GREATER WELLINGTON REGIONAL COUNCIL CONDITIONS

INTERPRETATION

Wherever used in the conditions below, the following terms shall have the prescribed meaning:

Earthworks means the disturbance of a land surface from the time soil is first disturbed on a site until the time the site is stabilised. Earthworks includes blading, contouring, ripping, moving, removing, placing or replacing soil or earth, by excavation, or by cutting or filling operations, or by root raking.

Earthworks do not include:

(a) cultivation of the soil for the establishment of crops or pasture, and
(b) the harvesting of crops, and
(c) thrusting, boring, trenching or mole ploughing associated with cable or pipe laying and maintenance, and
(d) the construction, repair, upgrade or maintenance of:
  (i) pipelines,
  (ii) electricity lines and their support structures, including the National grid,
  (iii) telecommunication structures or lines,
  (iv) radio communication structures,
  (v) firebreaks or fence lines,
  (vi) a bore or geotechnical investigation bore, and
(e) repair or maintenance of existing roads and tracks, and airfield runways, and
(f) maintenance of orchards and shelterbelts, and
(g) domestic gardening, and
(h) repair, sealing or resealing of a road, footpath, driveway, and
(i) any earthworks or soil disturbances covered by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017, and
(j) discharge of cleanfill material to a cleanfill area.

ESC Guidelines for Wellington Region means the current revision of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region, available on the Wellington Regional Council's website at the following link: https://www.gw.govt.nz/assets/Documents/2022/03/Erosion-and-Sediment-Control-Guide-for-Land-Disturbing-Activities-in-the-Wellington-Region.pdf.

Manager means the Manager, Environmental Regulation, Wellington Regional Council.

Notification or notice means email of notification to notifications@gw.govt.nz. Please include the consent reference number EPA[XXXXXX] and the name and phone number of a contact person responsible for the proposed works.

Stabilised means inherently resistant to erosion or rendered resistant to erosion through the application of the proven methods of stabilisation, specified in Section E3 of the ESC Guidelines for Wellington Region, or alternative methods with the prior agreement of Wellington Regional Council. Where seeding, grassing or hydroseeding is used, the surface is considered stabilised once a minimum of 80% vegetative cover has been established over the entire surface.

Waterbody means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof that is not located within the Coastal Marine Environment.

GENERAL CONDITIONS

CONSENT DOCUMENTATION

1. The consent holder shall provide a copy of this consent and any documents and plans referred to in this consent to each operator or contractor undertaking works authorised by this consent, prior to the works commencing. A copy of this consent and all documents and plans referred to in this consent shall be kept on site at all times and presented to any Wellington Regional Council officer on request.

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

PRE-CONSTRUCTION SITE MEETING

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

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

COMPLAINTS

3. At all times from the commencement of works authorised by these consents until the works are complete and the site is stabilised, the consent holder shall maintain a permanent record of any complaints received alleging adverse effects from, or related to, the exercise of this consent. The record shall include:

   (a) the name and address of the complainant
   (b) the nature of the complaint
   (c) location, date and time of the complaint and of the alleged event
   (d) weather conditions at the time of the complaint (as far as practicable), and including wind direction and approximate wind speed if the complaint relates to air quality
   (e) the outcome of the consent holders investigation into the complaint
   (f) measures taken to respond to the complaint, and
   (g) any other activities occurring in the area at the time of the complaint.

   The consent holder shall also keep a record of any remedial actions undertaken. This record shall be maintained on site and shall be made available to the Manager, upon request. The consent holder shall notify the Manager of any such complaints as soon as practicable and within 24 hours after the complaint is received by the consent holder.

REVIEW OF CONDITIONS

4. Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:

   (a) To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent
   (b) To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage
   (c) To consider whether improvements in methodology or technology identified in monitoring reports would materially reduce any adverse effects arising from the exercise of this consent
   (d) To enable consistency with any relevant Regional Plans or any National Environmental Standards or Regulations.

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

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

AMENDMENTS TO MANAGEMENT PLANS

5. The consent holder may request amendments to the certified management plans by submitting the amendments in writing for the certification of the Manager. The amendments sought shall not be implemented until the consent holder has received notice in writing that the amended management plan has been certified by the Manager.

MANAGEMENT PLAN REVIEW

6. The consent holder shall, if requested by the Manager 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 Manager 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.

TĪMATANGA CEREMONY

7. The Consent Holder shall invite, with a minimum of 10 working days' notice prior to works authorised by this consent commencing, Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira and Muaūpoko Tribal Authority for the purposes of a tīmatanga (karakia) ceremony. This tīmatanga ceremony shall be undertaken once at the outset of the project.

   Note: In the case that a representative of Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira or Muaūpoko Tribal Authority does not attend, or no response to the invitation is received after 10 working days, the consent holder will have complied with this condition, provided the invitation requirement is met.

KAITIAKI MONITORING STRATEGY

8. To inform the cultural monitoring of the exercise of consent, the consent holder shall invite iwi monitoring representatives to work with the consent holder to develop and implement a Kaitiaki Monitoring Strategy ("KMS"). If the invitation is accepted, the consent holder shall consult with the appointed representatives and prepare a KMS.

   The KMS shall include the following:

   (a) identification of tohu (attributes) and methods to monitor them;
   (b) identification of mahinga kai and Māori customary use and methods to monitor them;
   (c) identification of tikanga and how it influences cultural monitoring methods; and
   (d) a monitoring and reporting structure that enables kaitiaki to contribute to the consent holder's environmental monitoring and reporting.

   Note: cultural monitoring should be proportionate and related to potential adverse effects on cultural values. The Archaeological Assessment does not identify significant risk. It is not envisaged that cultural monitors will need to be on site at all times. Particular activities and areas of the site that are considered sensitive shall be identified, and on-site monitoring should relate to these. Areas of particular cultural sensitivity include:

   - stream diversion works
   - works within or directly adjacent to the bed of a stream
   - earthworks within or adjacent to wetlands
   - activities that could disturb archaeological sites.

9. The consent holder shall provide the KMS to the Manager within six months from the grant of consent. The KMS shall be reviewed by the consent holder every year in consultation with Mana Whenua and any updated KMS prepared by the consent holder and finalised with mana whenua be provided to the Manager 5 working days after finalisation. The consent holder shall pay the reasonable costs of Mana Whenua in preparing the KMS and for monitoring undertaken in accordance with it. The KMS lodged with GWRC shall include evidence that the KMS has been approved by the relevant Iwi Authorities. If the KMS (or any part thereof) has not been accepted by any of the relevant Iwi Authorities the consent holder shall use its best endeavours to reach agreement on such matters. If, following this process, any recommendations of the relevant iwi authorities have still not been accepted by the consent holder, the KMS shall set out those recommendations and the reasons they have not been accepted.

10. The KMS shall be complied with for the duration of the activities to which it applies.

DISCOVERY OF ARTEFACTS

11. If kōiwi (human remains including bones), taonga (treasures), wāhi tapu (sacred sites), archaeological sites or other archaeological material is discovered in any area during the works, work shall immediately cease, and the consent holder shall notify the parties listed below as soon as possible but within twenty-four hours. If human remains are found, the New Zealand Police shall also be contacted. The consent holder shall allow the above parties to inspect the site and in consultation with them, identify what needs to occur before work can resume

Notification shall be emailed to:

(a) Greater Wellington Regional Council, notifications@gw.govt.nz
(b) Heritage New Zealand Pouhere Taonga, information@heritage.org.nz
(c) Te Rūnanga o Toa Rangatira Inc, resource.consents@ngatitoa.iwi.nz
(d) Ngāti Raukawa ki te Tonga, raukawakitetonga@gmail.com
(e) Te Ātiawa ki Whakarongotai Charitable Trust, taiao@teatiawakikapiti.co.nz
(f) Muaūpoko Tribal Authority, ceo@muaupoko.iwi.nz

12. No works may resume on site until the consent holder has received written notification from the Manager that consultation with the parties identified above has been undertaken to the satisfaction of the Manager; and that any steps identified during that consultation as being appropriate in response to that discovery, have been completed to the satisfaction of the Manager.

Note: Evidence of archaeological material may include burnt stones, charcoal, rubbish heaps, shell, bone, old building foundations, artefacts and human burials. In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present or uncovered, an authority from Heritage New Zealand is required if the site is to be modified in any way.

CONSENT DURATION

13. Pursuant to section 123 of the Act:

(a) Land Use Consent for earthworks in accordance with Section 9 of the Act will expire 15 years from the commencement date;
(b) Discharge Permit for the discharge of stormwater and associated contaminants in accordance with Section 15 of the Act will expire 35 years from the commencement date;
(c) Discharge Permit for the discharge of treated dewatered groundwater to land/water will expire 15 years from the commencement date;
(d) Water Permit to excavate below groundwater, divert and abstract groundwater associated with dewatering and excavation and discharge of treated water to land/water, will expire 15 years from the commencement date; and
(e) Land Use Consent to alter the bed of a river in accordance with Section 13 of the Act will expire 15 years from the commencement date.

EARTHWORKS AND VEGETATION CLEARANCE EXCEEDING 3000M^2 AND ASSOCIATED SEDIMENT-LADEN RUNOFF

EARTHWORKS WITHIN 10M OF AND WITHIN NATURAL INLAND WETLANDS

GENERAL

14. The location, design, implementation and operation of the works shall be in general accordance with the consent application and its associated plans and documents lodged with the Environmental Protection Authority, and detailed in Appendix 1.

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

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

EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

15. The consent holder shall submit a final Erosion and Sediment Control Plan (ESCP) and final Construction and Environmental Management Plan (CEMP) for each stage of construction to the Manager for certification. The objective of the CEMP and ESCP is to provide details showing how construction activities and environmental management and erosion and sediment control measures will be designed and implemented to ensure that construction activities do not give rise to any significant adverse effects and achieve the outcomes required by these conditions of consent. The ESCP shall be in general accordance with the ESC Guidelines for Wellington Region, and shall be:

    (a) prepared in consultation with the contractor undertaking the works, and a suitably qualified and experienced person; and
    (b) submitted to the Manager at least 20 working days prior to the proposed date of commencement of the works for any stage of the proposal, for certification.

16. The ESCP shall include but is not limited to the following information:

    (a) Final earthworks and sediment control plans;
    (b) Earthworks staging;
    (c) Stabilisation methodologies;
    (d) Specific measures to protect stream corridors and wetlands; and
    (e) Monitoring and reporting.

17. Earthworks shall not commence until the consent holder has received notice in writing that the both ESCP and CEMP have been certified by the Manager. All works shall be carried out in accordance with the certified ESCP and CEMP.

AS-BUILTS

18. Prior to earthworks commencing for any stage of the proposal, the consent holder shall provide the Manager with "As-builts", signed by a suitably qualified and experienced person, to confirm that the erosion and sediment controls have been constructed in accordance with the certified ESCP.

    Note: As-built check sheets are available on the Wellington Regional Council's website at the following link: https://www.gw.govt.nz/your-region/resource-consents/earthworks/

WETLANDS

19. To assess potential effects on wetland condition including dryland plant invasion, erosion and sedimentation, wetland area loss and exotic species invasion, the Consent Holder shall undertake monitoring of retained wetlands including:

(a) For the duration of earthworks, monitoring plots of 2 x 2 m for groundcover, 5 m radius for scrub and saplings, and 10 m radius for trees (adjusted as needed for smaller wetlands) established within each retained wetland potentially affected by the development as determined by a SQEP (ecologist) with input from a wetland hydrologist.
(b) For the duration of earthworks and continuing for 5 years after the completion of the earthworks, hydrological monitoring, including groundwater level monitoring via piezometers and flow monitoring in streams.
(c) The locations of the monitoring shall be representative of the retained wetlands and generally as recommended in the Ecological Restoration Management Plan, dated March 2026.

20. The frequency of monitoring prior, during and after earthworks shall include the following as a minimum:
(a) Baseline monitoring shall be conducted within the three months prior to the commencement of earthworks in each wetland's catchment.
(b) Biannual monitoring (in summer and winter) shall occur throughout the duration of the earthworks in each wetland's catchment.
(c) Post-construction monitoring shall be conducted once between three and nine months following the completion of earthworks in the wetland's catchment.

