression of mana whenua values within the public realm.

107. The HRRDP/s shall include, as relevant to each reserve:

a) the location, species, numbers, size, spacing and grade of all proposed planting and specimen trees;
b) details of grassed and other landscaped areas, including methods of ground preparation, topsoiling, mulching and establishment;
c) the location, dimensions, materials and construction details of pedestrian and shared paths and connections to the surrounding street and open space network;
d) details of playground and informal recreation areas, including the location and design of play equipment, safety surfacing and associated seating and other supporting facilities;
e) details demonstrating that playground and recreation facilities provide for a range of ages and abilities and incorporate accessible and inclusive play opportunities;
f) details of all reserve furniture and infrastructure, including seating, rubbish bins, cycle parking, drinking fountains, bollards and signage, where proposed;
g) details of fencing and interfaces with adjoining residential allotments and other land uses;
h) details of lighting, where proposed, including measures to minimise unnecessary light spill;
i) details demonstrating how the design has incorporated Crime Prevention Through Environmental Design (CPTED) principles, including passive surveillance, visibility, legibility and safe pedestrian access through and around the reserves;
j) details of earthworks, finished ground levels and drainage required to establish the reserves and associated facilities;
k) a planting establishment and maintenance programme, including irrigation requirements and replacement of failed planting; and
l) details demonstrating how the design has, where appropriate and having regard to the function and character of the relevant reserve, provided opportunities to reflect mana whenua values within the public realm, including through:
    i. indigenous and culturally appropriate planting, including opportunities for taonga species, mahinga kai and rongoā species;
    ii. the design of paths, structures and other public-realm elements;
    iii. cultural narratives, interpretation, naming, tohu, artwork or other forms of cultural expression; and
    iv. connections between the reserve, wetlands, waterways and other culturally significant landscape features; and
m) evidence that the draft HRRDP/s have been provided to Ātiawa ki Whakarongotai Charitable Trust for review and input. Any RRDP/s submitted to Council shall include a copy of any input received, together with a statement identifying how recommendations have been incorporated and, where recommendations have not been adopted, the reasons for this.

108. Prior to s224(c) approval for the relevant stage, the Consent Holder shall undertake the required landscaping, planting, and development of physical infrastructure, including fencing of the recreation reserve areas.

109. The planting shall be completed by whichever is the earlier of:

a) The next planting season (April to September inclusive); or
b) Within 6 months of the civil works being completed on-site.

110. Any planting that occurs outside this period shall have an adequate irrigation system or manual water programme, to the satisfaction of the Manager Parks, Open Space and Environment.

Off-Road Walking and Shared Path Trails

111. Prior to construction of the walking and cycling trails within the Hill Reserve (Lot xxx), Wetland Complex and Wharemaukū Stream corridor (Lot xxx), the Consent Holder must submit a Trail Design Plan to the Council's Parks Manager for certification.

The Trail Design Plan must show, as relevant:

a) the final alignment, width, gradients and surfacing of each trail or shared path;
b) typical cross-sections and the relationship of the trails to existing and proposed ground levels;
c) connections to the adjoining road, pedestrian, cycle and open space network;
d) any bridges, boardwalks, retaining, steps, viewing areas or other structures;
e) measures for managing surface water and drainage;
f) any vegetation clearance required; and
g) landscaping and planting associated with the trails

112. The Trail Design Plan must demonstrate that:

a) the trails and shared paths are suitable for their intended walking and/or cycling function and provide a safe and legible network through the open space areas;
b) the Wetland Shared Path provides an appropriate walking and cycling connection through the Wetland Reserve while responding to the ecological, cultural and landscape values of the wetland;
c) the Wharemaukū Stream trails are appropriately integrated with the stream corridor and associated restoration planting and avoid unnecessary disturbance of the stream and riparian margins;
d) the Hill Reserve trail responds appropriately to the topography and landscape character of the reserve;
e) earthworks and vegetation clearance are minimised as far as practicable;
f) appropriate measures are incorporated to manage erosion, rutting and sediment loss; and
g) the trails and associated structures can be practically maintained on an ongoing basis.

113. The Trail Design Plan must be prepared in consultation with the project landscape architect and, for trails within or adjoining the Wetland Reserve and Wharemaukū Stream corridor, the project ecologist.

114. In preparing the Trail Design Plan, the Consent Holder must engage with Te Ātiawa ki Whakarongotai and Puketapu ki Puketapu Hapū and provide an opportunity for input into matters including:

a) the relationship of the trail network with the wetland and Wharemaukū Stream;
b) opportunities to incorporate cultural narrative, interpretation and expression into the trail and associated open space design;
c) opportunities for people to experience and engage with the wetland and stream corridor; and
d) the location and design of any interpretation, wayfinding, viewing or gathering areas associated with the trails.

The Consent Holder must provide the Council with a summary of the engagement undertaken and how feedback received has been considered in the final Trail Design Plan.

115. The Consent Holder must construct the trails in general accordance with the certified Trail Design Plan.

116. Following completion of any trails within land proposed to vest in Council, the Consent Holder must arrange a site inspection with the Council's Parks Manager prior to vesting of the applicable reserve.

Fencing Adjoining Reserves to be vested with KCDC

117. The consent holder shall enter into a fencing covenant to ensure that Kapiti Coast District Council shall not be liable for, or called upon, to erect or maintain or contribute towards the cost of erection or maintenance of any fencing along the boundaries of the land to vest as Local Purpose Reserve (Lots XXXXX). The applicable allotments are [insert residential lots]. If called upon by the Kapiti Coast District Council to do so, the consent holder shall enter into a bond or cash deposit of $500 per lot subject to the covenant on the application for the Section 224(c) certification for the stage of development within which the relevant lots are to be created. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

RESIDENTIAL DEVELOPMENT

Architectural Design Plans

118. At the time of lodgement of a building consent for any applicable allotment within the respective Block (as shown on the approved architectural plans referred to in condition 1), the Consent Holder must submit a finalised set of Architectural Design Plans to the Manager Resource Consents and Monitoring for certification. The purpose of the finalised set of Architectural Design Plans is to ensure that the architectural design is in accordance with the information provided with the consent application referred to in Condition 1.

The Architectural Design Plans must include the following:

a) details of the building's façade treatment / architectural details; and

b) a materials schedule including the palette of materials, and colour schemes (including colour swatches).

119. No construction works for the buildings addressed by the Architectural Design Plans shall commence until the Architectural Design Plans have been certified by the Manager Resource Consents and Monitoring.

120. All construction works addressed by the Architectural Design Plans must be undertaken in accordance with the certified plans.

Notes:

In certifying the Architectural Design Plans the Manager Resource Consents and Monitoring will seek advice from Council's urban design advisor.

For the avoidance of doubt, final architectural design plans can be submitted for a single dwelling, on a block-by-block basis in accordance with the block plans in the architectural plans approved under Condition 1, or on a staged basis in accordance with the development staging plan approved under Condition 1.

Housing Typology Changes and Architectural Design Amendments

121. As part of the Architectural Design Plan(s) certification required under Condition [118] above, housing typology changes and/or alterations to external cladding, roof form and colour palettes of approved dwellings as shown on the Architectural plans, titled *House Typologies*, dated 14 October 2026, may be certified upon request and considered to be In General Accordance with the approved plans, subject to confirmation of acceptability in writing by the Manager Resource Consents and Monitoring.

    Commensurate with the scale of alterations sought, an alteration request must include, but not be limited to, the following:

    a) Elevation plans marked up with the requested changes;
    b) Copies of the consented and proposed new floor plans and block plans;
    c) If applicable, revised subdivision scheme plans;
    d) If applicable, marked up compliance drawings demonstrating the consented and proposed new bulk and location infringements; and,
    e) A summary of the proposed changes and assessment of the effects of the changes prepared by a SQEP urban designer and/or planner.

    Note: In approving the request the Manager Resource Consents and Monitoring will seek advice from Council's urban design advisor.

Residential Development – Granting of Building Consent Prior to Section 224c Certification and Records Of Title Issuing

122. Where any building is erected prior to the issue of the s224(c) certificate, the Manager Resource Consents and Monitoring must be supplied with a Building Location Certificate from a Registered Professional Surveyor prior to the pouring of foundations. The Building Location Certificate must confirm that the building is contained within the lot to which it relates and meets architectural design plans provided under Condition 39.

123. Where any dwelling is erected prior to the issue of the Section 224(c) Completion Certificate for that stage of the subdivision that the dwelling is located within, verification that the sewer, stormwater and water supply systems installed for the subdivision stage or to service that dwelling are fully operational and compliance must be confirmed in writing by Manager Resource Consents and Monitoring prior to any dwelling being connected to these systems. This includes documents to demonstrate that a compliant rainwater harvesting system has been installed, operated and maintained in accordance with condition 32.

124. No residential dwelling shall be occupied in whole or in part prior to the issue of the s224(c) certificate for the subject lot.

125. Where an application for building consent is to be lodged prior to the issue of the section 224(c) certificate for the relevant stage or substage, the consent holder shall enter into a written agreement with Kapiti Coast District Council confirming that Council will not be liable for any delay in issuing the section 224(c) certificate.

MIXED USE AND APARTMENT DEVELOPMENTS

126. Land use consent is granted for the apartment buildings identified as the 'A' typologies and mixed-use buildings identified as the 'M' typologies, together with associated residential and commercial activities, landscaping, access, servicing and external areas, generally in accordance with the approved Architectural Plans and Typology Plans referenced in Condition 1.

127. The location, scale, height and general form of the A and M typologies shall be generally in accordance with the approved plans referenced in Condition 1.

    Note: For the avoidance of doubt, the approved plans establish the consented location, scale, height and general form of the development. Detailed architectural and landscape design matters, including façade composition and articulation, materials and colours, detailed glazing configuration, balconies, entrances, canopies, signage, landscaping and other

architectural and landscape detailing may be refined and finalised through the certification process in Conditions [128-130], provided the development remains within the scope of the development authorised by this consent and does not result in materially different or greater adverse effects than those assessed and authorised by this consent.

Final Architectural and Landscape Design Plans

128. Prior to the lodgement of a building consent application for any A or M typology building, the Consent Holder shall submit Final Architectural and Landscape Design Plans for that building and its associated external areas to the Manager Resource Consents and Monitoring for certification in accordance with Condition [130].

Final Architectural and Landscape Design Plans may be submitted on a building-by-building, block or staged basis.