21. The consent holder shall submit a final Ecological Restoration Management Plan prepared by a SQEP (ecologist) with support from a wetland hydrologist, to the Manager for certification at least 20 working days prior to the commencement of any earthworks at the site or the monitoring requirements of this consent. The ERMP shall be prepared either for the entire proposal or on a staged basis relevant to the wetland works. Wetland monitoring shall be undertaken in accordance with the certified ERMP. The ERMP pertains to the retained wetlands illustrated in the reporting by RMA Ecology, detailed in Appendix 1.

22. The purpose of the ERMP, in respect of monitoring, is to:

(a) Ensure that the retained wetlands maintain their extent, hydrology, and ecological values;
(b) Describe the methods, timing, and frequency of monitoring of wetlands with regard to potential adverse effects of sediment discharge into the wetlands and alterations to hydrology associated with the proposed earthworks; and
(c) Ensure appropriate measures are implemented to retained wetlands where they may be affected by the development to ensure corrective actions are undertaken if issues are identified.

23. The plan shall be in accordance with the 'Handbook for monitoring wetland condition', Clarkson, B.R., Sorrell, B., Reeves, P., Champion, P., Partridge, T., and Clarkson B. D. (2004), shall document the monitoring to be undertaken of the retained wetlands, and shall include but not be limited to the following:

(a) Purpose of the plan and relationship to other plans;
(b) The roles and responsibilities of the SQEP (ecologist) who will undertake the monitoring;
(c) Details of monitoring of wetland condition to assess potential effects on wetland condition including dryland plant invasion, erosion and sedimentation, wetland area loss and exotic species invasion;
(d) How the monitoring required under Condition 22 above will occur, including how reduction (or expansion) in extent of wetlands or a trend to reduced (or increased) hydrology, and

incursion of novel invasive plant species will be identified and monitored (including trigger values/level), and controlled if required; and

(e) All monitoring locations proposed including locations of photo points which will be used to show the vegetation changes along hydrological gradients in the wetland restoration areas.

24. Monitoring in accordance with the ERMP certified in Condition 21 above shall commence three (3) months prior to the commencement of earthworks within the relevant stage(s).

25. Reporting of wetland monitoring certified under Condition 21 above shall include, but not be limited to:

(a) A baseline wetland monitoring report that shall be completed prior to earthworks commencing to form a basis for further monitoring of effects and include any necessary/relevant trigger thresholds if they are deemed necessary. Three control wetlands shall be monitored alongside the potentially impacted wetlands to provide baseline data;

(b) The results of each monitoring event shall be compiled into a report detailing the inspection date, the ecologist's qualifications, monitoring results, and any recommended management changes;

(c) If any unanticipated adverse effects on the wetlands are identified during monitoring, as indicated by exceeding trigger levels/values set out in the ERMP, the consent holder shall:

i. Immediately notify the Manager of the unanticipated adverse effects/exceedance of trigger levels/values;

ii. Investigate the cause, and put in place any measures required to remedy the effect and prevent reoccurrence;

iii. Liaise with the Manager regarding steps that have been and or need to be undertaken;

iv. Record details of investigations, probable cause of the issue, lessons learnt and actions undertaken to remedy, or to be taken to prevent reoccurrence; and

v. within 15 working days of the notification in (i) submit to the Manager a report with the information required by (iv).

(d) If no adverse effects are detected, a summary report shall be submitted to the Manager within three months of completing the monitoring.

26. Should the required monitoring and reporting determine that remediation is necessary, the consent holder shall undertake the required remediation work within six months of notification under Condition 25(c)(i), unless an alternative timeframe is agreed to by the Manager in advance, and provide a report confirming the remediation is complete, the outcomes of that and any ongoing monitoring required associated with the remediation to the Manager within six months of the completion of the remediation work.

27. The consent holder shall submit final Ecological Restoration Management Plan (ERMP) and associated planting plans that detail wetland buffer and restoration planting and pest control to achieve a net gain in ecological outcomes to the Manager for certification. The ERMP shall be in general accordance with the Environmental Restoration Management Plan and landscape planting plans and shall be prepared with reference to the Construction and Environmental Management Plan, all referenced in Appendix 1. The final ERMP and planting plans will include, but not be limited to:

(a) Details of planting of the native vegetation buffer including what species will be used;

(b) Details of monitoring and maintenance of the planting including weed management;

(c) A plan to ensure 80% canopy closure on the plantings within 5 years;
(d) Confirmation that the wetland will be clearly delineated by flags or fencing to ensure contractors are aware of the boundary; and
(e) Confirmation that the plan has been sent to Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira and Muaūpoko Tribal Authority for review and input.

Note: The ERMP and planting plans can be prepared for each stage of the proposal or can be prepared to cover all of the proposal.

28. The ERMP and planting plans required by Condition 27 shall be submitted to the Manager for certification at least 20 working days prior to the proposed date of commencement of the works. Any planting plans submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira, and Muaūpoko Tribal Authority, 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. Works authorised by this consent shall not commence until the consent holder has received notice in writing that the submitted ERMP and planting plans have been certified by the Manager.

29. The consent holder shall undertake works in accordance, and otherwise comply, with the certified ERMP and planting plans required by Condition 19.
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30. The consent holder shall provide a report to the Manager by 1 December each year for a period of 5 years following the planting of the natural wetlands, restoration wetlands, and wetland buffers which details the monitoring and maintenance that has been undertaken during the previous 12 months. The first report should be submitted within six months of completion of the planting.

FLOCCULATION MANAGEMENT PLAN

31. If flocculation is to be used on site for any stage of work, the consent holder shall prepare, in consultation with a suitably qualified and experienced person, a Flocculation Management Plan (FMP) for that stage. The FMP shall be submitted to the Manager for certification at least 10 working days prior to the proposed use of flocculant. The FMP shall include as a minimum:
(a) Specific design details of the chemical treatment dosing system, based on a rainfall activated methodology for the decanting earth bunds (DEBs) or sediment retention ponds (SRPs);
(b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
(c) Details of optimum dosage (including assumptions);
(d) Results of initial chemical treatment trial;
(e) A spill contingency plan; and
(f) Details of the person or bodies that are responsible for long-term operation and maintenance of the chemical treatment system and the organisational structure that will support this system.

32. The use of flocculant shall not commence until the consent holder has received notice in writing that the FMP has been certified by the Manager. All DEBs/SRPs shall be treated in accordance with the certified FMP.

33. The FMP shall be reviewed prior to commencing each new stage of works or at minimum on a yearly basis. Reviews shall reference monitoring data and/or further bench testing results to determine the effectiveness of the FMP and whether it needs to be amended to ensure on-going optimal performance. The findings of this review shall be submitted to the Manager upon request.

PROGRESSIVE STABILISATION

34. The consent holder shall progressively stabilise all disturbed or unstabilised areas in accordance with the certified ESCP and to the satisfaction of the Manager.

DECOMMISSIONING

35. All erosion and sediment control measures shall remain the responsibility of the consent holder and no erosion and sediment control measures shall be removed or decommissioned prior to receiving written confirmation that the catchment is stabilised to the satisfaction of the Manager.

WEEKLY SITE AUDITS

36. The consent holder shall have the site audited by a suitably qualified and experienced person on a minimum of a weekly basis (unless a reduced frequency is agreed in writing by the Manager) to ensure that all erosion and sediment controls are operating effectively in accordance with the certified ESCP. The audits shall be recorded in writing and submitted to the Manager upon request.

    Note: Any site audits carried out by Wellington Regional Council or its contractors do not constitute the audits required by this condition.

RAINFALL TRIGGERED MONITORING

37. The consent holder shall record the following parameters as soon as practicable within daylight hours after a rainfall event greater than 7mm in 1 hour, or 20mm in 24 hours, as measured at the Wellington Regional Council rainfall monitoring site at the Waikanae River at Water Treatment Plant.

Parameter	Location (sediment retention device)			
	Inflow	Forebay (SRPs only)	Pond	Outflow
pH	✔	-	-	✔
Turbidity (NTU)	✔	-	-	✔

Note: The consent holder is only required to undertake outflow monitoring if the device is discharging.

38. The consent holder shall submit all monitoring data and information to the Manager within 5 working days of the date the sampling is undertaken. Unless otherwise agreed in writing by the Manager, the monitoring requirement shall only cease once the catchment has been completely stabilised and the device decommissioned.

EXCEEDANCES AND FAILURES

39. In the event of non-compliance where:

(a) the rainfall triggered monitoring required under Condition 37 shows that, at the outflow of the device:
   - The NTU value is 170 NTU or greater, and/or;
   - The NTU value at the downstream site is more than 20% above the NTU levels measured at the control site (any approved upstream monitoring site), and/or;
   - (for any chemically treated device) the pH is at or below (≤) 5.5 or above (≥) 8.5, or

(b) there is a failure of any erosion and sediment control measure, or discharge from any non-stabilised area that is not treated by an erosion and sediment control measure, where any contaminants (including sediment) or material are released and enter any water body.

the consent holder shall:

(i) Immediately notify the Manager of the failure or discharge, as soon reasonably practical but no later than 24 hours of becoming aware of the breach;
(ii) Immediately undertake onsite investigations to determine the cause of the failure or discharge, and what changes can be made to onsite management to prevent reoccurrence;
(iii) Re-establish control measures as soon as practicable where these have failed or have not been implemented in accordance with the certified ESCP;
(iv) Liaise with the Manager to establish whether any additional remediation and/or mitigation is required, and carry out any such action as required by and to the satisfaction of the Manager;
(v) Record the date, time and weather conditions, details of investigations, probable cause of the issue, lessons learnt and actions taken, or to be taken, to prevent re-occurrence; and
(vi) Within 5 working days of the issue being recorded, provide the information required by (v) above to the Manager.

WINTER WORKS

40. All earthworked areas shall be stabilised during the period between 1 June to 30 September inclusive each year, unless otherwise approved in writing by the Manager. The stabilised surface shall be maintained to the satisfaction of the Manager.

41. No earthworks authorised by this consent, other than those necessary for the maintenance of erosion and sediment controls, shall take place during the period of 1 June to 30 September inclusive each year, unless otherwise approved in writing by the Manager.

42. Any earthworks proposed during the period 1 June to 30 September inclusive shall be submitted to the Manager no less than 20 working days prior to the proposed commencement date and shall be in the form of an amendment to the certified ESCP for that stage.

The amendment shall demonstrate how erosion, sediment discharge, and associated water quality effects will be appropriately managed under winter conditions and shall include, as a minimum:

(a) a description of the proposed works, duration, and methods of stabilisation;

(b) a plan showing areas already stabilised and any additional erosion and sediment control measures proposed;
(c) staging and sequencing of works to minimise exposed areas;
(d) contingency measures for rainfall events, including response to forecast rainfall; and
(e) a summary of environmental performance to date, including monitoring results and compliance history.

Earthworks during this period may be undertaken where the Manager is satisfied that the proposed measures will appropriately manage erosion, sediment discharge, and water quality effects on receiving environments.

Note: Any request for Winter Works approval will be assessed by the Manager having regard to:

(a) the scale, nature and duration of the works;
(b) the effectiveness of existing erosion and sediment control measures;
(c) prior compliance history, including monitoring and reporting;
(d) the likely effectiveness of the proposed controls and methods of stabilisation;
(e) the sensitivity of the receiving environment; and
(f) the nature of the underlying soils and site conditions, including their drainage characteristics, susceptibility to erosion, and ability to achieve and maintain stabilisation during winter conditions.

DUST

43. The consent holder shall ensure that dust emissions from the site do not create an objectionable or offensive effect beyond the site boundary, assessed in accordance with the Ministry for the Environment Good Practice Guide for Assessing and Managing Dust (MfE, 2016).

44. The consent holder shall implement the dust mitigation measures specified in the certified CEMP and, as a minimum, ensure that: (a) all stockpiles of loose material are covered or treated with a dust suppressant if they are generating objectionable or offensive dust; (b) water suppression is applied to exposed earthworked areas and haul roads during dry and windy conditions, if they are generating objectionable or offensive dust; and (c) vehicles leaving the site do not carry material likely to generate dust on public roads.

FILL MATERIAL

45. All fill material used on site shall be restricted to natural material such as clay, sand, soil and rock, and inert material such as concrete and brick, which, when buried, will have no adverse effect on people or the environment.

    Note: Rule R82 (Discharges from contaminated land) of the Operative Natural Resources Plan 2023 will apply to any imported or in situ material worked on the site. If the activity does not meet the permitted standards under Rule R82, consent will be required under Rule R83 (Investigation of, or discharges from contaminated land – discretionary activity).