The Final Architectural and Landscape Design Plans shall include, as relevant to the building or stage:

a) a site plan showing the building footprint and its relationship to adjoining buildings, streets, lanes, pedestrian and cycle connections and public/open spaces;
b) final floor plans, elevations and sections;
c) final building heights and building form;
d) façade composition, modulation and architectural treatment;
e) the location and treatment of building entrances, including separate residential and commercial entrances where applicable;
f) the location and extent of glazing and treatment of ground-floor frontages;
g) balconies, terraces, communal open spaces, verandahs, canopies and other relevant architectural features;
h) a schedule of external materials, finishes and colours;
i) the location and architectural integration of signage zones, including details of the proposed signage and confirmation that all signage complies with the General Permitted Activity Standards for Signs in the Working Zones under SIGN-R8 and the applicable sign-specific standards in SIGN-Table 2 of the Kāpiti Coast District Plan, unless separately authorised by resource consent, rooftop and building services and utilities;
j) the location and treatment of loading, servicing, bicycle parking and refuse storage areas;
k) pedestrian connections between building entrances, adjoining streets, public spaces and the wider pedestrian and cycle network;
l) final landscape plans, including planting, hard landscape treatments and treatment of interfaces with adjoining streets and public/open spaces;
m) the treatment of retaining walls, fences and level changes within publicly visible areas; and
n) for M typologies, the location and treatment of ground-floor commercial tenancies and their relationship with adjoining streets and public spaces.

Design Statement

129. Each Final Architectural and Landscape Design Plan submitted for certification shall be accompanied by a Design Statement prepared by a suitably qualified and experienced architect and/or urban designer which:

a) assesses the proposed design against the matters specified in Condition [257];
b) demonstrates how the relevant outcomes and design principles of the Kapiti Coast District Plan Centres Design Guide have been addressed;
c) identifies any material differences between the Final Architectural and Landscape Design Plans and the approved A or M Typology Plans referenced in Condition 1 and explains the reasons for those differences; and
d) confirms that the final design remains within the scope of the development authorised by this consent and will not result in materially different or greater adverse effects than those assessed and authorised by this consent.

Matters for Certification

130. The Manager Resource Consents and Monitoring shall certify the Final Architectural and Landscape Design Plans where satisfied, acting on the advice of Council's urban design advisor where appropriate, that the plans achieve the following outcomes, having regard to the nature, scale and location of the relevant building:

a) Overall form and character: The building is generally consistent with the consented scale and form of development and contributes positively to the anticipated Metropolitan Centre character and overall urban structure of New Central Park.
b) Streets and public spaces: Buildings appropriately address adjoining streets, pedestrian routes and public spaces through their orientation, entrances, glazing, ground-floor treatment and opportunities for passive surveillance.

c) Architectural design: Building elevations incorporate appropriate articulation, modulation, materials, glazing and detailing to manage apparent building mass and avoid extensive blank or monotonous façades, particularly where visible from streets and public spaces.
d) Residential amenity: Apartment buildings provide an appropriate level of residential amenity, including daylight, outlook, privacy and usable private or communal outdoor living areas, recognising the Metropolitan Centre location and anticipated intensity of development.
e) Access, connectivity and safety: Building entrances are clearly identifiable and conveniently accessible, with safe and legible pedestrian connections to adjoining streets, public spaces, parking areas and the wider pedestrian and cycle network.
f) Landscape integration: Landscaping, retaining walls, fencing and changes in level are appropriately integrated with the building design and adjoining streets and open spaces.
g) Servicing and utilities: Waste storage, loading, servicing, mechanical plant and other utilities are appropriately integrated or screened to minimise their visual effects on streets and public spaces.
h) Materials and finishes: External materials and finishes are of a quality and durability appropriate to the scale, prominence and location of the building.

For M typologies, the following additional matters shall apply:

i) Ground-floor commercial activities provide an active and visually engaging interface with adjoining streets and principal public spaces, including appropriately located entrances, glazing and weather protection where relevant;
j) Residential and commercial entrances are clearly identifiable, and the arrangement of residential, commercial and servicing activities appropriately manages potential conflicts between those functions; and
k) Signage areas are appropriately integrated into the architectural design.

For both A and M typologies, the final design shall:

l) Have regard to the relevant outcomes and design principles of the Kapiti Coast District Plan Centres Design Guide, insofar as they relate to the matters identified above; and
m) Not result in materially different or greater adverse effects than those assessed and authorised by this consent.

Certification Process

131. Within 10 working days of receiving all information required by Conditions [128], the Manager Resource Consents and Monitoring shall:

a) certify the Final Architectural and Landscape Design Plans where satisfied that the requirements of Condition [130] have been met; or
b) decline to certify the plans and provide written reasons identifying the specific matters in Condition [130] that have not been adequately addressed and the matters that must be addressed before certification can be given.

132. Where certification is declined, amended Final Architectural and Landscape Design Plans may be submitted for reconsideration.

Advice Note: In undertaking certification under this condition, the Manager Resource Consents and Monitoring may seek advice from Council's suitably qualified and experienced urban design advisor.

Detailed Design Flexibility

133. Final Architectural and Landscape Design Plans may incorporate refinements to the detailed architectural and landscape design shown on the approved A and M Typology Plans, including façade composition and articulation, internal layouts, materials, colours, glazing configuration, entrances, balconies, canopies, signage and landscaping, provided that the Manager Resource Consents and Monitoring is satisfied that:

a) the development remains in general accordance with the approved plans and within the development envelope authorised by this consent;
b) the outcomes specified in Condition [130] are achieved; and
c) the refinements do not result in materially different or greater adverse effects than those assessed and authorised by this consent.

For the avoidance of doubt, this condition does not authorise a material change to the location, maximum height, overall scale or general form of the development, the principal vehicle, pedestrian or cycle connections, or any other change that would require a change or cancellation of a condition under section 127 of the RMA.

Implementation

134. No construction of an A or M typology building shall commence until the Final Architectural and Landscape Design Plans applicable to that building have been certified in accordance with Conditions [131].

135. Each A and M typology building and its associated external areas shall be constructed and developed in accordance with the certified Final Architectural and Landscape Design Plans.

LARGE FORMAT RETAIL DEVELOPMENT (LOTS 601 and 604)

Large Format Retail Development

136. Land use consent is granted for the large format retail activities and associated buildings on Lots 601 and 604 shown on the approved Large Format Retail Plans listed in Condition 1.

The location, scale and form of development shall be generally in accordance with those plans and shall comply with the development parameters specified in Condition [137] below.

For the avoidance of doubt, the Large Format Retail Plans are indicative in respect of detailed architectural and landscape design, including façade composition and articulation, materials and colours, detailed glazing configuration, canopies, signage, landscaping and other architectural and landscape detailing. These matters shall be finalised through the Final Architectural and Landscape Design Plan certification process required by Conditions xxxx below.

For the avoidance of doubt:

a) the large format retail activities, associated buildings and development envelope are authorised by this consent;
b) the approved Large Format Retail Plans establish the consented location, scale and general form of the large format retail development to the extent specified in Condition [1];
c) the architectural and landscape design shown on the approved Large Format Retail Plans is indicative in respect of façade composition and articulation, materials and colours, detailed glazing configuration, canopies, signage, landscaping and other architectural and landscape detailing; and
d) Conditions [139- provide for the refinement and finalisation of those architectural and landscape design matters within the scope of the development authorised by this consent and do not provide for reconsideration of the establishment, scale or intensity of the large format retail activities authorised by this consent.

Large Format Retail Development Parameters

137. Large format retail development authorised by this consent shall comply with the following:

Matter	Consented Development
Location	Large format retail activities and associated buildings shall be located on Lots 601 and 604 generally in accordance with the approved Large Format Retail Plans referenced in Condition 1.
Building location and footprint	Buildings shall be located generally within the building areas/envelopes shown on the approved Large Format Retail Plans, subject to refinement through the Final Architectural and Landscape Design Plan process in Conditions [139-142].
Parking	Vehicle parking shall be generally located and configured in accordance with the approved plans referenced in Condition 1, subject to detailed design and the Final Architectural and Landscape Design Plan process.
Vehicle access	Principal vehicle access points shall be generally located in accordance with the approved plans referenced in Condition 1.
Pedestrian and cycle connections	The principal pedestrian and cycle connections shown on the approved plans referenced in Condition 1 shall be retained, subject to detailed design and minor refinement.
Building entrances	Principal customer entrances shall be clearly identifiable and shall provide direct and convenient pedestrian access to the adjoining parking areas, streets and principal pedestrian routes serving the building.
Loading and servicing	Principal loading and servicing areas shall be generally located in accordance with the approved plans referenced in Condition 1 and shall be appropriately integrated or screened through the Final Architectural and Landscape Design Plan process.

Publicly visible façades	Publicly visible building elevations shall incorporate glazing, architectural modulation, variation in materials, landscaping and/or other architectural treatment sufficient to avoid extensive blank or monotonous façades. The detailed location and extent of these treatments shall be determined through the Final Architectural and Landscape Design Plan process.

Note: The purpose of the development parameters above is to establish the consented development envelope while providing flexibility for the detailed architectural and landscape design to respond to individual tenant and building requirements.

Large Format Retail Operational Standards

138. Large format retail activities authorised by this consent shall comply with the following operational standards:

Matter	Standard
Odour, dust and smoke	Activities shall not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which the activity is occurring.
Lighting	Light spill from the activity shall not exceed 10 lux measured 1.5 metres inside the boundary of any adjoining site used for residential purposes [and/or other applicable receiving environment].
Outdoor storage and rubbish	Sites shall be maintained so that they are clear of rubbish, except waste materials temporarily stored pending disposal elsewhere. Materials, goods, machinery, vehicles, boxes, crates, pallets and waste material stored outside buildings shall be maintained in a neat and tidy manner.
Screening	Loading areas, service areas, refuse storage and outdoor storage areas visible from a street, public space or adjoining residential site shall be appropriately screened by buildings, fencing and/or landscaping.
Hours of operation adjoining residential activities	hours of operation shall be limited to 7.00 am to 11.00 pm, seven days per week
Noise	Activities shall comply with the applicable noise conditions of this consent [insert cross-reference].
Signage	Signage shall comply with SIGN-R8 and SIGN-Table 2 of the Kāpiti Coast District Plan, with the location and architectural integration of signage addressed through the Final Architectural and Landscape Design Plan process.

Large Format Retail Final Architectural and Landscape Design Plans

139. Prior to the lodgement of a building consent application for any large format retail building, the Consent Holder shall submit Final Architectural and Landscape Design Plans for that building and its associated external areas to the Design Review Panel established under Condition [141] for certification.

Final Architectural and Landscape Design Plans may be submitted for the individual LFR buildings, or together.

The Final Architectural and Landscape Design Plans shall include, as relevant to the building or stage:

a) a site plan showing the location and footprint of the building and its relationship to adjoining buildings, streets, parking areas, pedestrian and cycle connections and public/open spaces;
b) floor plans, elevations and sections;
c) final building heights and building envelopes;
d) façade composition, modulation and architectural treatment;
e) the location, form and treatment of principal building entrances;
f) the location and extent of glazing and other treatments to publicly visible elevations;
g) roof form and the location and screening or integration of rooftop and building services;
h) verandahs, canopies and other weather protection;
i) a schedule of external materials, finishes and colours;

j) proposed signage zones and the manner in which signage is integrated into the architectural design, including details of the location, dimensions and design of signage and confirmation that all signage complies with the General Permitted Activity Standards for Signs in the Working Zones under SIGN-R8 and the applicable sign-specific standards in SIGN-Table 2 of the Kāpiti Coast District Plan, unless separately authorised by resource consent
k) pedestrian connections between building entrances, parking areas, streets, public spaces and the wider pedestrian and cycle network;
l) the location and treatment of loading areas, service areas, refuse storage, utilities and other back-of-house activities;
m) final landscape plans showing planting areas, species, plant grades, quantities and spacing;
n) street and building frontage planting;
o) car park landscaping, including specimen and shade tree planting;
p) landscape treatment of pedestrian routes and principal building entrances;
q) screening and landscape treatment associated with loading, servicing, refuse and utility areas;
r) where large format retail servicing areas adjoin Kāpiti Road, the final landscape plans shall provide for a native planting buffer generally 4 m in width, designed to establish a continuous vegetated edge and screen servicing activities from the road corridor.
s) treatment of retaining walls, fences, level changes and other structures within publicly visible areas;
t) integration of landscaping with stormwater treatment devices, swales and other water-sensitive design elements, where relevant;
u) hard landscape materials and treatments within principal pedestrian and public-facing areas; and
v) any other information reasonably necessary to demonstrate compliance with Condition [139].

Design Statement

140. Each application for certification shall be accompanied by a Design Statement prepared by a suitably qualified and experienced architect, urban designer and/or landscape architect, as appropriate, which:

a) assesses the proposed design against each of the matters specified in Condition [142];
b) demonstrates how the relevant outcomes and design principles of the Kapiti Coast District Plan Centres Design Guide have been addressed;
c) identifies any differences between the Final Architectural and Landscape Design Plans and the concept architectural and landscape design information referenced in Condition 1 and explains the reasons for those differences; and
d) confirms that the proposed development remains within the scope and development envelope authorised by this consent.

Design Review Panel

141. The Design Review Panel shall comprise three suitably qualified and experienced members who collectively provide expertise in:

a) architecture;
b) urban design; and
c) landscape architecture.

All Panel members shall be senior practitioners with appropriate experience in the design and review of commercial and mixed-use development. Panel members shall be appointed by agreement between the Consent Holder and Kapiti Coast District Council.

Matters for Certification

142. The Design Review Panel shall certify the Final Architectural and Landscape Design Plans where it is satisfied that the plans:

a) are in general accordance with the approved masterplan, development plans and other relevant plans referenced in Condition 1;
b) remain within the development envelope and parameters authorised by this consent, including applicable maximum building height, gross floor area and other relevant bulk and location controls;
c) maintain the function and connectivity of the principal vehicle, pedestrian and cycle connections shown on the approved plans;
d) provide clearly identifiable and legible principal building entrances that are conveniently accessible from adjoining streets, pedestrian routes and parking areas;
e) provide appropriate architectural modulation and articulation of publicly visible building elevations having regard to the scale and length of large format retail buildings;

f) avoid extensive visually blank or monotonous façades facing streets, public spaces and principal pedestrian routes through the use of glazing, modulation, variation in materials, architectural detailing, landscaping or other appropriate design measures;
g) appropriately integrate signage, canopies, plant and building services into the overall architectural composition;
h) appropriately screen or integrate loading areas, service areas, refuse storage and other back-of-house activities where visible from streets, public spaces, principal pedestrian routes or adjoining residential development;
i) provide a safe, legible and attractive pedestrian environment between building entrances, parking areas, streets and the wider pedestrian and cycle network;
j) provide a coherent and integrated architectural and landscape design outcome;
k) use landscaping to appropriately mitigate the scale and visual dominance of large format retail buildings and associated parking areas;
l) provide appropriate tree planting and landscaping within parking areas to contribute to visual amenity, shade and pedestrian amenity;
m) use building and landscape design to reinforce principal entrances, pedestrian routes and street frontages;
n) appropriately integrate with adjoining streets, open spaces, stormwater areas and pedestrian and cycle connections;
o) provide an appropriate architectural and landscape transition where the development adjoins or is visible from residential development;
p) is consistent with the relevant outcomes and design principles of the Kapiti Coast District Plan Centres Design Guide; and
q) does not result in materially different or greater adverse effects than those assessed and authorised by this consent.

Certification Process

143. Within 10 working days of receiving all information required under Condition [142], the Design Review Panel shall:

a) certify the Final Architectural and Landscape Design Plans where it is satisfied that the requirements of Condition [142] have been met; or
b) decline to certify the plans and provide written reasons identifying the matters that must be addressed before certification can be given.

144. Where certification is declined, amended Final Architectural and Landscape Design Plans may be submitted to the Panel for reconsideration.

145. The Panel shall provide its certification decision and reasons in writing to the Consent Holder and the Manager Resource Consents and Monitoring.

146. Certification of the Final Architectural and Landscape Design Plans for the relevant building constitutes a prerequisite to the lodgement of a building consent application for that building.

Detailed Design Flexibility

147. Final Architectural and Landscape Design Plans may differ from the indicative architectural and landscape design shown on the approved Large Format Retail Plans referenced in Condition 1, including in relation to building form, façade composition and articulation, materials, colours, detailed glazing configuration, entrances, canopies, signage, landscaping and other architectural or landscape detailing, provided that the Design Review Panel is satisfied that:

a) the development complies with the development parameters specified in Condition [139];
b) the development remains within the scope and development envelope authorised by this consent;
c) the matters specified in Condition [X] are satisfied; and
d) the changes do not result in materially different or greater adverse effects than those assessed and authorised by this consent.

148. Nothing in Condition [147] above authorises:

a) an increase in the floor area or height illustrated on the consented Large Format Retail Plans, dated 14 October 2026;
b) a material change to the location or function of the principal vehicle, pedestrian or cycle connections authorised by this consent; or
c) any other change to the nature, scale or intensity of the development that would require a change or cancellation of a condition under section 127 of the Resource Management Act 1991.

Implementation

149. No construction of a large format retail building shall commence until the Final Architectural and Landscape Design Plans applicable to that building have been certified in accordance with Conditions [139-142].

150. Each large format retail building and its associated external areas shall be constructed and developed in accordance with the certified Final Architectural and Landscape Design Plans.

151. Landscape planting required by the certified Final Architectural and Landscape Design Plans shall be implemented by the earlier of:

    a) the first planting season (April to September inclusive) following completion of the relevant building; or
    b) within six months following completion of the relevant building,

    unless an alternative timeframe is specified in another certified landscape management plan required by this consent.

Large Format Retail – Transport and Servicing Confirmation Report

152. Prior to the lodgement of a building consent application for any large format retail building, the Consent Holder shall submit to the Manager Resource Consents and Monitoring a Large Format Retail Transport and Servicing Confirmation Report prepared by a suitably qualified and experienced transport engineer.

153. The purpose of the Report is to demonstrate that the final large format retail activity or activities, tenant mix and associated transport arrangements remain within the transport effects envelope assessed in the Integrated Transport Assessment prepared Stantec, dated 22 September 2026, and authorised by this consent.

154. The Large Format Retail Transport and Servicing Confirmation Report shall:

    a) identify the proposed large format retail activity or activities and the gross floor area attributable to each activity;
    b) identify the anticipated vehicle trip generation associated with the proposed activity or activities during the relevant weekday and weekend peak periods;
    c) compare the anticipated trip generation with the trip generation assumptions and traffic volumes assessed in the ITA, including the assessed large format retail scenario comprising a supermarket and trade retail activity;
    d) confirm whether the proposed activity or combination of activities will generate vehicle trips at or below the large format retail trip generation envelope assessed in the ITA;
    e) confirm the final parking, access, internal vehicle circulation, loading and servicing arrangements for the relevant large format retail building or buildings, including, as relevant:
        i. the number and configuration of vehicle parking spaces;
        ii. the location and configuration of vehicle access points;
        iii. internal vehicle circulation and manoeuvring arrangements;
        iv. the location and configuration of loading and servicing areas;
        v. the anticipated type, size and frequency of service and delivery vehicles;
        vi. vehicle tracking demonstrating that the design vehicles anticipated to service the activity can enter, manoeuvre, load or unload and exit the site safely and efficiently; and
        vii. the relationship between vehicle movements, loading and servicing activities and pedestrian and cycle routes;
    f) assess the final parking, access, circulation, loading and servicing arrangements against the assumptions and effects assessed in the ITA;
    g) identify any transport management measures relied upon in the ITA that are relevant to the proposed activity and confirm how those measures will be implemented;
    h) identify the measures proposed to encourage walking, cycling and public transport use by employees and visitors, including how these measures will be communicated to the relevant commercial occupiers; and,
    i) confirm that the proposed large format retail activity or activities and associated transport arrangements will not result in materially different or greater adverse transport effects than those assessed in the ITA and authorised by this consent.

155. The Manager Resource Consents and Monitoring shall certify the Large Format Retail Transport and Servicing Confirmation Report where satisfied, acting on the advice of a suitably qualified and experienced transport engineer, that:

    a) the proposed activity or combination of activities does not exceed the large format retail trip generation envelope assessed in the ITA;
    b) the proposed parking, access, circulation, loading and servicing arrangements are consistent with the transport assumptions and effects assessed in the ITA; and

c) the proposed activity and associated transport arrangements will not result in materially different or greater adverse transport effects than those assessed and authorised by this consent.

156. Where the Large Format Retail Transport and Servicing Confirmation Report demonstrates that the proposed activity or combination of activities exceeds the trip generation envelope assessed in the ITA, or would otherwise result in materially different or greater adverse transport effects than those assessed and authorised by this consent, the Report shall not be certified under Condition [155].

Note: Nothing in Conditions [152-156] authorises a large format retail activity, combination of activities, trip generation level, or parking, access, loading or servicing arrangement that falls outside the transport effects envelope assessed and authorised by this consent. Any proposal falling outside that envelope may require an application to change or cancel the relevant conditions of consent under section 127 of the Resource Management Act 1991 and/or any other resource consent required by the applicable planning provisions.