46. All fill material shall be placed and compacted so as to avoid erosion and instability. Any erosion of soil including failure of cut and fill batters that is attributable to the works shall be contained, remedied and mitigated by the consent holder to the satisfaction of the Manager.

COMPLETION OF WORKS

47. All works for each stage of the proposal affecting the site, including tidy up on completion of the works, shall be carried out in accordance with the certified ESCP for that stage. The consent holder shall notify the Manager within 2 working days of completion of works and tidy up for each stage, and shall confirm in writing that the relevant catchment is stabilised in accordance with the certified ESCP.

AMENDMENTS TO MANAGEMENT PLANS

48. The consent holder may request amendments to the certified management plans by submitting the amendments in writing for the certification of the Manager. The amendments sought shall not be implemented until the consent holder has received notice in writing that the amended management plan has been certified by the Manager.

DRAINAGE AND RECLAMATION OF WETLANDS AND ASSOCIATED OFFSETTING AND ENHANCEMENT WORKS

49. The Consent Holder shall undertake, maintain, and protect a minimum of:

    (a) Creation of 17,400m^2 of wetland; and
    (b) Enhancement of 65,200m^2 of existing wetland, as described in the application documents and detailed in the certified ERMP.

50. The consent holder shall implement the enhancement and offsetting works required under Condition 49 on a staged basis (unless otherwise agreed to by the Manager) during construction to minimise as far as practicable the lag between the construction effects and the works required to remedy or offset those effects.

51. All enhancement and offsetting works shall be completed in accordance with the programme set out and approved by the certified ERMP. Within 2 working days of completing earthworks for any stage, the consent holder shall confirm in writing that date of completion to the Manager.

52. The measures to offset required by Condition 49 shall be implemented to achieve the outcomes proposed by the certified ERMP.

53. Prior to works commencing on site and within 6 months of the granting of consent, the consent holder shall submit a final ERMP for certification against the wetland offsetting requirements in Conditions 49 and 51 above. The purpose of the final ERMP, as relevant to wetlands, is to:

    (a) Describe the areas of wetlands and buffers that will be enhanced and created to offset losses;
    (b) Describe the methods that will be employed to ensure compliance with the offsetting performance targets specified in the ERMP; and
    (c) Describe the methods that will be implemented to achieve the prescribed future state of wetlands as assumed in the ERMP.

54. The consent holder shall implement all restoration works, and the associated ongoing monitoring and maintenance, in accordance with the certified ERMP.

55. The consent holder shall ensure that areas for planting, as identified in the ERMP, are fully fenced with stock-proof fencing prior to the planting occurring where there is the possibility of stock intrusion.

56. The consent holder shall notify the Manager in writing when the pioneer planting is complete for the relevant stage(s).

57. Within one month of completion of the planting the consent holder shall provide the Manager the geographic location coordinates of the boundaries of the new wetland area and electronic shape files for entry into a GIS database.

58. Annual wetland monitoring reports shall be submitted to the Manager after construction of the Restored Wetland begins. This shall include results of all monitoring that has occurred in the preceding 6 months compared with baseline data and include a summary of all adverse effects reported as per Condition 54 above, any remedial actions that have occurred or are proposed to occur if adverse effects have been identified and or proposed plans for future remedial efforts. The Annual report shall also include details of monitoring and results from the certified ERMP.

59. The purpose of Condition 58 is to monitor the effectiveness of the wetland offsetting methods implemented under the certified ERMP, ensuring the long-term success of the proposed offsetting works to achieve the prescribed future state of wetlands as assumed in the certified ERMP.

60. The consent holder shall provide a Groundwater Level Monitoring Report (GMR) prepared by a SQEP to the Manager prior to the commencement of wetland creation offset works. The purpose of the GMR is to outline baseline and ongoing monitoring measures that will be undertaken to sufficiently measure potential changes in hydrological function against wetland offset performance targets described in the certified ERMP.

61. The GMR shall include but not be limited to:

    (a) Records of hydrological monitoring undertaken over the previous year for a minimum period of 15 years or until targets are achieved in accordance with the certified ERMP;
    (b) Monitoring results for the previous 12 months;
    (c) An assessment of any trends and changes in groundwater levels in the wetland restoration area and whether this has resulted in a drier or wetter wetland area;
    (d) Details of how the potential changes in hydrological function of the enhanced and created wetland including thresholds that identify a change in ecological value or biodiversity;
    (e) Recommended actions to remedy any changes in wetland hydrology which are not attributable to climatic conditions including timeframes for implementation of these actions, timeframes for carrying out actions; or where data cannot conclusively demonstrate that natural wetland type has not changed, recommendations for further monitoring, assessment and reporting including timeframes.

62. The Consent Holder shall engage a SQEP (ecologist) to carry out 3, 5, 10 and 15 year reviews following completion of planting to determine whether further actions are required to achieve the performance targets set out in the certified ERMP.

63. If necessary, the certified ERMP shall be amended to incorporate any agreed additional works relating to achieving ecological success.

64. The Consent Holder shall monitor the Wetland Ecological Valuation (WEV) values at the wetlands identified within the certified ERMP at three (3), five (5), ten (10), and fifteen (15) years after completion of the wetland planting of the offset areas to determine progress towards, and achievement of, the predicted WEV scores in the certified ERMP. Monitoring shall be undertaken at times that avoid transient conditions, such as flood events or drought.

65. Where any remedial actions are required, the Consent Holder shall, within a timeframe agreed to in writing by the Manager, carry out remedial actions as soon as practicable having regard to weather and appropriate planting seasons.

66. Where the monitoring review required by Condition 64 above concludes that the wetland will not achieve at least a no net loss of wetland extent and values, a Further Wetland Enhancement Plan shall be prepared and submitted to the Council for certification within 40 working days of providing written confirmation to the Manager of the wetland failure. A longer time period for developing the FWEP may be allowed, where agreed to in writing by the Manager.

67. The Further Wetland Enhancement Plan shall be prepared by a SQEP (Ecologist and Hydrologist), in consultation with Council, to achieve at least a no net loss of wetland extent and values, and include but not be limited to:

    (a) Details of the repair or improvement of wetland creation and enhancement to ensure new limits and thresholds as set out in the certified ERMP are achieved;
    (b) The proposed time frame for implementing the works to ensure the wetland area, predicted ecological values and hydrology are achieved or maintained;
    (c) Details of specific monitoring until such time that the requirements of the Further Wetland Enhancement Plan are achieved; and
    (d) The legal mechanism for the protection and ongoing management of the wetland and planting in perpetuity.

68. All further wetland enhancement works shall be implemented and monitored in accordance with the Further Wetland Enhancement Plan certified by Council under Conditions 67 above, including the timeframes specified in the Further Wetland Enhancement Plan.

69. The Consent Holder shall enter into an appropriate covenant and/or encumbrance (or similar legal mechanism) approved by the Manager that ensures that, regardless of current land ownership or any future ownership/tenure changes, the areas of land required for the offsetting works and planting required by the certified ERMP are physically protected and managed in perpetuity.

DISCHARGE OF OPERATIONAL STORMWATER FROM A NEW DEVELOPMENT EXCEEDING 3000M^2

GENERAL

70. Subject to detailed design, the location, design, implementation and operation of the operational stormwater system shall be in general accordance with the consent application and its associated plans and documents lodged with the Environmental Protection Authority, including the plans and reports listed in Appendix 1.

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

71. The consent holder shall ensure that a copy of this consent, and all documents and plans referred to in this consent, is:

    (a) provided to each operator or contractor undertaking the works authorised by this consent, prior to works commencing; and
    (b) kept on site at all times and presented to any Wellington Regional Council Compliance Officer upon request.

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

72. The Consent Holder shall submit detailed design, including drawings, specifications, design report, and calculations for the stormwater management devices to the Manager for certification at least 30 working days prior to the construction of the stormwater management devices. The consent holder shall ensure that stormwater treatment and retention devices are designed and constructed in accordance with recognised industry best practice. The detailed design shall be prepared in consultation with a chartered professional engineer and Kāpiti Coast District Council. Prior to submitting to the Manager, the Consent Holder shall obtain written confirmation from Kāpiti Coast District Council that that the design is consistent with KCDC's requirements for infrastructure that will vest in Council, in relation to the stormwater management devices. That written confirmation shall be submitted to the Manager together with the detailed design. Certification shall not be withheld if the submitted design achieves the requirements of this consent.

73. The Consent Holder's obligations, with respect to stormwater conditions under this consent shall apply until the stormwater infrastructure is vested in Kāpiti Coast District Council in accordance with Condition 82.

74. The detailed design should include, but not be limited to, the following:

    (a) Contributing catchment size and impervious percentage;
    (b) Specific design and location of stormwater systems;
    (c) Detailed flood modelling completed as part of detailed design process;
    (d) Specific inlet erosion protection design;
    (e) Supporting calculations, including sizing capacity of stormwater system(s);
    (f) Catchment boundaries for the stormwater treatment devices;
    (g) Details of construction method of stormwater system(s) including timing and duration;
    (h) Proposed planting within stormwater management devices; and
    (i) Monitoring and maintenance schedules.

75. Prior to certification of the detailed design required by Condition 72, the Consent Holder shall undertake groundwater monitoring to characterise seasonal groundwater levels across the site.

76. The monitoring shall:

    (a) be undertaken over a sufficient period to capture seasonal variation;

(b) inform the design and selection of stormwater management devices, including infiltration systems;
(c) confirm appropriate separation between groundwater and proposed infrastructure.

The results of the monitoring and the corresponding design response shall be provided to the Manager as part of the detailed design submission.

77. No stormwater management devices shall be constructed until the Manager is satisfied that groundwater conditions have been appropriately accounted for in the design.

78. Construction of the stormwater management devices shall not commence until the Consent Holder has received notice in writing that the detailed design has been certified by the Manager.

79. The construction of the stormwater management devices shall be undertaken in accordance with the certified detailed design.

80. Any amendments to the certified detailed design shall be submitted to the Manager for certification prior to the planned implementation of the amendments.

81. The remaining stormwater management works shall be constructed in general accordance with the catchment areas and design requirements set out in the Stormwater Management Plan submitted with the application, prior to operational stormwater discharges commencing from the site.

82. Upon vesting of the stormwater infrastructure in Kāpiti Coast District Council, the obligation to operate and maintain the devices in accordance with this guideline shall transfer to Kāpiti Coast District Council.

83. No later than 20 working days after the construction of the stormwater management devices, the consent holder shall provide the Manager with “As-built” certification and plans of the stormwater management works, which are certified (signed) by a chartered professional engineer.

MAINTENANCE OF STORMWATER TREATMENT SYSTEM

84. The consent holder shall prepare and submit an Operations and Maintenance Plan (OMP) for the stormwater management devices (including, but not limited to, bioretention basins, swales, associated forebays, and any proprietary treatment devices adopted at detailed design stage) to the Manager for certification at least 20 working days prior to the use of any stormwater management device onsite.

    The OMP shall include but not be limited to:

    (a) Schedules of planned inspection and maintenance, including specifically:
    (b) Inspection of structures for stability, including inlets, road inlets, outlets, and inlet and outlet protection measures (including screens or grates);
    (c) Inspection of device surfaces for erosion, scour, or sediment accumulation, particularly at inlets and outlets, and identification of signs of poor performance such as extended ponding, sediment deposition, algal growth, or permanent ponding;

(d) Removal of accumulated sediment and litter, including from inlets and forebays, with forebays maintained more frequently as primary sediment capture zones;
(e) Vegetation maintenance, including weeding of stormwater management devices;
(f) Inspection of any underdrains and outlet connections to ensure no blockage or damage;
(g) Timing of inspections, with a minimum quarterly (3 month) inspection and/or following heavy rain events defined as greater than 15mm over 2 hours, with maintenance undertaken as required;
(h) Procedures for monitoring compliance with this consent, including:
    (i) A quarterly maintenance summary (including photos and a summary of actions) to be provided to Manager over the initial two years (24 months) following construction of operational stormwater treatment systems; and
    (ii) An annual maintenance summary (including photos and summary of actions) to be provided to Manager on the third and fourth anniversary of the construction of the operational stormwater treatment systems; and
(i) Any other information considered relevant to operations and maintenance of the operational stormwater management devices.

Note: This OMP shall be sent to the Wellington Regional Council at notifications@gw.govt.nz. Please include the consent reference EPA[XXXXXX] and the name and contact details of a person on site responsible for the consent.

85. All works shall be exercised in accordance with the certified OMP and no discharge from the stormwater management devices shall commence until the Consent Holder has received written notification that the OMP has been certified by the Manager. Where changes are required to the OMP, the Consent Holder shall provide any changes to the OMP to the Manager for Certification. Any changes to the OMP may only be undertaken once the Consent Holder has received written notification that the OMP is certified by the Manager.

86. Prior to section 224(c) subdivision certification for each stage of the proposal, the Consent Holder shall submit a Lot-Level Stormwater Management Plan to the Manager for certification.

The Plan shall:

(a) identify and classify all lots within the stage;
(b) define the applicable stormwater management requirement for each lot; and
(c) specify the method of compliance to be implemented at building consent stage.

Lots shall be classified as follows:

(i) Direct Discharge Lots – lots that may discharge directly to the downstream system without on-lot attenuation, where catchment-level stormwater performance requirements are achieved;

(ii) Controlled Discharge Lots – lots that shall achieve hydraulic neutrality such that post-development discharge does not exceed pre-development discharge rates, to be achieved by attenuation tanks, soakage systems, or equivalent approved devices; and

(iii) No Secondary Flow Path Lots – lots that shall manage stormwater up to the 1% AEP event within the lot boundary, including disposal to ground via soakage systems or equivalent approved methods.

87. The Consent Holder may propose amendments to lot classifications and associated stormwater controls to reflect updated information, including groundwater monitoring results, updated hydraulic modelling, or detailed design refinements.

Any proposed amendments shall:

(a) be submitted in writing to the Manager for certification; and
(b) demonstrate that overall stormwater performance outcomes of the consent are maintained or improved.

No amended classifications or controls shall be implemented until written certification has been received.

VESTING STORMWATER SYSTEM TO KĀPITI COAST DISTRICT COUNCIL

88. Prior to the vesting of the stormwater infrastructure in Kāpiti Coast District Council, the Consent Holder shall:

(a) obtain written confirmation from Kāpiti Coast District Council that the stormwater infrastructure has been constructed in accordance with the certified detailed design;
(b) provide the Manager with a copy of that written confirmation; and
(c) provide the Manager with a copy of any agreement between the Consent Holder, KCDC, and GWRC recording KCDC's ongoing operational and maintenance obligations for the stormwater infrastructure following vesting. The Consent Holder's obligations under Conditions 42 to 52 shall cease upon written confirmation from the Manager that the requirements of this condition have been satisfied.

CONSENT REVIEW

89. Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:

(a) To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent;
(b) To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage;
(c) To consider whether improvements in methodology or technology identified in monitoring reports would materially reduce any adverse effects arising from the exercise of this consent; and
(d) To enable consistency with any relevant Regional Plans or any National Environmental Standards or Regulations.

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

Note: "Exercise of the consent" is deemed to be once the works authorised by this consent have commenced.

WORKS IN THE BED OF RIVERS AND/OR STREAMS

GENERAL

90. Subject to detailed design, the location, design, implementation and operation of the works shall be in general accordance with the consent application and its associated plans and documents lodged with the Environmental Protection Authority as set out in Appendix 1.

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

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

92. The consent holder shall ensure that a copy of this consent, and all documents and plans referred to in this consent, is:

    (a) provided to each operator or contractor undertaking the works authorised by this consent, prior to works commencing; and
    (b) kept on site at all times and presented to any Wellington Regional Council Compliance Officer upon request.

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

NOTIFICATION OF WORKS

93. The Consent Holder shall give notice to the following parties:

    - The Manager;
    - Ātiawa ki Whakarongotai Charitable Trust;
    - Te Rūnanga o Toa Rangatira;
    - Ngāti Ruakawa ki te Tonga; and
    - Muaūpoko Tribal Authority.

    at the following times:

    - Within two working days (48 hours) prior to streamworks commencing; and
    - Within two working days (48 hours) following the streamworks being completed.

CONSTRUCTION METHODOLOGY

94. The consent holder shall provide a final Construction and Environmental Management Plan (CEMP) to the Manager for certification at least 20 working days prior to the commencement of works authorised by this consent for any stage of the proposal. Any CEMP submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira and Muaūpoko Tribal Authority, 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.

95. No works may commence on site until the consent holder has received written notice that the CEMP, for any particular stage, has been certified by the Manager. The consent holder shall undertake the works in accordance with the certified CEMP.

The CEMP shall be prepared in consultation with the contractor undertaking the works and shall include (but not be limited to) the following:

(a) The final design of any structure;
(b) Detailed construction methodology;
(c) Methods for removing fish from the affected reach prior to any diversion of water, where they will be transported to and who will be responsible for doing this;
(d) Temporary diversion methods including methods for separating the construction activities from the flowing water. This should include contingency measures for dealing with greater volumes of water should heavy rain occur during the works period and any measures to facilitate fish upstream and downstream during the construction period;
(e) Methods to manage or treat any sediment-laden water before discharging from the works site;
(f) Methods to prevent other contaminants on the works site from entering water;
(g) Details of all riparian planting to be undertaken;
(h) Any other relevant matters to ensure compliance with all conditions; and
(i) Confirmation that the plan has been sent to Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority for review and input.

REDUCING EFFECTS ON WATER QUALITY

96. The consent holder shall minimise sediment discharges and impacts on instream habitats and ecology during the works, including but not limited to:

(a) Completing all works in the minimum time practicable;
(b) Undertaking works in dry weather conditions, as far as practicable;
(c) Avoiding the placement of construction or excavated material in the wetted channel;
(d) Separating all construction activities from flowing water as much as is reasonably practicable;
(e) Installing appropriate sediment control and treatment measures in accordance with the certified ESCP;
(f) Minimising crossing of the streambed and keeping crossings to one path only; and
(g) Minimising machinery in the streambed and undertake works from the banks where practicable.

97. The consent holder shall ensure that prior to entering a water body that all vehicles and equipment are inspected for the presence of invasive or pest aquatic species including Didymosphenia geminata (didymo). In the event that an invasive or pest aquatic species is discovered upon any vehicle or equipment it shall be cleaned, to the satisfaction of the Manager.

Note: The machinery should be cleaned in accordance with the Ministry for Primary Industries cleaning methods which can be found at https://www.mpi.govt.nz/outdoor-activities/boating-and-watersports-tips-to-prevent-spread-of-pests/check-clean-dry/. The consent holder shall ensure that no dry cement product, unset concrete, concrete wash water or any water contaminated with concrete enters water as a result of the works.

REDUCING EFFECTS ON ECOLOGICAL HABITAT VALUES (NGARARA STREAM)

98. To maintain the ecological and biodiversity habitat values of the waterbody, the Consent Holder shall ensure that, where relevant, the bed of the Ngarara Stream is reinstated into a natural form, as far as practically possible, after the works are completed. This may include, but is not limited to:

    (a) Removing, stockpiling and reinstating the natural stream bed materials;
    (b) Riparian planting in accordance with the certified Ecological Restoration Management Plan;
    (c) Ensuring that there is a variety of pools and riffles, and backwaters along the affected reach of waterbody where feasible;
    (d) Ensuring that instream structures, including the consented new culverts, do not obstruct fish passage; and
    (e) Minimising the use of geotextile fabric within the bed of the water body.

    Any works to revert the Ngarara Stream to its pre-construction condition or better shall be completed to the Manager's satisfaction.

TEMPORARY DIVERSIONS WITHIN THE CHANNEL (FOR CULVERT CONSTRUCTION IN NGARARA STREAM)

99. The consent holder shall ensure the temporary water diversion method (specified in the Construction Methodology required under Condition 94 above) is in place prior to the commencement of any instream works (excavation and construction). The temporary diversion shall:

    (a) be implemented, managed and maintained in accordance with Condition 94 (construction methodology);
    (b) separate all construction activities from flowing water;
    (c) remain in place for the full duration of the works; and
    (d) not be removed and the stream flow reinstated until the stream works have been completed.

NGARARA STREAM WORKS – RECONSTRUCTION & REALIGNMENT OF NGARARA STREAM

100. The final design of the section of Ngarara Stream to be re-aligned (beneath the high voltage overhead power wires as indicated on drawing 2911-ALL-SW-430) shall be submitted to the Manager for certification at least 20 working days prior to works authorised by this consent commencing.

101. The construction of the Ngarara Stream realignment shall be carried out in general accordance with the Engineering & Infrastructure Report, dated 26 March 2026 submitted as part of the Application documentation, and in accordance with the certification granted under condition 100.

102. The construction of the Ngarara Stream realignment shall be carried out as part of the Phase 2 earthworks and shall be completed as part of the completion of the Phase 2 earthworks.

103. Other sections of the Ngarara Stream are to be altered and improved as part of the overall project works. The final design for each of these sections of stream shall be submitted to the Manager for certification at least 20 working days prior to works authorised by this consent commencing for that section of Ngarara Stream.

104. The detailed design of all works associated with the realignment and upgrading of the Ngarara Stream shall incorporate input from an ecology specialist and shall demonstrate how the design intends to achieve the ecological objectives presented in the Ecological Restoration Management Plan, prepared by RMA Ecology, dated 25 March 2026.

105. All construction work associated with the realignment and upgrading of Ngarara Stream shall be carried out in strict accordance with the approved CEMP and ESCP relating to that work.

STREAMWORKS - ECOLOGICAL RESTORATION MANAGEMENT PLAN

106. The consent holder shall submit a final Ecological Restoration Management Plan (ERMP) to the Manager for certification at least 20 working days prior to works authorised by this consent commencing. The final ERMP shall be developed in accordance with Wellington Regional Council's 'Restoration Planting: A guide to restoration planting projects in the Wellington Region, 2014'.

107. Any ERMP submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority, 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. The ERMP shall include, but not be limited to:

(a) A detailed description of measurable mitigation and offsetting goals
(b) Plan(s) to scale showing the location, lengths and widths of all proposed areas to be planted and proposed species mix, and fencing
(c) The native species that are proposed to be planted, the size of the plants and the density of planting
(d) Details of eco-sourcing and how plants are appropriate to the locality
(e) A detailed timeline for proposed planting
(f) Details of pre-planting site preparation (clearing, mulching, fertilising)
(g) Details of the on-going maintenance of the planting including, but not limited to, the replacement of plants, future management, and eradication of pest plants
(h) Details of enrichment and replacement planting, including timeframes to ensure a plant success rate of at least 80% canopy cover of riparian mitigation is achieved within 5 years
(i) Details of how plants will be protected from pest animals, and
(j) Confirmation that the plan has been sent to Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority for review and input.

Note 1: For the purpose of this condition, eco-sourcing refers to plants that have been sourced and propagated from those that grow naturally in the same ecological district.

Note 2: https://www.gw.govt.nz/assets/Documents/2014/05/Restoration-Planting-Guide.pdf

108. Any amendment proposed to the certified ERMP shall be submitted for certification, in writing, to the Manager. Implementation of any amendment shall only occur once the amendment has been certified in writing by the Manager.

109. The consent holder shall complete the planting as required in the certified ERMP as soon as practicable, and within 18 months of completion of works authorised by this consent, or other timeframe approved by the Manager.

110. All mitigation planting of riparian areas proposed and approved under the certified ERMP, shall be maintained for 5 years or until 80% canopy cover over the relevant mitigation area is achieved. The 5-year period shall only commence once all the planting required by the certified ERMP has been completed and notification given in accordance with condition 111.

Note: Canopy cover is defined as the percentage of ground area covered by planted native vegetation as viewed from vertically above the planted area. It includes all plant tiers (that is, it may be a mix of low growing species plus tree and shrub species).

111. The consent holder shall notify the Manager within two working days of completion of the planting required by the certified ERMP.

STREAMWORKS - RESTORATION PLANTING MONITORING REPORT

112. The consent holder shall provide a Mitigation Planting Monitoring Report (MPMR) by a suitably qualified and experienced practitioner which details a record of all maintenance and replacement planting undertaken over the previous year in accordance with the approved ERMP required by condition 106 of this consent.

113. The MPMR shall be submitted to the Manager on the anniversary of planting each year for five years from the date of notification in condition 111 or until 80% canopy cover over the relevant mitigation area is achieved. The MPMR shall include, but not be limited to, details of the following:

(a) A map to scale showing planted areas for that planting season within the agreed planting area;
(b) Details of plants planted, including species, numbers and date planted;
(c) An annual assessment of overall plant success rates which includes species information;
(d) A quantitative and representative measure of whether planting mitigation goals outlined in the certified final ERMP required by condition 106 of this consent have been achieved and if applicable, what progress has been made towards achieving those goals;
(e) Photo points of representative planted areas taken annually;
(f) Recommendations of any on-going and immediate maintenance required to achieve compliance with condition 107 of this consent.