Commercial Travel Plan

157. Prior to the occupation of each commercial or retail activity, or group of activities within a development stage, the Consent Holder shall prepare and submit a Travel Plan to the Manager Resource Consents and Monitoring for certification.

The purpose of the Travel Plan is to encourage the use of public transport, walking, cycling and other alternatives to private vehicle travel by employees and visitors to the commercial and retail activities.

The Travel Plan shall include, as relevant:

a) Information on available public transport services and pedestrian and cycle connections;

b) Measures to encourage walking, cycling and public transport use;

c) Information on cycle parking and end-of-trip facilities; and

d) Arrangements for communicating the Travel Plan to relevant commercial and retail occupiers.

For large format retail activities, the requirements of this condition may be incorporated into the Large Format Retail Transport and Servicing Confirmation Report required by Conditions [152-156]. Where those requirements have been addressed and certified through that Report, a separate Travel Plan shall not be required.

The certified Travel Plan, or the relevant measures incorporated into the certified Large Format Retail Transport and Servicing Confirmation Report, shall be implemented in conjunction with the occupation of the relevant activities.

DRIVE-THROUGH ACTIVITIES – DETAILED DESIGN

Detailed Design Plans

158. Prior to the commencement of construction of the drive-through activities, the Consent Holder shall submit consolidated Detailed Drive-Through Design Plans covering all three drive-through activities to the Manager Resource Consents and Monitoring for certification.

159. The Detailed Drive-Through Design Plans shall be generally consistent with the approved concept plans referenced in Condition 1 and shall demonstrate an integrated design approach across the three activities, including:

a) The final location, layout and configuration of the buildings, drive-through lanes, ordering points, collection windows and vehicle queuing areas;

b) Vehicle access, internal circulation, manoeuvring and parking arrangements, including the safe and efficient movement of vehicles between the three activities and adjoining road network;

c) On-site queuing arrangements, including confirmation that queuing can be accommodated without obstructing adjoining public roads, access points or principal internal circulation routes;

d) Pedestrian and cyclist access and circulation, including connections between the three activities, parking areas and adjoining streets;

e) A coordinated landscape plan identifying planting areas, species, plant grades and landscape treatments, including along street frontages, parking areas, drive-through lanes and shared boundaries;

f) A coordinated signage strategy identifying the location, dimensions and design of building-mounted signage, freestanding signs, menu boards and directional signage, including the proposed multi-brand pylon sign and any other pylon signage authorised by this consent. Except for the pylon signage expressly authorised by this consent, all signage shall comply with the General Permitted Activity Standards for Signs in the Working Zones under SIGN-R8 and the applicable sign-specific standards in SIGN-Table 2 of the Kāpiti Coast District Plan, unless separately authorised by resource consent;

g) External lighting, fencing, retaining walls and other hard landscaping treatments; and

h) The location and screening of refuse storage, servicing areas and utilities.

Certification and Implementation

160. The Detailed Drive-Through Design Plans shall be certified where the Manager Resource Consents and Monitoring is satisfied that the final design is generally consistent with the approved concept plans, provides for safe and efficient access, circulation, parking and queuing, and achieves a coordinated landscape and built form outcome across the three activities without resulting in materially different or greater adverse effects than those authorised by this consent.

161. The three drive-through activities shall be developed in accordance with the certified Detailed Drive-Through Design Plans. All landscaping shall be implemented prior to the commencement of operation of the drive-through activities, or during the first planting season following completion of construction, whichever is later, and thereafter maintained, with any planting that dies or fails to establish replaced.

FENCING

162. The consent holder shall enter into a fencing covenant to ensure that Kapiti Coast District Council shall not be liable for, or called upon, to erect or maintain or contribute towards the cost of erection or maintenance of any fencing along the boundaries of the land to vest as Local Purpose Reserves (Drainage) (Lots 907 and 909), Local Purpose Reserves (Walkway) (Lots 901–906) and Scenic Reserves (Lots 900, 908 and 910). The applicable allotments are those adjoining the relevant reserve boundaries. If called upon by the Kapiti Coast District Council to do so, the consent holder shall enter into a bond or cash deposit of $500 per lot subject to the covenant on the application for the Section 224(c) certification for the stage of development within which the relevant lots are to be created. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

NOISE

Construction Noise

163. The consent holder shall ensure that the access road between Kapiti Road and the main site is maintained to be smooth and free of potholes or defects that give rise to unnecessary noise when used by trucks during the construction phase.

164. Construction work and heavy vehicle movements on the site shall only take place between the hours of 7:30am and 6:00pm, Monday to Saturday. No noisy work shall be undertaken on Sundays or public holidays.

Note: This condition does not preclude quiet works from taking place outside of standard construction hours, providing they comply with the permitted construction noise limits at these times (e.g. site meetings, interior fitouts, planting or other works that are well-separated from neighbouring receivers).

165. At least 10 working days prior to construction works commencing, the consent holder shall prepare a draft Construction Noise Management Plan for certification by Kapiti Coast District Council.

166. The purpose of the Construction Noise Management Plan required by condition 125 is to identify the best practicable option to minimise noise effects and to ensure compliance with the project noise requirements, as set out in condition 128. At minimum, the Construction Noise Management Plan shall address:

a) Annex E of NZS 6803:1999 Acoustics – Construction Noise;
b) Limitations on working hours for specific activities and work areas;
c) Specifications and requirements for acoustically effective barriers that shall be installed prior to commencement of specific activities;
d) Minimum separation distances for compliance with noise limits in the consent conditions;
e) Details for advising the occupiers of neighbouring buildings of the works, including when the highest noise levels can be expected;

f) Details for ensuring that contractors and operators on site are aware of the requirement to minimise noise effects on the neighbouring sites; and
g) Procedures for response to neighbours concerns and dealing with any complaints.

167. All construction work to which condition 124 applies shall be undertaken in accordance with the certified Construction Noise Management Plan. A copy of the certified Construction Noise Management Plan shall be kept on-site.

168. Construction noise levels generated from the site shall comply with the following limits, when measured and assessed 1 metre from the façade of any occupied dwelling or building on any other site in accordance with NZS 6803:1999 Acoustics – Construction Noise:

Habitable Room Acoustic Controls

169. Any new or altered habitable room within a dwelling in the development shall be designed and constructed to comply with the acoustic treatment and mechanical ventilation requirements of Standard 1 of Rule NOISE-R14 of the Kapiti Coast District Plan.

170. Compliance with Standard 1 of Rule NOISE-R14 of the Kapiti Coast District Plan shall be achieved through:

a) A statement by a Licensed Building Practitioner that the construction of the external building elements of the new or altered habitable room conform with NOISE-Table 8 of the Operative Kapiti Coast District Plan and that ventilation of these rooms conforms with the requirements of Standard 4 of Rule NOISE-R14 of the Kapiti Coast District Plan; or
b) Constructing the habitable room in accordance with an acoustic design certificate prepared by a suitably qualified acoustic engineer that confirms that the proposed design of the building will achieve compliance with the specified performance standard for sound insulation, with a ventilation system installed as required under Standard 4 of Rule NOISE-R14 of the Kapiti Coast District Plan; or
c) An acoustic design certificate prepared by a suitably qualified acoustic engineer confirming that the outdoor free-field noise level at the most affected exterior wall of the building containing the habitable room will be unlikely to exceed the applicable noise level specified in Standard 1 of Rule NOISE-R14.

'Altered habitable room' means any habitable room that is (or is proposed to be) expanded in floor area by 10% or more, or involves the fitting of new or replacement windows in external walls with an area more than 5% of the floor area of the room.

171. Prior to the issue of building consent for any dwelling in the development, the documentation required by Condition 2 shall be provided to the Manager Resource Consents and Monitoring, or nominee, to confirm compliance with the applicable acoustic treatment and mechanical ventilation requirements.

Kapiti Expressway Acoustic Controls

172. Any new or altered habitable room within a building that houses a noise sensitive activity within 80m of the edge of the closest carriageway of the Kapiti Expressway shall be designed and constructed to comply with the acoustic treatment and mechnical ventilation requirements of Rule NOISE-R14 of the Kapiti Coast District Plan.

173. Compliance with Standard 1 of Rule NOISE-R14 of the Kapiti Coast District Plan shall be achieved through:

a) A statement by a Licensed Building Practitioner that the construction of the external building elements of the new or altered habitable room conform with NOISE-Table 8 of the Operative Kapiti Coast District Plan and that ventilation of these rooms conforms with the requirements of Standard 4 of Rule NOISE-R14 of the Kapiti Coast District Plan; or
b) Constructing the habitable room in accordance with an acoustic design certificate prepared by a suitably qualified acoustic engineer that confirms that the proposed design of the building will achieve compliance with the specified performance standard for sound insulation, with a ventilation system installed as required under Standard 4 of Rule NOISE-R14 of the Kapiti Coast District Plan.

'Altered habitable room' means any habitable room that is (or is proposed to be) expanded in floor area by 10% or more, or involves the fitting of new or replacement windows in external walls with an area more than 5% of the floor area of the room.

'Noise sensitive activity' is defined in the Kapiti Coast District Plan and Rule NOISE-R14(1) of the Kapiti Coast District Plan.

SUBDIVISION CONDITIONS

GENERAL CONDITIONS

174. The subdivision shall be undertaken in general accordance with the subdivision scheme plans prepared by Spencer Holmes identified in Appendix 1 to these conditions, except where modified by these conditions or any certified amendments. Where a condition conflicts with an approved plan, the condition shall prevail.

175. The following conditions of the associated Kapiti Coast District Council land use consent RM[XXXXXX] shall also apply to works and activities undertaken to give effect to this subdivision, insofar as relevant to those works and activities:

    a) LUC Conditions 3–7: mana whenua participation and kaitiaki engagement (including engagement before vesting or transfer);
    b) LUC Conditions 8–19: management plans, certification, implementation, amendments and review;
    c) LUC Conditions 20–23: developer's representative, quality assurance and Council notification;
    d) LUC Conditions 24–38: construction and environmental management, construction traffic, road condition surveys and works in existing road reserve;
    e) LUC Conditions 39–48: groundwater monitoring, contaminated soil management and geotechnical requirements;
    f) LUC Conditions 49–71: stormwater, groundwater management and geotechnical design and monitoring;
    g) LUC Conditions 72–85: wastewater and water supply engineering requirements;
    h) LUC Conditions 87–105: roading, intersections, transport and associated detailed design;
    i) LUC Conditions 106–110: ecological management, bird and lizard protection;
    j) LUC Conditions 111–133: private landscaping, streetscape, reserve and trail design, implementation and maintenance;
    k) LUC Conditions 175–179: construction noise and vibration controls.