Note: The MPMR should be sent to Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority when it is sent to Council.

114. The recommendations of the report required by Condition 112 of this consent shall not be implemented until they have been approved by the Manager.

FRESHWATER FISH / FISH PASSAGE

115. The Consent Holder shall prepare and submit a final Native Freshwater Fauna Salvage and Relocation Plan ("NFFSRP") to the Manager for certification, 20 working days prior to the commencement of any reclamation and/or stream works. The NFFSRP shall include, but not be limited to:

(a) Methodologies to capture fish
(b) Fishing effort
(c) A qualified ecologist to undertake the capture and relocation
(d) Details of the relocation site
(e) Storage and transport measures including prevention of predation and death during capture
(f) Euthanasia methods for diseased or pest species, and
(g) Confirmation of a suitably qualified and experienced ecologist onsite to supervise during dewatering activities.

116. No streamworks shall commence until the NFFSRP has been certified by the Manager.

117. The Consent Holder shall undertake fish rescue in accordance with the certified NFFSRP authorised under Condition 116. All fish rescues shall be undertaken by a suitably qualified and experienced person with the required permits, such as an ecologist.

Note: It is the responsibility of the Consent holder to ensure that they secure any necessary authorisations from the Department of Conservation, the Ministry of Primary Industry and Fish and Game New Zealand, prior to the commencement of any fish rescue.

118. The Consent Holder shall ensure that fish passage is maintained at all times during and after construction.

119. The Consent Holder shall ensure that all instream structures are designed, constructed, and maintained to provide for fish passage. Fish passage shall be provided in accordance with the New Zealand Fish Passage Guidelines (Version 2.0, June 2024). The design shall demonstrate that:

(a) fish passage is maintained across the full range of expected flows;
(b) structures do not create barriers to upstream or downstream movement; and
(c) channel form, bed substrate, and velocity conditions are suitable for indigenous fish species.

120. No instream works shall be carried out in flowing water during the key recruitment migration period for native fish species (1 August to 31 December, inclusive) without approval from the Manager.

121. The Consent Holder shall ensure that any culvert is open bottomed, or its invert shall be placed so that at least 25% of the culvert's diameter is below the level of the bed.

EROSION/SCOUR AND REVEGETATION

122. The Consent Holder shall ensure that any areas of stream banks that are cut or disturbed as a result of the works are stabilised and grassed or replanted with native vegetation as soon as practicable following completion of the works, to prevent erosion and scour and to enhance riparian habitat qualities/reinstate shade habitat.

TEMPORARY HAUL ROAD BRIDGE

123. The detailed design of the temporary haul road bridge across the Ngarara Stream, near the southern boundary of the site, as indicated on drawing 2911-ALL-EW-205, shall be submitted to the Manager for certification at least 20 working days prior to construction of the temporary bridge authorised by this consent commencing.

124. All work associated with the construction and operation of the temporary haul road bridge shall be carried out in strict accordance with the certified CEMP and ESCP relating to that work.

125. The temporary bridge shall be removed immediately after the haul road is no longer needed and the bridge site shall be remediated in accordance with the certified Ecological Restoration Management Plan.

TE HARAKEKE SWAMP BOARDWALK CONSTRUCTION

126. The detailed design and construction methodology for the boardwalk across Te Harakeke Swamp shall be submitted to the Manager for certification at least 20 working days prior to construction of the boardwalk authorised by this consent commencing.

127. The construction methodology shall demonstrate that the boardwalk can be constructed in a manner that avoids heavy construction machinery working within the Te Harakeke Swamp, with an emphasis on the use of smaller/lighter machinery working from a completed section of boardwalk, to construct piles for the next bay in a manner that avoids machinery tracking on the ground surface.

128. All construction work associated with the construction of the boardwalk across Te Harakeke Swamp shall be carried out in strict accordance with the certified CEMP and ESCP relating to that work.

129. Before the activity commences, a photographic record must be made of the original condition of the natural inland wetland's bed profile and hydrological regime. Within 30 days of the completion of the work, the bed profile and hydrological regime of the wetland (except those areas in direct contact with the boardwalk) shall be returned to their original condition.

CULVERT CONSTRUCTION IN NGARARA STREAM

130. The detailed design and construction methodology for the construction of culverts, including the flow control twin box culvert with overflow weir at the downstream part of the site, shall be submitted to the Manager for certification at least 20 working days prior to construction of the respective culvert authorised by this consent commencing.

131. The detailed design shall demonstrate consideration for erosion protection, provision for fish passage, consistency with the detailed flood modelling associated with flood protection and minimisation of culvert length as much as is reasonably feasible.

132. The construction methodology shall reflect minimum machinery activity in the live bed of the watercourse, by-pass flow management where feasible and construction in accordance with the certified CEMP and ESCP.

MONITORING, MAINTENANCE AND REMOVAL OF STRUCTURES

133. The Consent Holder shall provide the information required by Regulation 62 (general structures) and Regulation 63 (culverts) of the National Environmental Standards for Freshwater 2020 by uploading the culvert details into the NIWA Fish Passage Assessment Tool and providing the Manager with the response number once the upload is complete.

134. The Consent Holder shall remain responsible for any structures and shall monitor and maintain the structures at all times in accordance with Condition 135 below, so that:

(a) The provision of fish passage does not reduce over its lifetime;
(b) Any erosion, scour or instability of the stream bed or banks that is attributable to the works carried out as part of this consent is remedied by the consent holder;
(c) Any adverse effects caused by the presence of the structures that limit, restrict or prevent fish passage shall be rectified by the Consent Holder;
(d) The structural integrity of the culvert remains sound in the opinion of a Professional Chartered Engineer; and
(e) The waterway within or around the structures remains clear of debris.

Note: Maintenance does not include any works outside of the scope of the application. Further resource consents may be required for any additional works (including but not limited to structures, reshaping or disturbance to the bed of the watercourse).

135. The Consent Holder shall provide a monitoring and maintenance plan to the Manager within 20 working days of the completion of the structures, which includes:

(a) How the monitoring and maintenance will be done
(b) The steps to be taken to avoid any adverse effects on fish passage
(c) The steps to be taken to ensure that the structures' provision for fish passage does not reduce over their lifetime, and
(d) A process for providing updated information on the structure to GWRC every two years, or after a natural hazard event, for the purpose of reassessing the structures effect on the passage of fish.

Note: This plan is required by regulation 69(2) of the Resource Management (National Environmental Standard for Freshwater) Regulations 2020.

PHOTOGRAPHIC RECORDS

136. The Consent Holder shall compile photographic records of the area of works before and after the completion of all stream works. The Consent Holder shall take photographic records within one week prior to the commencement of streamworks and one week after the completion of streamworks. The photographic records shall include photographs of the following items:

(a) location of the proposed works, and
(b) The site immediately upon the completion of the works (within one week).

All submitted photographs shall include:

- The date the photographs were taken;
- The time the photographs were taken; and
- A description of what aspect of the works the photographs relates to.

The photographic record of items identified in (a) and (b) shall be submitted to the Manager as soon as possible but within one week of the photographs being taken. The photographic records are to demonstrate compliance with the conditions of this consent.

DEWATERING

137. The consent holder shall submit a Dewatering Management Plan (DMP) to the Manager for certification at least 15 days prior to any dewatering works commencing on the site. The DMP shall include at a minimum:

    (a) Identification of an experienced person(s) managing environmental matters on site
    (b) Final dewatering methodology prepared in consultation with the contractor undertaking the works, including confirmation of disposal method.
    (c) Details for all measures to avoid and/or mitigate any potential adverse effects from dewatering activities including:
        i. Water quality standards or criteria for any discharge to stormwater or surface water
        ii. Water quality monitoring requirements
        iii. Contingency actions in the event water quality requirements are exceeded; and
        iv. Reporting procedures and timings to council
    (d) Measures to ensure that no dewatering pumps or abstraction points are located within 20 metres of the Kāpiti Coast District Council bore headworks.

138. The works authorised under this consent shall be carried out in accordance with the information provided in the certified DMP required by condition 137.

139. Where a change to the approved DMP is considered necessary, the Consent Holder may request amendments to the DMP by submitting the proposed amendments in writing to the Manager. The amendments sought shall not be implemented until the Consent Holder has received written confirmation that the amended DMP is to the satisfaction of the Manager.

140. The Consent Holder shall record:

    (a) The pump rate;
    (b) The date and time of pumping commencement and completion; and
    (c) Any change in the pump rate.

    This record shall be maintained at the site and shall be made available to the Manager or any Compliance Officer upon request.

    The record shall be submitted to the Manager upon the completion of works.

GENERAL NOTES (NOT CONDITIONS)

- Where conditions require the submission of information to the Manager, information can be emailed to notifications@gw.govt.nz. Please include the consent reference EPA[XXXXXX] and the name and phone number of a contact person responsible for the information submitted.
- A resource management charge, set in accordance with section 36(2) of the Resource Management Act 1991, shall be paid to the Wellington Regional Council for the carrying out of its functions in relation to the administration, monitoring, and supervision of resource consents and for the carrying out of its functions under section 35 (duty to gather information, monitor, and keep records) of the Act.
- The Wellington Regional Council shall be entitled to recover from the consent holder the costs of any review, calculated in accordance with and limited to the Council's scale of charges in force and applicable at that time pursuant to section 36 of the Resource Management Act 1991.

- The granting of this resource consent does not provide you with the right to access private properties. Landowner entry requirements need to be gained and be in place before you may exercise this consent.
- Section 322 of the Resource Management Act allows any Enforcement Officer to go onto the property at all reasonable times for the purpose of carrying out inspections to determine whether or not this consent is being complied with, or to take samples.
- Additional resource and/or building consents may be required from your local council to undertake this proposal. We advise you to contact the Kāpiti Coast District Council prior to commencing works.
- Additional permits may be requiring for the handling of fish or temporary blockage of fish passage from the Ministry for Primary Industries, Department of Conservation or Fish and Game.
- If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application.

KĀPITI COAST DISTRICT COUNCIL CONDITIONS OF CONSENT: SUBDIVISION AND LAND USE

SUBDIVISION CONSENT

GENERAL

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)

   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.

SUBDIVISION STAGING

2. The subdivision may be undertaken in a series of stages, provided that:

   (a) the Reserve Contribution for the total number of the staged residential lots is paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991;
   (b) the consent holder pays Council Engineering and monitoring fees $[XXX} plus $[XXX] per lot prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991;
   (c) Infrastructure and services (including roads and associated services) are installed to the satisfaction of Council's Development Engineer for the applicable stage(s);
   (d) each individual allotment shall be consistent with the proposal as approved and shall have frontage or legal access to legal road by way of the private way/road;
   (e) each allotment shown on any survey plan, including any balance allotment, shall be adequately serviced as required by and in terms of the relevant conditions of this consent;
   (f) all conditions pertaining to the allotments shown on the survey plan shall be satisfied prior to the execution of a section 224(c) certificate for the applicable stage(s); and
   (g) all consent notices and easements have been applied to relevant Lots shown on the survey plan and if applicable, a s221 consent notice shall be applied to relevant Lots to ensure compliance on an ongoing basis.

   Note: Where staging of the development is proposed, the relevant conditions of consent and consent notices apply to each individual stage.

3. Where subdivision is undertaken in stages, each stage shall be in general accordance with the staging shown on Landlink plans Overall Phase 1 Scheme Plan 2911-PH1-P-3 and Overall Scheme Plan – Indicative Staging 2911-ALL-P-2.

   Note: For the avoidance of doubt, it is noted that development stages can be advanced in further sub-stages provided that Council certifies as part of a S223/224 process all necessary infrastructure(including off-site infrastructure and road upgrades, stormwater detention and flood storage) to support the sub-stage is provided.

E-SURVEY DATASET

4. The e-survey dataset shall be in general conformity with the Legal Scheme Plan set 2911-ALL, dated 13 March 2026, prepared by Landlink Limited as set out in Appendix 1, with the application RM[XXXXXX], except where modified by these conditions of consent.

5. Individual certifications pursuant to sections 223 and 224(c) of the Resource Management Act 1991 may be sought for flexible stages and sub-stages of the subdivision, provided that all of the following criteria are met:

   (a) Each individual allotment shall be consistent with the proposal as approved and shall have frontage or legal access to legal road by way of the private way/road.
   (b) Each allotment shown on any survey plan, including any balance allotment or land shown as vesting in Council, shall be adequately serviced as required by and in terms of the relevant conditions of this consent.
   (c) All conditions pertaining to the allotments shown on the survey plan shall be satisfied prior to the execution of a section 224(c) certificate.

CONTRIBUTIONS AND FEES

6. A Reserve Contribution for the 1,184 additional lots is payable and has been assessed at $[XXXXXX] including GST per lot (total to pay $[XXXXXX]). A credit shall be applied to this contribution for the value of Lot(s) 5000–5006, 5100–5124, 5200–5204 and 5400–5402 if vested. The value of the credit shall be determined by a market valuation to be completed by a registered valuer in accordance with the developer's agreement between the Council and the Consent Holder (if any).

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

7. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of $[XXX] plus $[XXX] per lot (totalling for 1190 lots $[XXXXXX]) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

8. During works, the consent holder shall comply with the requirements of the Kāpiti Coast District Council's (KCDC's) Land Development Minimum Requirements April 2022 (LDMR), unless alternatives are proposed by the consent holder and accepted in writing by the Council's Development Engineer.

9. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development shall be in accordance with Clauses 1 to 15 of Schedule 1 contained in Part 4 of the LDMR. No works shall commence until the plans are approved in writing by the Council's Development Engineer.

   Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the LDMR and to enable accurate construction.

DEVELOPER'S REPRESENTATIVE

10. 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.

11. 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

12. 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

13. 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.

ROAD NAMING

14. Following engineering approval for the plans submitted under Condition 9 above, and prior to applying for a certificate to be issued under Section 224(c) of the Resource Management Act 1991, the consent holder shall provide three proposed road names for each road in the proposed subdivision, based on a theme, to the Council Development Engineer for approval. The road names shall be chosen in accordance with the Kāpiti 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 9. This is due to the potentially lengthy process of 'road naming'.

    Note 2: The road names must be accompanied with confirmation that input was sought from Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira and Muaūpoko Tribal Authority, along with any input that was received.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

15. 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 certified ESCP by Wellington Regional Council. The CEMP shall include 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 Kāpiti 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;
(l) Stabilisation methodology for the site, as earthworks are completed at the conclusion of each phase and in perpetuity.

The final CEMP provided for certification shall also include evidence that the draft CEMP has been sent to Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority for review and input. Any CEMP submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira and Muaūpoko Tribal Authority, 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

16. 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 suitably qualified and experienced practitioner 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.

17. Prior to the commencement of construction works, the Consent Holder shall commission and complete a Road Pre-Condition Survey of Peka Peka Road. 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.

18. Following the completion of construction works, the Consent Holder shall commission and complete a Road Post-Construction Survey of Peka Peka Road. 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 Peka Peka Road that is properly attributable to construction works associated with this consent.

19. 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.

20. The CEMP and CTMP certified under Conditions 1515 and 16 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.

21. The certified CEMP and CTMP shall be implemented and maintained throughout the entire earthworks and construction period, and any proposed amendments to the plans shall be submitted to the Council's Development Engineer for consideration and certification prior to the requested amendments being implemented.

22. 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.

23. The consent holder shall undertake earthworks in accordance with Part 3C and Part 4 Schedule 2 of the LDMR and the requirements and recommendations of the report titled Geotechnical Assessment Report for Subdivision by CGW Consulting Engineers dated March 2026. Upon completion of each stage of the earthworks, the consent holder shall provide a geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:2022 by the inspecting engineer to the Council's Development Engineer.

24. 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.

WORKS WITHIN EXISTING ROAD RESERVE

25. 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
    (d) Expected duration of works.

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.

STORMWATER

26. Prior to works commencing the consent holder shall submit a detailed stormwater design for approval to the satisfaction of the Council's Development Engineer. The detailed stormwater design shall be in accordance with the principles contained in the LDMR, and shall comply with the conceptual stormwater design lodged with the resource consent (described in the Stormwater Management Plan prepared by Landlink Limited, dated 26 March 2026) updated as following:

    (a) Updated calculations with the inclusion of final road and earthwork levels;
    (b) Updated flood modelling with final road and earthwork levels and inclusion of groundwater data;
    (c) Confirmation that the design solution accounts for water table fluctuations;
    (d) Confirmation of the performance of the collection network (pipes and overland flow paths) for the 1% AEP event through hydraulic modelling;
    (e) Confirmation that the design will provide for effective operation and maintenance;
    (f) Confirmation that the design will protect and maintain existing and proposed flow paths, and natural drainage paths (including vehicular access for maintenance and operational activities), unless otherwise certified by Council's Development Engineer;
    (g) Confirmation that the finished floor levels are at or above the 1% annual exceedance probability water levels for each residential lot;
    (h) Hydraulic modelling of the pipe network and overland flow paths for the 1% AEP event; and
    (i) The consent holder shall undertake stormwater disposal design for Lots 1–7, 10–427, 429–614, 616–963, 1000–1197, 1500–1501, 2000–2010, 3000–3003, 5300–5315 , the roading network (lots 4000–4074) and Stormwater Reserve lots (5100–5124) that shall be in accordance with the requirements and intent of the Stormwater Management Plan prepared by Landlink Limited dated 18 March 2026, unless alternatives are proposed by the consent holder for certification of the Council's Development Engineer. An updated report shall be provided for an alternative solution and certified by Council's Development Engineer prior to implementation.

    Note: 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:

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

27. Prior to the issue of a Section 224(c) certificate the consent holder shall prepare and submit an operation and maintenance manual for the proposed stormwater attenuation system within the road and local purpose reserves to the acceptance of Council's Stormwater Engineer.

28. The consent holder shall provide the following information in the format specified (if any design parameters were altered since engineering approval was granted), in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:

(a) Post construction development survey contours/spot heights in DWG and/or SHP including hardlines; and
(b) Post construction network asset information (public and private) – drawings of built manhole/outlet etc locations, printed plans of the network including long-sections detailing lid level, invert level, diameter, attenuation ponds, etc. The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps.

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

29. The consent holder shall submit a homeowner's manual to inform all future landowners for Lots 1–7, 10–427, 429–614, 616–963, 1000–1197, 1500–1501, 2000–2010, 3000–3003 and their builders / contractors, which documents all pertinent information and obligations relating to stormwater and wetland management for the development. The manual shall be submitted in support of the s224 certification, written in plain English and include, but not be limited to, the following:

(a) Overarching summary of design principles and philosophy, and how an individual property and its activities fits within those principles and philosophy;
(b) Landscape maintenance that reduces fertiliser and pesticide use;
(c) Use of inert materials in building construction and isolating treated timber and galvanised materials from stormwater runoff;
(d) Protocols to protect wetlands, streams and stormwater devices from accidental contaminant spill;
(e) An indicative approach to sediment and erosion control and the protection of streams, wetlands or stormwater devices, such as:
    i. The use of natural construction materials to stabilise land and overland flow paths;
    ii. All slope profiles to emulate natural morphology; and
    iii. Application of biodegradable materials for short-term protection, planting to achieve long-term regenerative land stabilisation.

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 1–7, 10–427, 429–614, 616–963, 1000–1197, 1500–1501, 2000–2010, 3000–3003 , which is to be complied with on an on-going basis.

GROUNDWATER MONITORING PLAN

30. 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, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority for review and input; and

(e) a description of how any inputs, if received, from Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority under (d) have been considered and addressed.

GEOTECHNICAL CONSIDERATIONS

31. **Earthworks Compliance**
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 for Subdivision – Waikanae North Subdivision (Document No. 21512-RPT-G-004- B), prepared by CGW Consulting Engineers and dated 13 March 2026.

32. **Site-Specific Geotechnical Investigations**
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 34.

33. **Geotechnical Completion Reporting**
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.

34. **Design and Construction**
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 for Subdivision – Waikanae North Subdivision (CGW, 25 March 2026);

(b) Any subsequent site-specific geotechnical reports prepared under Condition 32; and
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.

35. **Slope Stability and Drainage**
    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.

36. **Peat Management and Reuse**
    Where peat is excavated, its handling, disposal, or reuse shall be managed in accordance with the recommendations in Section 16.3–16.5 of the Geotechnical Assessment Report for Subdivision – Waikanae North Subdivision (CGW, 25 March 2026). Any proposed reuse of peat as engineered fill shall be supported by laboratory testing and approved by the geotechnical professional.

37. **Construction Monitoring and Certification**
    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.

WASTEWATER CONDITIONS

Wastewater Engineering Approval

38. At least 20 working days prior to the commencement of infrastructure construction works, engineering wastewater drawings supported by hydraulic calculations shall be sent to the Development Engineer for engineering certification in writing.

    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.

39. Lots 1 – 7 shall have on-site wastewater treatment and disposal designed in accordance with NZS1547:2012.

    Note: As the development requirement for on-site wastewater treatment and disposal needs to be communicated to future landowners, the Council Consenting Officer 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.

40. Lots 928 - 932 shall be serviced by an on-site pressure pump system that discharges to the public gravity system in legal road, if the wastewater system servicing that lot cannot reasonably connect to the public system by gravity.

Wastewater Operation and Maintenance

41. Where lots discharge to the public system by a pressure pump system under condition 40, the following ongoing conditions 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.
    (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.

42. 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. 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.

Wastewater Network Construction

43. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each residential or commercial lot with a new wastewater lateral which

complies with the Council wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of LDMR: 2022.

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

44. 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.

45. The consent holder shall provide the design of pump station at detailed design stage for certification by Council's Development Engineer. The location and design of the pump station shall be in accordance with LDMR Part 4 clause 5.3.11.

46. The rising main from the main pumpstation servicing the development to the KCDC public sewer manhole KWWN001460 shall be constructed as two pipelines, one to service the initial stages of development and the second to service the remainder of the development, in accordance with the design approved by KCDC.

WATER SUPPLY

47. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each lot with a metered water supply which complies with the Part 3, section G and Part 4 Schedule 6 of the LDMR.

48. 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.

49. Lots 1 – 7 shall be serviced with water supply by roof water collection.

    Note: As the development requirement for on-site roof water supply needs to be communicated to future landowners, the Council Consenting Officer 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.

50. The existing water bore pipeline within the development site shall be reconstructed, by and at the consent holders expense, on an alignment and in accordance with a design approved by KCDC. The bulk pipeline shall be realigned along new roads within the development site to be vested in KCDC, to the greatest extent practicable.

51. The bore water main shall be re-aligned/reconstructed as part of the earthworks affecting the bore water main, which shall be as part of the Phase 3 and Phase 7 earthworks shown on drawings 2911-PH3-EW-213 & 2911-PH7-EW-217, or an alternative staged program approved by KCDC.

BULK WATER SUPPLY TO THE SITE

52. Water supply for the first stages of development, comprising approximately 250 lots, shall be provided in accordance with the design approved by KCDC. The supply main shall be designed in accordance with the relevant sections of the LDMR and shall be approved by KCDC prior to construction.

    Note: This supply may consist of a single supply main to the development site.

53. A second bulk water supply main to the site shall be provided after approximately 250 lots have been serviced to provide resilience to the bulk water supply network servicing the development site. The second bulk supply main shall be designed in accordance with the relevant sections of the LDMR and shall be approved by KCDC prior to construction.

54. The bulk supply water mains shall be completed, tested and commissioned prior to issue of 224(c) certification of the lots being serviced by the particular bulk water main.

FIREFIGHTING

55. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall confirm in writing to the Council's Development Engineer that firefighting requirements comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

ROADING

56. Prior to the commencement of construction works, 1roading plans shall be prepared and submitted to the Council's Development Engineer for certification. The Roading Plans shall include the following:

    (a) road layout, signage and markings;
    (b) consideration of future bus stop locations;
    (c) road reserve cross section drawings and long sections including change in gradients, K-values and roading chainage;
    (d) streetlighting (as per condition 67 below);
    (e) any other utility locations including stormwater or above ground assets within the road reserve; and
    (f) provision for waste bin collection on JOALs and Lots XX. The detailed plans shall include dimensions of the waste bin collection area and tracking curves showing entry / exit and manoeuvring for waste collection vehicles.

57. All road construction works shall be undertaken in accordance with the certified roading plans.

    Note: For the avoidance of doubt, detailed roading plans can be submitted for the entire proposal, or on a staged basis.

58. The intersection with Peka Peka Road shall be upgraded, by the consent holder and at the consent holders' cost, in general accordance with the Stantec Integrated Transport Assessment dated 24 March 2026 and in accordance with the design approved by KCDC.