    Where a plan, report, design or management plan has been certified under an incorporated land use condition, a separate submission or certification of the same document is not required under this subdivision consent. The subdivision-specific requirements below relating to engineering completion, staged servicing, section 223 and section 224(c), vesting, easements, covenants and consent notices remain applicable. Compliance with a land use condition does not dispense with a separate subdivision completion or legal-instrument requirement.

Amendments to Subdivision And Engineering Plans

176. The approved subdivision scheme plans and engineering plans certified under this consent may be amended provided that the subdivision is not materially different from that authorised, and the changes do not result in adverse effects greater than those assessed and authorised. Any amended scheme plan shall be submitted to the Manager Resource Consents and Monitoring for certification; any amended engineering plan shall be submitted to the Council's Development Engineer through the engineering approval process. Updated plans shall clearly identify the changes and revisions, and demonstrate continued compliance with the applicable LDMR and consent conditions. Amendments shall not be implemented until certified in writing. This condition does not authorise changes beyond the scope of the consent.

SUBDIVISION STAGING AND SURVEY

177. The subdivision may be undertaken in stages or substages generally in accordance with the approved Spencer Holmes scheme and staging plans [insert final plan references]. A separate survey plan may be submitted under section 223 of the RMA for each stage or substage. The sequence and boundaries of stages may be refined through the approved subdivision plan amendment process, provided that the changes remain within the scope of this consent and do not compromise access, servicing, drainage, flood management, reserve provision or completion of subsequent stages.

178. Applications for certificates under sections 223 and 224(c) of the RMA may be made separately for each approved stage or substage. For each such application:

    a) the requirements to provide engineering plans, completion certificates, monitoring results, as-built information and operations manuals apply only to the works and allotments relevant to that stage, together with any shared or off-stage infrastructure necessary for its safe and independent operation;
    b) any temporary access, servicing, drainage or construction arrangement must be shown on the relevant certified engineering plans, be operational and legally secured where required, and be maintained until replaced;
    c) any legal instruments, contributions and vesting obligations shall be satisfied for the allotments and assets in that stage;
    d) where an individual condition expressly requires completion of particular works before an earlier or later event, that specific timing requirement prevails; and

e) completion of infrastructure or landscaping serving only future stages is not a prerequisite to section 224(c) for the current stage unless expressly required by a condition of consent. For avoidance of doubt, staged certification does not authorise occupation, operation or opening of any activity before a trigger specified in the land use conditions has been satisfied.

179. The e-survey dataset submitted for approval under section 223 of the RMA shall be in general conformity with the approved Legal Scheme Plan set prepared by Spencer Holmes [insert final plan reference/date], subject to the conditions of this consent and any certified amendments.

CONTRIBUTIONS, ENGINEERING APPROVAL AND ADMINISTRATION

180. Prior to section 224(c) certification for the relevant stage, the consent holder shall pay the applicable reserve contribution and Council engineering and monitoring fees assessed under the relevant Council requirements, subject to applicable credits for reserve land vesting and any developer agreement. The reserve contribution is provisionally recorded in the source conditions as $[XXXXXX] per lot for [XXXX] lots; the amount and any valuation-based credit are to be confirmed before the conditions are finalised.

181. Before commencement of the relevant subdivision infrastructure works, the consent holder shall obtain engineering approval for the detailed plans, specifications and construction methodology applicable to those works, except where the same documents have already been certified under LUC Conditions xxx -xxx (as relevant). Engineering approval may be sought separately for each stage, substage or infrastructure work package. Designs, construction, testing and as-built records shall comply with the KCDC Land Development Minimum Requirements (LDMR) 2022, except where an alternative is expressly authorised by the land use consent or certified by the Council's Development Engineer. No duplicate submission or certification of an identical design is required.

182. For engineering works undertaken as part of a subdivision stage, the consent holder shall appoint and notify the Development Engineer of the developer's representative and suitably qualified practitioners, and provide a project-specific quality assurance plan and inspection programme, in accordance with LUC Conditions 20–23. Evidence already provided under those conditions need not be resubmitted.

183. The consent holder shall notify the Development Engineer of relevant inspection and hold points, including water and wastewater connections before backfilling, completed road subgrade, base course, sealing and final inspection, in accordance with LUC Condition 23. The relevant construction records, tests and producer statements shall be supplied before section 224(c) certification.

ROAD NAMING

184. Prior to section 224(c) certification for a stage containing a new road requiring naming, the consent holder shall provide three proposed road names for each new road within that stage, based on a theme, to the Council Development Engineer for approval. The road names shall be chosen in accordance with the Kapiti Coast District Council's "Road Naming and Street Numbering Policy 2011" and "The Rural and Urban Addressing Standard" (AS/NZS4819:2011).

Note 1: It is recommended that the preferred road names be supplied to the Development Engineer within 60 working days of engineering plans being approved under Condition [LUC75]. This is due to the potentially lengthy process of 'road naming'.

Note 2: The road names submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, together with a clear statement from the consent holder as to how any input received has been implemented and, if any input has not been accepted, an explanation as to why not.

STORMWATER SERVICING AND COMPLETION

Stormwater Infrastructure – Staged Completion

185. Prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 for any stage or substage, the consent holder shall complete and make operational the stormwater infrastructure necessary to service that stage or substage, including, where relevant:

a) Stormwater collection and conveyance infrastructure;

b) Stormwater treatment, attenuation and soakage devices;

c) Overland flow paths, culverts and outfalls;

d) Flood storage and conveyance infrastructure necessary to manage runoff and flood risk associated with the relevant stage or substage;

e) Downstream infrastructure necessary to accommodate runoff from the relevant stage or substage; and

f) Access required for the inspection, operation and maintenance of stormwater infrastructure.

186. The infrastructure shall be constructed in accordance with the detailed stormwater design approved through Engineering Approval and the updated Flood Modelling Report certified under the relevant land use consent conditions.

187. Where shared stormwater or flood management infrastructure is constructed progressively, the consent holder shall demonstrate to Council's Development Engineer that the completed infrastructure, together with any approved temporary arrangements, achieves the stormwater management and flood management outcomes required by the relevant land use consent conditions for the stage or substage, without relying on infrastructure to be constructed as part of subsequent stages.

188. For the avoidance of doubt, private on-lot stormwater systems that are expressly required to be installed at the time of building construction may be deferred beyond section 224(c) certification, subject to the registration of the relevant consent notices required by the conditions below.

Stormwater Operation, Maintenance and Handover

189. Prior to the issue of a certificate under section 224(c) for any stage or substage containing stormwater infrastructure proposed to vest in or be transferred to Council, the consent holder shall provide the following information to Council's Development Engineer:

a) As-built plans, levels, asset schedules and relevant commissioning and testing records;

b) A final operation and maintenance manual for the stormwater infrastructure within road reserves and local purpose reserves, including attenuation and treatment devices, rain gardens, swales and other relevant infrastructure. The manual shall address inspection, maintenance access, sediment removal, planting maintenance and any other relevant operational requirements;

c) Confirmation that appropriate maintenance access has been provided and any necessary easements or other legal arrangements have been secured; and

d) Confirmation of the ownership, vesting and handover arrangements for the relevant infrastructure.

190. The operation and maintenance manual may be prepared and updated progressively to reflect the infrastructure completed within each stage or substage.

Flood Hazard Mapping Information

191. Prior to the issue of a certificate under section 224(c) for the relevant stage or substage, the consent holder shall provide Council with the following information to enable its flood hazard maps to be updated where necessary:

a) Post-construction development survey contours and spot heights, including relevant hardlines, in DWG and/or SHP format; and
b) As-built stormwater network information for public and private infrastructure, including manhole and outlet locations, long-sections, lid and invert levels, pipe diameters, attenuation devices and other relevant stormwater and flood management infrastructure.

192. Where the as-built levels or infrastructure arrangements differ materially from those incorporated into the certified Flood Modelling Report, the consent holder shall provide an updated assessment confirming that the completed works remain consistent with the flood management outcomes required by the relevant land use consent conditions.

193. The consent holder shall pay the actual and reasonable costs incurred by Council in updating its flood hazard maps, where applicable.

Homeowners' Manual

194. Prior to the issue of a certificate under section 224(c) for any stage or substage containing residential allotments, the consent holder shall prepare and submit a Homeowners' Manual for the relevant allotments. The manual shall be written in plain English and include, where relevant:

a) An overview of the stormwater management approach for the development, including the role of individual properties within the wider stormwater system;
b) The location, function and maintenance requirements of any private on-lot stormwater devices, including rainwater tanks, soakage devices and associated drainage infrastructure;
c) The importance of maintaining overland flow paths and avoiding alterations that may obstruct or redirect stormwater flows;
d) Guidance on landscape maintenance practices that minimise fertiliser and pesticide use;
e) Guidance on the use of inert building materials and measures to prevent contaminants from treated timber, galvanised materials and other contaminant-generating surfaces entering stormwater runoff;
f) Measures to avoid accidental contamination of stormwater devices, wetlands and watercourses; and
g) Guidance on erosion and sediment control measures for subsequent building and landscaping works, including the protection of adjoining stormwater infrastructure and receiving environments.

195. The Homeowners' Manual may be prepared for the development as a whole and updated or supplemented for individual stages or residential typologies as required.

Homeowners' Manual Consent Notices

196. The consent holder shall provide the Homeowners' Manual required by Condition [194] to the first purchaser of each relevant residential or mixed use allotment.

> *Where ongoing private stormwater management obligations apply to an individual allotment, the consent holder shall register a consent notice pursuant to section 221 of the Resource Management Act 1991 on the relevant certificate of title prior to section 224(c) certification. The consent notice shall identify the applicable ongoing stormwater management obligations, including the installation, operation and maintenance of private stormwater devices where relevant.*

Note: Private on-lot stormwater devices required at the time of building construction may be installed following section 224(c) certification, provided the relevant obligations are secured through a consent notice.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition on all certificates of title issued for Lots [insert lots], which is to be complied with on an on-going basis.

Consent Notice – Deferred Stormwater Disposal Systems

197. Where the certified stormwater disposal design for an allotment has not been installed prior to the issue of a certificate under section 224(c) for the relevant stage or substage, the requirement to construct and maintain an appropriate stormwater disposal system shall be secured through a consent notice registered against the Record of Title for that allotment.

198. In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to record this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

a) The certified stormwater disposal design as an option for compliance;

b) The owners' responsibility to construct a system to meet the above performance standard; and

c) The owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

199. Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, for each relevant stage, condition 38(h) shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of all lots to be used for residential purposes.

Consent Notice – Contamination of Stormwater Runoff

200. The consent holder or future homeowners of Lots [ALL RES, MU, APART AND LFR LOTS] inclusive shall comply with the following on an ongoing basis:

"bare galvanised, zincalum, or unpainted metal (including copper) that may result in contamination of stormwater runoff upon corrosion of surfaces shall not be used for exterior construction of any new dwelling or extension/alteration to the existing dwellings on the property, including but not limited to roofing, cladding, gutters and downpipes".

201. Condition [200] above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots xxxx inclusive and shall be prepared by Council at the cost of the consent holder.

Consent Notice – Impervious Area

202. The consent holder or future homeowners of Lots [ALL RES, MU, APART LOTS] inclusive shall comply with the following on an ongoing basis:

"There shall be no increase in non-permeable areas shown in the Private On-Lot Landscape Planting Plan (PLLPP) [insert reference at the time of application for s224]. An increase in stormwater discharge may result in failure of the stormwater management devices to achieve their intended outcome."

203. Condition [202] above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots xxxx inclusive and shall be prepared by Council at the cost of the consent holder.

Consent Notice – Potable Water Reduction

204. The consent holder shall ensure that all residential lots are provided with water reducing fixtures in accordance with the Envelope Engineering Infrastructure report unless rainwater re-use is proposed under condition [XX].

As such the consent holder or future homeowners inclusive shall comply with the following on an ongoing basis:

The consent holder or future homeowners of Lots xxxx inclusive shall comply with the following on an ongoing basis: "The homeowner(s) of each Lot must, at the time of house construction, install and operate an approved stormwater management system or systems in accordance with the following;

On Lot Stormwater Retention Tank Concept Plans [insert reference upon receipt of application for s224]; Plans approved under the Building Consent"

205. Condition [204] above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots xxxx inclusive and shall be prepared by Council at the cost of the consent holder.

206. Where water reducing fixtures are not provided under Condition [xx], Lots [TO BE DETERMINED IN DD] must be provided with a rainwater harvesting system comprising of rainwater harvesting tanks designed for non-potable internal and external reuse. As such the consent holder or future homeowners inclusive shall comply with the following on an ongoing basis:

The consent holder or future homeowners of Lots xxxx inclusive shall comply with the following on an ongoing basis: "The homeowner(s) of each Lot must, at the time of house construction, install and operate an approved stormwater management system or systems in accordance with the following;

On Lot Stormwater Retention Tank Concept Plans [insert reference upon receipt of application for s224]; Plans approved under the Building Consent"

207. Condition [206] above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots xxxx inclusive and shall be prepared by Council at the cost of the consent holder.

Consent Notice Registration and Staging

208. The consent notices required under Conditions [ALL CN CONDITIONS ABOVE] above shall be registered against the Records of Title for the relevant allotments as part of the applicable stage or substage of the subdivision, prior to the issue of the relevant section 224(c) certificate.

209. The final lot schedules, certified engineering design references and approved plan references shall be identified in the relevant consent notices.

210. Where a consent notice secures the installation of private stormwater infrastructure at the time of building construction, installation of that infrastructure shall not be required prior to section 224(c) certification, provided that the relevant consent notice has been registered and the stormwater infrastructure required to service the stage or substage is otherwise operational.

WASTEWATER INFRASTRUCTURE – STAGED COMPLETION

211. Prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 for any stage or substage, the consent holder shall provide each residential, mixed-use and commercial allotment requiring wastewater servicing within that stage or substage with a connection to an operational wastewater reticulation system.

212. The wastewater infrastructure shall:

    a) Have sufficient capacity to accommodate the anticipated wastewater flows from the relevant stage or substage;

    b) Include the necessary gravity reticulation, wastewater laterals, pump stations, rising mains, connections and downstream infrastructure required to service the relevant stage or substage;

    c) Be constructed in accordance with the approved engineering plans, the wastewater designs certified under the relevant land use consent conditions and the KCDC Land Development Minimum Requirements (LDMR), including Part 3, Section F and Part 4, Schedule 5 of the LDMR: 2022; and

    d) Be operational prior to the issue of the relevant section 224(c) certificate.

213. Where a stage or substage relies on shared or temporary wastewater infrastructure, the consent holder shall demonstrate to the Council's Development Engineer that the arrangements are operational, have sufficient capacity and can be appropriately maintained until the permanent network is completed.

214. Completion of wastewater infrastructure serving only subsequent stages shall not be required unless that infrastructure is necessary to service the stage or substage being certified.

    Note: For the avoidance of doubt, the wastewater network can be installed on a staged basis.

Wastewater Pump Stations, Rising Mains and Infrastructure Handover

215. Prior to the issue of a certificate under section 224(c) for any stage or substage relying on a public wastewater pump station, rising main or diversion of the existing 450 mm wastewater rising main, the consent holder shall demonstrate to the Council's Development Engineer that the necessary infrastructure has been constructed, tested, commissioned and connected to the operational wastewater network in accordance with the relevant certified wastewater designs.

216. For the infrastructure completed within that stage or substage, the consent holder shall provide:

    a) As-built plans and engineering completion certificates;

    b) Commissioning records, producer statements and relevant pump capacity and control system testing;

    c) Final operation and maintenance manuals, including the specifications of pump stations, rising mains, manholes, control panels and other associated infrastructure;

    d) Confirmation of ownership, maintenance, access, easement and vesting arrangements, as applicable; and

    e) Where the existing 450 mm wastewater rising main has been diverted or reconnected, confirmation that continuity of existing wastewater services has been maintained in accordance with the certified diversion and reconnection methodology.

    The information required under this condition may be submitted progressively for each stage or substage. Documentation relating solely to infrastructure required for subsequent stages shall not be required until the relevant later stage.

Private Wastewater Pump Systems – Consent Notices

217. Where an allotment or group of allotments is to be serviced by a privately owned pressurised wastewater system, the consent holder shall identify the affected allotments and the approved servicing arrangements prior to the issue of a certificate under section 224(c) for the relevant stage or substage.

    The following ongoing requirements shall be recorded pursuant to Section 221 of the Resource Management Act 1991 in a Consent Notice registered on the Records of Title for any lot served by a private pressurised wastewater system:

    a) The registered proprietor of the lot shall retain ownership of all private pressurised wastewater infrastructure located within the lot, including pump chambers, grinder pumps, laterals, control equipment, and private pressurised sewer connections to the public network;

b) The registered proprietor shall be responsible for the ongoing operation, maintenance and renewal of the private pressurised wastewater system to ensure its continued effective performance;

c) The registered proprietor shall ensure that suitable arrangements are in place for the installation, operation, maintenance and renewal of the private pressurised wastewater system;

d) Installation of the private pressurised wastewater system shall be carried out by a suitably qualified and experienced person;

e) A third-party maintenance agreement for private assets between future private owners and a maintenance contract should be in place; and

f) The registered proprietor shall ensure that any occupiers of the lot are made aware of the obligations relating to the operation and maintenance of the private pressurised wastewater system.

218. Where private wastewater infrastructure is shared between two or more allotments, appropriate easements or other legal instruments shall also be established to secure ownership, access, maintenance, repair, renewal and cost-sharing arrangements.

219. The consent notices and any necessary legal instruments shall be registered against the relevant Records of Title prior to the issue of a section 224(c) certificate for the applicable stage or substage.

Private Wastewater Systems – Installation and Maintenance Documentation

220. Where private wastewater pump systems are required to service allotments within a stage or substage, the consent holder shall provide the Council's Development Engineer with an operation and maintenance manual for those systems.

The manual shall include, as relevant:

a) Specifications of package pump stations, rising mains, manholes and control panels;
b) Design and as-built drawings, including identification of ownership and private and public infrastructure;
c) Details of the ongoing maintenance, operation and renewal of the system;
d) Relevant title and easement documentation; and
e) Approved resource consent and engineering plans.

221. The operation and maintenance manual may be submitted in draft at the detailed design stage and finalised following commissioning of the relevant infrastructure.

222. Where a private wastewater pump system is installed prior to section 224(c) certification, the consent holder shall provide the relevant installation certification and producer statements to the Council's Development Engineer.

223. Where installation of a private wastewater pump system is expressly deferred until building construction, the consent notice required under Condition 3 shall also secure the requirement for the system to be installed in accordance with the approved engineering design, together with the provision of relevant installation certification and final operation and maintenance information.

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

Note: The operational and maintenance manual under this Condition can be submitted in draft and finalised after commissioning works have been completed. A producer statement 3 (PS3) shall be completed by the supplier of the wastewater pump station system and this shall be submitted to the Council's Development Engineer upon completion of the installation.

Note: A producer statement 3 (PS3) shall be completed by the supplier of pressurized sewer system and this shall be submitted to the Council upon the completion of installation.

Approved Contractor

224. The construction of wastewater reticulation systems shall only be undertaken by an approved contractor as defined in Part 3, Section F(ix) of the LDMR: 2022.

WATER SUPPLY SERVICING AND COMPLETION

Water Supply Infrastructure – Staged Completion

225. Prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 for any stage or substage of the subdivision, the consent holder shall provide each residential, mixed-use and commercial allotment requiring water supply within that stage or substage with a metered connection to an operational water supply network.

    The water supply infrastructure shall:

    a) Be designed and constructed in accordance with the approved engineering plans, the detailed water supply design certified under LUC Conditions 67–68 and 71, and the relevant requirements of Part 3, Section G and Part 4, Schedule 6 of the KCDC Land Development Minimum Requirements (LDMR);

    b) Provide sufficient potable water supply, pressure and flow to service the anticipated residential and commercial development within the relevant stage or substage;

    c) Include the water mains, connections, valves, hydrants, meters and associated infrastructure necessary to service the relevant stage or substage; and

    d) Provide adequate firefighting water supply and network resilience for the relevant stage or substage.

226. Where a stage or substage relies on shared or temporary water supply infrastructure, the consent holder shall demonstrate to the Council's Development Engineer that the arrangements are operational and provide the required capacity, pressure, flow and firefighting supply until the permanent network is completed.

227. Completion of infrastructure serving only subsequent stages shall not be required unless that infrastructure is necessary to service the stage or substage being certified.

Water Supply Completion and Handover

228. Prior to the issue of a certificate under section 224(c) for any stage or substage containing water supply infrastructure proposed to vest in or be transferred to Council, the consent holder shall provide the following information to the Council's Development Engineer:

    a) As-built plans identifying the location, size, depth and alignment of water mains, connections, valves, hydrants, meters and other associated infrastructure;

    b) Relevant pressure testing, flushing, disinfection and commissioning records;

    c) Engineering completion certificates and other relevant quality assurance documentation;

    d) Confirmation that all necessary connections to the existing public water supply network have been completed and are operational; and

    e) Confirmation of the proposed ownership, vesting, access, easement and maintenance arrangements.