59. The intersection upgrade required under condition 59 shall be completed no later than prior to the occupation of 400 dwellings.

Safe System Audit

60. 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.

61. The Road Safety Audit reports prepared under Condition 60 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

62. 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) not terminate in a cul-de-sac arrangement unless certified by Council's Development Engineer as appropriate for the relevant stage duration.

Vehicle Crossings

63. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall ensure that a standard vehicle crossing design detail is submitted at the time of engineering approval.

64. Where access to a lot crosses a swale, the vehicle crossing design should take into account the hydrology of the swale and vehicle clearances.

65. Where a vehicle crossing design deviates from the relevant crossing width dimensions, separation distance requirements from an adjacent intersection(s) and access(es), or on-site manoeuvring where accessing roads with a classification higher than a Neighbourhood Access Route, the crossing design will incorporate appropriate mitigation to the satisfaction of the Council's Development Engineer prior to approval under section 224(c) of the Resource Management Act 1991.

66. 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

67. 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 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). The Street Lighting Plan design shall comply with AS/NZS 1158.1 including all referenced standards including NZTA M30, Specification and Guidelines 2014. 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. Any streetlights installed within the development shall be provided with a separate street lighting system.

68. 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.

Pedestrian and/or Cycle Access

69. At least 20 working days prior to commencement of construction of walking/cycling tracks in Lots 4000, 4063, 5000–5002, 5004–5006, 5100–5101, 5106–5107, 5109, 5112, 5116–5117, 5121, 5123, 5300–5302, 5306–5309, 5312–5313, 5400–5402 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.

70. 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.

GAS TRANSMISSION PIPELINE

71. The consent holder shall ensure that existing First Gas easement drops down across the subdivision onto the relevant underlying lots.

72. Future activities and development shall comply with the requirements of AS2885 Pipelines – Gas and Liquid Petroleum – Parts 1 to 3.

    Note: A Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to ensure ongoing compliance with Condition 72 and shall be registered against the Record of Title for Lots 2 and 5310.

POWER AND TELECOMMUNICATIONS

73. 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.

LANDSCAPING

Streetscape Planting, Maintenance and Management Plan (SPMMP)

74. 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.

75. The SPMMP shall be submitted at the same time as the Roading Plans approval under Condition 56 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.

76. The SPMMP will cover 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
    (e) Confirmation that for all specimen trees:
        i. The height of branches will achieve at least 2m clearance above a footpath and 3m clearance above traffic lanes and driveways;
        ii. Any tree with a height of 3m or greater at maturity will be located away from powerlines
    (f) An estimated cost for plant purchase, planting and maintenance
    (g) Sensitive lighting design to reduce light spill effects
    (h) Confirmation that all proposed vegetation is native and eco-sourced, and
    (i) Evidence that the draft landscape plans been sent to Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority for review and input. Any SPMMP submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust,Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority, 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.

77. 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.

78. 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.

79. 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 approved in accordance with conditions 74-76 above. A bond will be accepted if 224(c) certification is sought outside of the planting season.

80. 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 77 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.

Dune Restoration Area (Lots 5303–5304, 5306–5309, 5312–5313 and 5315)

81. Prior to the granting of section 224(c) certification for the relevant stage of the proposal, the Consent Holder shall undertake ecological restoration planting and enhancement works in accordance with the certified ERMP for the proposal.

82. The Consent Holder shall enter into an appropriate covenant and/or encumbrance (or similar legal mechanism) that ensures that, regardless of current land ownership or any future ownership/tenure changes, the areas of land required for planting and ecological enhancement required by the ERMP are physically protected and managed in perpetuity.

83. 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.

84. 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.

85. Prior to approval under Section 224(c) of the Resource Management Act 1991 for the relevant stage, all planting and enhancement works shall be established in accordance with the certified ERMP.81

86. The plantings shall be maintained by the Consent Holder 83as required by the certified ERMP.

Recreation Reserves (Lots 5400–5402)

87. The Consent Holder shall develop final plans for the development and planting of the proposed recreation reserve areas for certification by the Council’s Manager Parks, Open Spaces and Environment.

88. 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.

89. 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.

90. 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.

FENCING

91. The consent holder shall enter into a fencing covenant to ensure that Kāpiti 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 4068,5001-5002,5004-5005, 5124,5402). The applicable allotments are Lots 421–427, 429–433, 489–510, 795–810, 853–860, 877–889, 955, 1187, 4049, 4068, 4074, 5310–5311. If called upon by the Kāpiti 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.

VESTING

92. At the time of section 223 of the Resource Management Act 1991 for any stage of the proposal, the following shall be shown on the LT Plan as relevant to that stage:

(a) Lots 4000–4074 (Total: 75 lots) shall vest in Council as legal road;
(b) Lots 5100–5124 (Total: 25 lots) shall vest in Council as Local Purpose Reserve (Stormwater);
(c) Lots 5400–5402 (Total: 3 lots) shall vest in Council as Recreation Reserve; and,
(d) Lots 5000–5006 (Total: 7 lots) shall vest in Council as Local Purpose Reserve (Walkway).

NOISE

Construction Noise

93. The consent holder shall ensure that the access way between Peka Peka 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.

94. 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).

95. At least 10 working days prior to construction works commencing for the creation of Lots 1-7 and 4000 and associated civil infrastructure works, the consent holder shall prepare a draft Construction Noise Management Plan for certification by Kāpiti Coast District Council.

96. The objective of the Construction Noise Management Plan required by condition 95 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 98. 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.

97. All construction work to which Condition 96 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.

98. 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:

Time Period	**Maximum Noise Levels**	
	L_{Aeq}	**L_{AFMax}**
7:30am – 6:00pm, Monday to Saturday	70 dB	85 dB
All other times and public holidays	45 dB	70 DB

Operational Noise

99. Noise from activities located on Lots 2000-2010 shall comply with the following standards:

Noise standards applicable to Lots 2000-2010.		Daytime (7am to 7pm)	Evening (7pm to 10pm)	Night-time (10pm to 7am)	
		$L_{Aeq(15\ min)}$	$L_{Aeq(15\ min)}$	$L_{Aeq(15\ min)}$	L_{AFMax}
1	Noise when measured at or within the boundary of a site within Lots 2000-2010.	60 dB	55 dB	50 dB	85 dB
2	Noise from fixed plant measured at or within the boundary of a site within Lots 2000-2010.	55 dB	55 dB	50 dB	85 dB

<table>
<tr><td>3</td><td>Noise generated from any site within Lots 2000-2010 when measured at or within the boundary of any residential lot.</td><td>50 dB</td><td>45 dB</td><td>40 dB</td><td>70 dB</td></tr>
<tr><td colspan="6">Noise levels shall be measured in accordance with the procedures set out in NZS6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS6802:2008 Acoustics – Environmental Noise.</td></tr>
<tr><td>4.</td><td>Acoustic treatment requirements for any Noise Sensitive Activity within Lots 2000-2010.</td><td colspan="4">Any new or altered Habitable Room within a building that houses any Noise Sensitive Activity (including rooms used for hospital recovery; but excluding rooms used for Visitor Accommodation which is not Temporary Residential Rental Accommodation, outside of Residential Zones) on Lots 2000-2010 shall be protected from noise arising from outside the building by ensuring the external sound insulation level of the room achieves a performance standard of not less than D2m,nT,w + Ctr > 30 dB.

Compliance shall be achieved by either:

i. a statement by 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 2021, and that ventilation of these rooms conforms with the mechanical ventilation requirements in (iii) below; or

ii. constructing the habitable room in accordance with an acoustic design certificate prepared by an acoustic engineer acceptable to Council that describes the proposed design of the building that will achieve compliance with the specified performance standard for sound insulation with a ventilation system installed as required in (iii) below.

Where habitable rooms contain operable windows, a ventilation system shall also be installed. This ventilation system shall:

i. achieve the requirements of Section G4 – Ventilation of the New Zealand Building Code 2011, and, while meeting this minimum requirement, the sound of the system shall not exceed 30 dB LAeq(30s) when measured 1m away from any grille or diffuser; and
ii. provide ventilation at incremental rates controlled by the occupant up to a high air flow setting that provides at least 6 air changes per hour, and, while meeting this requirement, the sound of the system shall not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser; and
iii. provide cooling that is controlled by the occupant and can maintain the temperature at no greater than 25°C; and
iv. result in air pressure inside the habitable room that is no more than 10Pa above ambient external air pressure.

Note: for the purposes of this condition, the term ‘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.</td></tr>
</table>

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. The Consent Notice will be registered against the computer freehold register to issue in respect of Lots 2000-2010of this subdivision.

State Highway 1 Acoustic Controls

100. 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 Kāpiti Expressway shall be designed and constructed to comply with the acoustic treatment and mechnical ventilation requirements of Rule NOISE-R14 of the Kāpiti Coast District Plan.

Compliance with Standard 1 of Rule NOISE-R14 of the Operative Kāpiti 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 Kāpiti Coast District Plan and that ventilation of these rooms conforms with the requirements of Standard 4 of Rule NOISE-R14 of the Operative Kāpiti 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 Operative Kāpiti 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 Operative Kāpiti Coast District Plan and Rule NOISE-R14(1) of the Operative Kāpiti 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 412–420, 726–741 and 780–795 of this subdivision.

CONSENT NOTICES, COVENANTS AND EASEMENTS (IN ADDITION TO INFRASTRUCTURE SERVICING CONSENT NOTICE CONDITIONS SPECIFIED ABOVE)

General Easement Requirements

101. Prior to approval under Section 223 of the Resource Management Act 1991, the consent holder shall provide any rights-of-way and utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, shall have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and

telecommunications (including broadband) and that access is provided to lots. Any easement shall be subject to Section 243 of the Resource Management Act 1991.

Expressway Landscape Buffer Planting (Lots 413–420, 726–741, 780–795)

102. The owners of Lots 413–420, 726–741, 780–795, shall be aware of, and comply with, the following on an ongoing basis:

   (a) The 5m planted buffer strip located on Lots 413–420, 726–741, 780–795, has been established as part of the integrated subdivision and land use consent to mitigate potential adverse rural character, landscape and amenity effects.
   (b) No buildings or structures shall be placed, or earthworks undertaken, in the areas identified on the approved Scheme Plan for Lots 413–420, 726–741, 780–795,.
   (c) The proposed planting shown shall be maintained in perpetuity to a minimum height of 4m. 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 Plant Palette – Boundary Treatment plan LA5.60 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.

   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 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 413–420, 726–741, 780–795, of this subdivision.

Rural Buffer Planting (Lots 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963)

103. The owners of Lots 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963 shall be aware of, and comply with, the following on an ongoing basis:

   (a) The 5m planted buffer strip on Lots 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963 has been established as part of the integrated subdivision and land use consent to mitigate potential adverse rural character, landscape and amenity effects.
   (b) No buildings or structures shall be placed, or earthworks undertaken, in the areas identified on the approved Scheme Plan for Lots 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963.
   (c) The planting areas shown on the approved Scheme Plan shall be maintained in perpetuity to a minimum height of 4m. 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 Plant Palette – Boundary Treatment plan LA5.60 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.

   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 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 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963 of this subdivision.

Wetland Buffer Planting (Lots 1-7)

104. The owners of Lots 1-7 shall be aware of, and comply with, the following on an ongoing basis:

(a) The planted buffer strip on Lots 1-7 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.

(b) 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 Plant Palette – Wetland Buffer Planting LA5.56 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.

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 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 1-7 of this subdivision.

Ecological Planting

105. The consent holder shall ensure that all other ecological planting required by and undertaken in fulfilment of this resource consent shall be protected in perpetuity through either a Consent Notice pursuant to section 221 of the Resource Management Act 1991, by way of Land Covenant, or other legal instrument to achieve ongoing protection of the planting.