229. The information required under this condition may be submitted progressively for each stage or substage. Documentation relating solely to infrastructure required for subsequent stages shall not be required until the relevant later stage.

Firefighting Water Supply

230. Prior to the issue of a certificate under section 224(c) for any stage or substage, the consent holder shall provide written confirmation from a suitably qualified and experienced person to the Council's Development Engineer that the water supply infrastructure serving the relevant stage or substage provides adequate firefighting water supply in accordance with SNZ PAS 4509:2008, Firefighting Water Supplies Code of Practice**.**

231. The confirmation shall be based on the infrastructure constructed and operational at the time of certification, including any approved temporary or staged servicing arrangements.

232. Where the detailed water supply configuration materially differs from that assessed in the water supply modelling undertaken by Stantec, the consent holder shall provide further hydraulic modelling, where necessary, to demonstrate that the relevant potable water supply and firefighting requirements continue to be achieved.

Approved Contractor

233. The construction of water supply reticulation systems shall only be undertaken by an approved contractor as defined in Part 3, Section G and Part 4, Schedule 6 of the LDMR: 2022.

POWER AND TELECOMMUNICATIONS

234. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide utility services with electric power and telecommunications to the boundary of each individual allotment complying with Part 3 Section I and Part 4 Schedule 8 of the LDMR.

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

Where required, transformer or cell phone sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.

ROADING, ACCESS AND STAGED CONNECTIONS

Roading Infrastructure – Staged Completion

235. Prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 for any stage or substage, the consent holder shall construct and make operational the roading and access infrastructure necessary to service the allotments within that stage or substage, in accordance with the Final Roading Plans certified under the relevant land use consent conditions.

This shall include, as relevant to the stage or substage:

a) Public roads, intersections and connections to the existing road network;

b) Footpaths, cycle facilities, pedestrian crossings and other active transport connections;

c) Street lighting, signage and road markings;

d) Jointly owned access lots (JOALs), vehicle crossings and other private accesses;

e) Temporary or permanent vehicle turning facilities;

f) Access and manoeuvring arrangements for emergency, service and waste collection vehicles; and

g) Any off-stage roading or access infrastructure necessary to provide safe and operational access to the relevant stage or substage.

236. Where permanent road connections are to be constructed as part of subsequent stages, temporary access or turning arrangements may be provided where these are shown on the certified Final Roading Plans, are suitable for the anticipated users and are legally secured where necessary.

237. Temporary arrangements shall remain operational until the relevant permanent infrastructure or an alternative certified arrangement is available.

238. Completion of roads and access infrastructure serving only subsequent stages shall not be required unless necessary to service the stage or substage being certified or expressly required by another condition of consent.

Link Road/Kapiti Road Intersection

239. Prior to the opening of the Link Road to public vehicle traffic, the consent holder shall construct and make operational the Link Road/Kapiti Road intersection, at the consent holder's cost, in accordance with the certified Final Roading Plans and the relevant land use consent conditions.

240. The intersection shall include the associated approach lanes, turning facilities, traffic signals and pedestrian crossing facilities required by the certified detailed design.

241. A certificate under section 224(c) shall not be issued for any stage or substage that relies on the Link Road for public vehicle access until the intersection is operational.

242. For the avoidance of doubt, this requirement shall not prevent section 224(c) certification for a stage or substage that has safe and lawful vehicle access independent of the Link Road, provided that all other relevant access requirements are satisfied.

Iver Trask Place – Staged Connection

243. Completion of the permanent Iver Trask Place extension between the existing road termination and Road 3 shall not be required prior to the issue of a certificate under section 224(c) for any stage or substage, provided that:

a) The roading infrastructure required to service the relevant stage or substage has been constructed and is operational;

b) Appropriate temporary vehicle turning facilities are provided at the termination of Road 3; and

c) The temporary pedestrian and cycle connection required under Condition 4 below has been constructed and is operational.

The consent holder shall ensure that the design and construction of Road 3 does not preclude its future connection to the permanent Iver Trask Place extension.

Iver Trask Place – Temporary Pedestrian and Cycle Connection

244. Prior to the issue of a certificate under section 224(c) for the stage or substage incorporating Road 3, and where the permanent Iver Trask Place extension has not been completed, the consent holder shall construct and make operational a temporary pedestrian and cycle connection between Road 3 and the existing Iver Trask Place road corridor.

245. The temporary connection shall be generally along the alignment of the approved Iver Trask Place extension, or an alternative alignment certified by the Council's Development Engineer as providing an equivalent level of connectivity and safety.

246. The temporary connection shall:

a) Provide a safe and convenient pedestrian and cycle connection between the development and Iver Trask Place;

b) Accommodate the anticipated pedestrian and cycle movements, including appropriate surface treatment, gradients and connections to the existing and proposed pedestrian and cycle networks;

c) Include appropriate measures for public safety and separation from any ongoing construction activities; and

d) Remain operational until the permanent Iver Trask Place extension has been constructed and an equivalent pedestrian and cycle connection is available.

The consent holder shall provide the Council's Development Engineer with confirmation that the temporary connection has been constructed in accordance with the certified Final Roading Plans and that any necessary legal access arrangements are in place.

Roading Completion and Certification

247. Prior to the issue of a certificate under section 224(c) for any stage or substage containing new public road or intersection works, the consent holder shall provide the following information to the Council's Development Engineer, as relevant to the infrastructure completed:

a) As-built roading plans and relevant engineering completion certificates;

b) Pavement construction, compaction and other required quality assurance testing records;

c) Confirmation that signage, road markings and pedestrian crossing facilities have been completed;

d) Confirmation that street lighting has been installed and commissioned in accordance with the certified Street Lighting Plans;

e) The post-construction road safety audit report and designer responses required under the relevant land use consent conditions, including confirmation that recommendations have been incorporated into the works unless otherwise accepted by the Council's Development Engineer; and

f) Confirmation that any temporary access, turning or traffic management arrangements necessary for the operation of the relevant stage or substage have been completed.

248. Documentation relating solely to infrastructure completed and certified as part of an earlier stage or substage need not be resubmitted.

JOALs, Vehicle Crossings and Private Access

249. Prior to the issue of a certificate under section 224(c) for any stage or substage, the consent holder shall ensure that all JOALs and private accesses necessary to service the allotments within that stage or substage have been constructed and are available for use in accordance with the certified Final Roading Plans.

    The works shall include, as relevant:

    a) Access carriageways and vehicle crossings;

    b) Turning and manoeuvring areas;

    c) Access arrangements for emergency, service and waste collection vehicles;

    d) Appropriate sightlines, including the management of landscaping, fencing and structures within sightline splays;

    e) e) Any measures required where vehicle accesses cross stormwater swales; and

    f) Signage, road markings or physical measures necessary to maintain any restricted access arrangements, including the exit-only JOAL access to Road 2.

250. New vehicle crossings shall be constructed and sealed using permanent materials, such as concrete or asphalt, and not loose stones. Photographs showing the condition of the completed vehicle crossings shall be submitted to the Council's Development Engineer prior to section 224(c) certification.

251. Any ongoing ownership, maintenance and access arrangements for JOALs and private accesses shall be secured through appropriate easements, covenants or other legal instruments prior to section 224(c) certification for the relevant stage or substage.

    Note: A Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of the design requirements on lots which do not meet the minimum requirements in respect to width, separation from adjacent intersection(s) or access(es) where specific site constraints apply, or where they front onto a swale, which is to be complied with on an on-going basis.

Street Lighting

252. Prior to the issue of a certificate under section 224(c) for any stage or substage containing new public roads, the consent holder shall provide street lighting columns and lamps to service that stage or substage in accordance with the certified Street Lighting Plans and KCDC's Standard Details and Specifications for Road Lighting Infrastructure Version 1.1: 2018.

253. The street lighting design shall comply with AS/NZS 1158.1 and the relevant referenced standards, including NZTA M30.

254. Street lighting shall be installed and operational for the relevant stage or substage prior to section 224(c) certification.

    Note: For the avoidance of doubt, Road Street Lighting Plans can be submitted for the entire proposal, or on a staged basis.

    Note 2: Council has converted the District's streetlights to LED lights and smart dimming control technology and encourage its use in private development. Any roads within the development being vested with Council will require LED and smart dimming control technology.

Pedestrian and Cycle Accessways

255. Prior to the issue of a certificate under section 224(c) for any stage or substage containing public pedestrian or cycle accessways required to service the allotments within that stage or substage, the consent holder shall complete the relevant accessways in accordance with the certified engineering plans and any applicable Track Design Plan required under the land use consent conditions.

    This shall include the public pedestrian accessway within Lot xxx required to be formed, metalled and sealed to a minimum width of xxx metres prior to section 224(c) certification for residential allotments within Stage xx, as specified in the relevant land use consent condition.

    Where pedestrian or cycle accessways are intended to be completed as part of subsequent stages and are not necessary to provide access or connectivity for the stage or substage being certified, their completion may be deferred until the relevant later stage, unless another condition expressly requires earlier completion.

LANDSCAPING, RESERVES AND PUBLIC ACCESS COMPLETION

Landscaping and Public Open Space – Staged Completion

256. Prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 for any stage or substage containing public roads, streetscape planting, reserves, playgrounds or other public open-space assets proposed to vest in Council or be made available for public use, the consent holder shall complete the landscaping and associated public works required to service that stage or substage.

257. The works shall be undertaken in accordance with the relevant plans certified under LUC Conditions 98–115, including, where applicable:

    a) The Streetscape Planting, Maintenance and Management Plan (LUC Condition 98);

    b) The certified Hillside Reserve and Playground Landscape and Development Plan(s) (LUC Condition 105);

    c) The Trail Design Plan (LUC Condition 111); and

    d) Any other certified landscape or public open-space plans applicable to the relevant stage or substage.

258. Where planting cannot practicably be undertaken prior to section 224(c) certification because of seasonal planting constraints, the planting may be deferred only where permitted by the relevant land use consent condition and subject to Council's acceptance of a written planting programme and any required security or other arrangement to secure its completion.

259. Completion of landscaping, reserves, playgrounds and public open-space works relating solely to subsequent stages shall not be required prior to section 224(c) certification for an earlier stage or substage, unless those works are necessary for access, public safety, stormwater management or are otherwise expressly required by another condition of consent.

Landscaping Completion, Maintenance and Handover

260. Prior to the issue of a certificate under section 224(c) for any stage or substage containing streetscape planting, reserves or other landscaped areas proposed to vest in Council, the consent holder shall provide the following information to Council, as relevant to the works completed within that stage or substage:

    a) As-built landscape plans and planting schedules;

    b) Confirmation that the required landscape works and planting establishment measures have been completed;

    c) The relevant maintenance, monitoring and replacement programme, including identification of maintenance responsibilities; and

    d) Details of any agreed defects liability period, bond or other handover arrangements.

261. Where an alternative handover milestone is expressly provided for under the relevant land use consent conditions or agreed with Council, the applicable information may be provided at that milestone.

262. The consent holder shall maintain the landscaping for the period specified in the relevant certified landscape plans and land use consent conditions.

263. The completion, vesting and handover of landscaped areas may occur progressively in accordance with the approved staging of the subdivision.

Public Walking and Cycling Trails

264. Prior to the issue of a certificate under section 224(c) for any stage or substage that relies on a public walking or cycling trail to provide safe and practical access, the consent holder shall construct and make available the relevant section of trail in accordance with the Trail Design Plan certified under the applicable land use consent conditions.

265. The consent holder shall ensure that public access to the relevant trail section is legally secured through road or reserve vesting, easement or another appropriate legal mechanism.

266. Where an interim trail connection is necessary to provide access or connectivity for a stage or substage, that connection shall be shown on the certified plans and shall remain available until replaced by the permanent trail connection or another certified arrangement.

267. Trail sections serving only subsequent stages may be completed as part of those stages, unless an earlier completion trigger is expressly required under another condition of consent.

Wetland Buffer Planting – Consent Notice or Land Covenant

268. The owners of Lots [TO BE INSERTED] shall be aware of, and comply with, the following on an ongoing basis:

The planted buffer strip on Lots xxxx has been established as part of the integrated subdivision and land use consent to achieve a 20m buffer to the edge of adjoining wetlands in order to mitigate potential adverse effects on adjoining wetland areas.

The planting areas shown on the approved Scheme Plan shall be maintained in perpetuity to maintain a 10m setback. Any plants which die or are removed shall be replaced with a plant of similar height and scale by the property owner. Vegetation species shall be accordance with the approved xxxxxx held on Resource Consent file RM[XXXXXX]. All reasonable steps shall be taken by the landowner to control the introduction and spread of pest plants and weeds in perpetuity.

269. Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, the above condition shall be complied with on an ongoing basis either via a Consent Notice pursuant to section 221 of the Resource Management Act 1991 or by way of a Land Covenant. The Consent Notice or Land Covenant will be registered against the computer freehold register to issue in respect of lots xxxx of this subdivision.

Private On-Lot Landscaping – Consent Notice

270. The consent holder or future homeowners of proposed Lots [insert] inclusive shall comply with the following:

'The landscape planting, hard landscaping, fencing (including fence height, design and visual permeability), and bin storage areas on the relevant allotments shall be established and maintained in accordance with the Private On-Lot Landscape Planting Plans certified under LUC Condition [X] of RCXXXX.

The landscape planting and fencing within private allotments shall be retained to maintain the intended visual amenity, privacy and passive surveillance outcomes, including the interface between residential allotments and adjoining streets, public reserves and pedestrian connections.

Where a landscape planting buffer is required along the boundary of an allotment adjoining the Hillside Reserve or Wetland Reserve, that planting shall be established and maintained in accordance with the certified Private On-Lot Landscape Planting Plan, including the approved planting species and buffer width.

Any planting that dies, is removed or fails to establish shall be replaced with planting of a similar species and size, or an alternative species consistent with the certified Private On-Lot Landscape Planting Plan.

Any subsequent replacement or alteration of fencing shall comply with the fencing requirements specified in Condition [X] and the certified Private On-Lot Landscape Planting Plan.

271. Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, the above condition shall be complied with on an ongoing basis either via a Consent Notice pursuant to section 221 of the Resource Management Act 1991 or by way of a Land Covenant. The Consent Notice or Land Covenant will be registered against the computer freehold register to issue in respect of lots xxxx of this subdivision.

RESIDENTIAL DEVELOPMENT PRIOR TO SECTION 224(C) CERTIFICATION

Residential Development Prior to Section 224(c) Certification

272. Where residential building works are undertaken prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 for the relevant stage or substage, the consent holder shall comply with the requirements of LUC Conditions [insert references] relating to building location certification, connection to operational wastewater, stormwater and water supply infrastructure, and occupation of dwellings.

Note: For the avoidance of doubt, the commencement or completion of residential building works prior to section 224(c) certification shall not remove the requirement to complete the subdivision infrastructure and other works necessary to obtain section 224(c) certification for the relevant stage or substage.

VESTING, EASEMENTS, AND ADDITIONAL CONSENT NOTICES

273. Each survey plan submitted for section 223 approval shall identify the roads, drainage reserves, recreation reserves, open-space allotments and other land to vest in Council as part of the relevant stage, in accordance with the approved Spencer Holmes scheme plans [insert final plan and lot schedule references]. The relevant vesting shall be secured in connection with that stage; vesting of land associated only with later stages is not required unless essential for legal access,

infrastructure operation or an express consent condition. The consent holder shall ensure that land proposed to vest is fit for its intended purpose, has the required access and is free of incompatible encumbrances unless otherwise agreed in writing by Council.

Vesting of Reserves

274. At the time of section 223 approval under the Resource Management Act 1991 for the relevant stage or substage, the following shall be shown on the survey plan, in accordance with the approved Spencer Holmes Subdivision Application Plans:

a) Lots 2000–2015 shall vest in Council as legal road, together with the future road extension of Iver Trask Place;

b) Lot 900 shall vest in Council as a Local Purpose Reserve (Recreation) (the Hilltop Lookout Reserve, comprising the hilltop lookout and planted hillside);

c) Lots 901–906 shall vest in Council as Local Purpose Reserve (Walkway);

d) Lots 907 and 909 shall vest in Council as Local Purpose Reserve (Drainage), accommodating the Wharemaukū Stream corridor, wetland buffer areas and associated shared path; and

e) Lots 908 and 910 shall vest in Council as Scenic Reserve, accommodating the proposed wetland complex.

275. Rights of way over private roads or other private allotments shall be provided where required for public access and maintenance of the reserves and associated public infrastructure.

276. The allotments proposed to vest in Council shall vest free of any utilities, structures or services inconsistent with their intended purpose, unless agreed in writing with the Council's Manager Parks, Open Space and Environment or in a Developer's Agreement between the Consent Holder and Council. Appropriate legal and physical access shall be provided to each reserve for public use and maintenance, as relevant to the purpose of the reserve.

Note: The vesting of the above lots may occur in stages, in accordance with the approved subdivision staging plans and relevant staging conditions, with each stage to be completed as per the approved subdivision staging plan and subject to all relevant conditions being met for that stage. Vesting of allotments associated solely with future stages shall not be required as part of an earlier stage unless necessary for access, infrastructure servicing or compliance with another condition of consent.

277. Prior to section 223 approval for a stage, the Consent Holder shall submit an easement schedule and show on the relevant survey plan all rights of way, shared access, stormwater, wastewater, water supply, utilities, maintenance and public access easements necessary for that stage, including any easements over land outside the stage required for the operation of its infrastructure. This shall include public access easements in gross in favour of Council over Lots 1000–1018 and Area G within Lot 401, in accordance with the approved easement schedule, where those allotments form part of the relevant stage.

278. Prior to section 224(c) certification, the Consent Holder shall provide the Council with evidence that the relevant instruments have been executed or are otherwise legally secured for registration with the survey plan. Easements serving only future stages may be established with those stages, provided this does not compromise the current stage.

279. Prior to section 224(c) certification for each stage, the Consent Holder shall provide a schedule identifying every lot in that stage subject to a consent notice, covenant or other ongoing obligation required by these conditions. The relevant instruments shall be prepared for registration under section 221 of the RMA or other applicable mechanism and shall identify the affected lots, certified plans, applicable requirements and any ongoing owner/occupier responsibilities. These include, where relevant, geotechnical restrictions, private wastewater systems, on-lot stormwater and rainwater tanks, acoustic treatment, landscaping, wetland buffers, fencing and private infrastructure maintenance. Instruments for future-stage lots need not be completed until those lots are created.

Consent Notice – Large Format Retail Operational Standards (Lots 601 and 604)

280. The consent holder shall ensure that the following condition is registered as a Consent Notice pursuant to section 221 of the Resource Management Act 1991 against the Records of Title to issue for Lots 601 and 604:

"The registered proprietor(s) and occupier(s) of Lots [insert] shall ensure that all large format retail activities undertaken on the relevant allotment comply on an ongoing basis with the Large Format Retail Operational Standards specified in Condition [XX] of Land Use Consent RM[XXXX], including requirements relating to:

a) Odour, dust and smoke;

b) External lighting and light spill;

c) Outdoor storage, refuse storage and rubbish management;

d) Screening of loading, servicing, refuse storage and outdoor storage areas;

e) Hours of operation;

f) Noise; and

g) Signage.

These requirements shall apply on an ongoing basis to all large format retail activities established and operated on the relevant allotment."

281. The Consent Notice required under Condition 272 shall be registered against the Records of Title for the relevant large format retail allotments prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 for the stage or substage creating those allotments.

Kapiti Expressway Acoustic Controls

282. Any new or altered habitable room within a building that houses a noise sensitive activity within 80m of the edge of the closest carriageway of the Kapiti Expressway shall be designed and constructed to comply with the acoustic treatment and mechnical ventilation requirements of Rule NOISE-R14 of the Kapiti Coast District Plan.

Compliance with Standard 1 of Rule NOISE-R14 of the Kapiti Coast District Plan shall be achieved through:

A statement by a Licensed Building Practitioner that the construction of the external building elements of the new or altered habitable room conform with NOISE-Table 8 of the Operative Kapiti Coast District Plan and that ventilation of these rooms conforms with the requirements of Standard 4 of Rule NOISE-R14 of the Kapiti Coast District Plan; or

Constructing the habitable room in accordance with an acoustic design certificate prepared by a suitably qualified acoustic engineer that confirms that the proposed design of the building will achieve compliance with the specified performance standard for sound insulation, with a ventilation system installed as required under Standard 4 of Rule NOISE-R14 of the Kapiti Coast District Plan.

'Altered habitable room' means any habitable room that is (or is proposed to be) expanded in floor area by 10% or more, or involves the fitting of new or replacement windows in external walls with an area more than 5% of the floor area of the room.

'Noise sensitive activity' is defined in the Kapiti Coast District Plan and Rule NOISE-R14(1) of the Kapiti Coast District Plan.

Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, the above condition shall be complied with on an ongoing basis via a Consent Notice pursuant to section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of Lots xxxxxx of this subdivision.