Residential Development Consent Notices

106. As part of the approval of this subdivision consent, land use consent has been issued for future residential development and activities, including buildings on all residential Lots 1–7, 10–427, 429–614, 616–963, 1000–1197 All buildings (including accessory buildings) shall comply with the following bulk and location standards:

No. of dwellings per allotment		1
Accessory buildings/minor residential unit		No limit on the number of accessory buildings
Maximum building height		11m plus an additional 1m allowance for variation in roof form.
Yards	Front	1.5 metres
	Side and Rear	1 metre

Building Coverage	50%
Outdoor Space	A minimum area of $20m^2$ and subject to the following parameters: ▪ Minimum dimension 3m; ▪ To be located to the north, west or east of the primary residential building; and ▪ Have direct access to an internal habitable room in the primary residential building.
Outlook space	▪ principal living room shall have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ▪ all other habitable rooms shall have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
Height in Relation to Boundary	4m and 60 degrees to apply along the side and rear boundaries.
Windows to Street	Any residential unit facing a street shall have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
Landscaped Area	A residential unit at ground floor level shall have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
Outlook space	• principal living room shall have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and • all other habitable rooms shall have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
Height in Relation to Boundary	4m and 60 degrees to apply along the side and rear boundaries.
Windows to Street	Any residential unit facing a street shall have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
Landscaped Area	A residential unit at ground floor level shall have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
Maximum Fence Heights	General – 1.8m Front Yard - in the front yard, where the maximum height shall be 1.8 metres if it is at least 50% visually permeable otherwise the maximum height shall be 1.2 metres; Note: For corner lots, the front yard standard applies on both road frontages.
Rainwater Tanks	(a) Installation of rainwater re-use tanks sized proportionately to lot area, in accordance with the following: (i) 1,000L for lots between 101-$200m^2$; (ii) 2,000L for lots between 201-$300m^2$; (iii) 5,000L for lots between 301-$400m^2$; and (iv) 10,000L rainwater re-use tank, or alternatively a 4,500L rainwater re-use tank in conjunction with a greywater re-use system, for lots greater than 400 m^2.

	(b) Connection of all outdoor taps and toilet flushing systems to the rainwater re-use tank; (c) Provision of a restricted-flow connection to the reticulated water supply for tank top-up; and (d) Installation of water-efficient fittings meeting a minimum 4-star WELS rating (or equivalent) for all tapware, showers, and toilets.

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 all residential Lots of this subdivision.

Additional Medium Density Area Controls

107. Residential development on Lots 1000–1197 shall comply with the following standards:

Maximum building height	14m.
Setbacks for garages	Garages shall be setback a minimum of 5.5m from a front boundary.
Specimen tree	At least one specimen tree, capable of growing to a minimum height of four metres after 10 years, shall be provided for each ground floor residential dwelling within 3 months of the issuing of a Code Compliance Certificate for the dwelling.
Bin storage	Where bin storage is located within a front yard, it shall be screened by a standalone structure or integrated with fencing.
Washing lines	Washing lines shall be located within side or rear yards and are not permitted within a front yard unless located on an apartment balcony.
Fencing	Fencing in front yards must be a maximum height of 1.2m for the length of the site boundary where that boundary is located between the front of a residential dwelling and a road.

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 1000–1197 of this subdivision.

Design Review and Approval Process

108. Prior to applying for a building consent for any buildings on Lots XX-XX, the landowner shall submit the proposed plans to the Kāpiti Coast District Council for consideration and certification by a Design Review Panel (the Panel).

109. To ensure compliance with relevant standards and the Residential Design Guide, the Applicant shall demonstrate how the design guide has been addressed and certify compliance with relevant standards. This assists with process efficiency and effectiveness. It also ensures that the Applicant's designers carefully look at all standards and guidelines and formally respond to these.

110. The Applicant is required to:

(a) Show the building form and block boundaries as applicable on plans, elevations and sections, and include measurements of any quantitative standards;
(b) Tabulate their review against all relevant standards and design guidelines;
(c) Identify any non-compliances, their extent and the reasons for those; and
(d) Provide a statement confirming compliance with standards relating to building form dimensions and the consented envelope.

111. The Panel will consider whether the proposal is in general accordance with the plans and details of RM[XXXXXX], demonstrates compliance with the standards in conditions 106 and 107, and addresses the requirements of the Kāpiti Coast District Plan Residential Design Guide.

112. The Panel will have a quorum of three members, including professional urban design, architectural and landscape architecture expertise:

(a) All panelists should be senior and established professionals with extensive experience in design review; and
(b) Panel members will be selected by agreement between the Waikanae North Developments Limited and Kāpiti Coast District Council.

113. The Panel will, if satisfied the proposal is consistent with the requirements of Condition 111:

(a) Certify that an application is consistent with the matters specified in condition 111; and
(b) Certify minor variations, subject to consistency with the matters specified in condition 117.

114. The Panel's certification of any proposal presented to it constitutes a pre-condition to the lodgement of a building consent application for the relevant lots. The outcome of the Panel's consideration shall be communicated to the applicant in writing within 10 working days of the proposal being presented to the Panel. For the avoidance of doubt, nothing in this condition affects any right of appeal, variation or review available under the Resource Management Act 1991.

115. The Panel shall formalise its rationale for the outcome of its certification consideration in a set of review recommendations. In addition to a comprehensive general statement on compliance with the matters specified in condition 111 (which will reference the certification by the Applicant – see condition 109), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.

116. Confirming certification outcomes:

(a) Should a proposal not be certified, the Applicant will receive formal feedback identifying the reasons for certification not being given and may reapply as they see fit; and
(b) Should the Panel certify a proposal, the Panel will advise Kāpiti Coast District Council officers of their decision and supply their certification decision to the Council.

117. The approved plans and details of this consent shall be adhered to unless there is approval for minor departures from the Panel. There may be minor departures from the approved plans and details of this consent only if the Panel considers the departure to:

(a) Either maintain or achieve an enhanced design and/or public amenity outcome;
(b) Be an enhanced design and amenity outcome for a particular site;
(c) Have no adverse effect on the amenity of adjoining or nearby dwellings; and
(d) Be minor in nature and not give rise to material adverse effects that have not been assessed in the consent.

118. Whether the proposed variation is appropriate will be determined by the Panel with reference to the criteria in Condition 117.

119. Allowing for some flexibility is desirable as the approved masterplan adopts a whole of neighbourhood approach and may not account for all complexities and opportunities resulting from more detailed consideration. Typical variations may result, for example, to the precise front boundary setback depth, the precise location or width of a vehicle crossing, or the extent of frontage glazing.

Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, for each relevant stage, conditions 108-119 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 1000–1197 of this subdivision.

Additional 'Dune Lot' Controls

120. All earthworks, buildings and structures on lots 1–7, 199–215, 218, 228–240, 243, 335–350, 355–361, 369–371, 421–427, 429–433, 439–523, 530–557, 742–779, 794–810, 835–838, 844–848, 852–853, 889–891, 928–945, 955–963 shall comply with the following standards:

Maximum building height	8m
Materials	External building materials shall have a light reflective value of 30%.
Earthworks and Retaining	Retaining walls shall have a maximum height of 1m.

Note*:* 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 120 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 1–7, 199–215, 218, 228–240, 243, 335–350, 355–361, 369–371, 421–427, 429–433, 439–523, 530–557, 742–779, 794–810, 835–838, 844–848, 852–853, 889–891, 928–945, 955–963 of this subdivision.

121. All earthworks, buildings and structures on lots 334, 351–353, 362–368, 434–438, 524–529 shall comply with the following standards as provided below:

Maximum building height	4.5m
Materials	External building materials shall have a light reflective value of 30%.
Retaining Structures/ Earthworks	No retaining wall shall be located higher than RL 22m. Unless integrated with a dwelling, screened with planting or stepped, the maximum height of a retaining wall is 3m above finished ground level (at time of subdivision).
Internal Boundary Treatment (Dune Buffer)	A minimum 2 m wide planted buffer strip shall be established and maintained along the identified internal boundaries, in accordance with the approved landscape plans and plant palette (including LA5.60).

Note: 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 121 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 334, 351–353, 362–368, 434–438, 524–529 of this subdivision.

Additional Expressway Controls

122. Lots 413–420, 726–741, 780–795 shall comply with the following standards as provided below:

Fencing	Fencing along a boundary shared with the Kāpiti Expressway shall be a maximum height of 1.5m and be constructed as either a post and rail or post and wire fence.

Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, for each relevant stage, 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 413–420, 726–741, 780–795.

Additional Rural Interface and Paetawa Road Lot Controls

123. All buildings and structures on lots 1-7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963 shall comply with the following standards as provided below:

Maximum Height	8m
Height in relation to boundary	2.1m and 45 degrees
Setbacks	5m from a boundary external to the Waikanae North Developments Limited site boundary.
Fencing	Fencing along an external boundary shall be a maximum of 1.5m in height and either a post and rail or post and wire fence.

Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, for each relevant stage, 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 1-7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963

Additional Environmental Controls – Cats and Dogs

124. The consent holder shall submit a draft form of Consent Notice approval no later than 20 working days prior to applying for any section 224(c) certificate for the first stage of the subdivision. The Consent Notice shall accurately reflect the obligations imposed by the selected cat management option and the dog management conditions, as set out in Conditions 74-104 of the associated land use consent decision, and shall be in a form acceptable to the Manager.

Note: Upon the issue of the certificate pursuant to section 224(c), or at such earlier time as may be required, the obligations imposed by the applicable cat management option conditions and the dog management conditions shall be complied with on an ongoing basis by the owner of each residential lot and their successors in title.

Note 2: The Council will not withhold approval of the Consent Notice if it accurately reflects the condition 74-104 of the associated land use consent, as relevant to the selected option, as they apply to the relevant lots.

Quality of Stormwater

125. The consent holders of all commercial and residential lots shall comply with the following:

To protect downstream waters from stormwater discharged from the site, bare galvanised, zinc alum, 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 building or extension/alteration of any existing building, including but not limited to roofing, cladding, gutters and downpipes.

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 Record of Tiles to issue in respect of all commercial and residential lots of this subdivision.

Commercial Area Development

126. As part of the approval of this subdivision consent, land use consent has been issued for future commercial and residential development on Lots 2000-2010,3002-3003. All buildings and activities shall comply with the following:

Residential activities	Shall be located above ground level or separated from all street frontages by retail or commercial activities.
General	The activity shall not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which it is occurring. Light level from the activity shall not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural Zone or site used for residential activity. Subject sites shall be maintained so that they are clear of all rubbish, except waste materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and waste material) shall be stored in a neat and tidy manner. Activities adjoining a residential site and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) shall be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent height.
Hours of operation adjoining or facing a residential site or residential zone	7am to 11pm, 7 days per week.

Noise Insulation		Any habitable room that will be used for residential accommodation purposes shall be protected from noise arising from other activities (i.e. commercial activities) by ensuring the external sound insulation level achieves the minimum performance standard specified in NOISE-R14.
Maximum building height		12m
Yards	Front	0m.
	Side and Rear	0m.
Building Coverage		100%
Outdoor Space		Outdoor living space shall be provided in the form of a balcony, patio or roof terrace that: ▪ Is at least 8 square metres with a minimum dimension of 1.8 metres; ▪ Is accessible from the residential unit; and ▪ May be: o Grouped cumulatively by area in 1 communally accessible location, in which case is may be located at ground level; or o Located directly adjacent to the unit.
Outlook space		Residential units shall be provided with outlook space in accordance with the relevant Local Centre Zone standard, summarised as follows: ▪ Principal living room shall have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ▪ all other habitable rooms shall have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
Height in Relation to Boundary		4m and 60 degrees to apply to side and rear boundaries where these adjoin a site used for residential purposes.

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 Record of Tiles to issue in respect of all commercial lots XXXXXXXX of this subdivision.

Design Review and Approval Process

127. Prior to applying for a building consent for any buildings on any commercial lot, the landowner shall submit the proposed plans to the Kāpiti Coast District Council for consideration and certification by a Design Review Panel (the Panel).

128. To ensure compliance with relevant standards, approved Precinct Plan and the Centres Design Guide, the Applicant shall demonstrate how the design guide and Precinct Plan have been addressed and certify compliance with relevant standards. This assists with process efficiency and effectiveness. It also ensures that the Applicant’s designers carefully look at all standards and guidelines and formally respond to these.

129. The Applicant is required to:

(a) Show the building form and block boundaries as applicable on plans, elevations and sections, and include measurements of any quantitative standards;
(b) Tabulate their review against all relevant standards and design guidelines;
(c) Identify any non-compliances, their extent and the reasons for those; and
(d) Provide a statement confirming compliance with standards relating to building form dimensions and the consented envelope.

130. The Panel will consider whether the proposal is in general accordance with the plans and details of RM[XXXXXX], including either Precinct Plan A (approved plan UD3.01) or Precinct Plan B (approved plan UD3.02), demonstrates compliance with the standards in condition 126, and addresses the requirements of the Kāpiti Coast District Plan Centres Design Guide.

131. The Panel will have a quorum of three members, including professional urban design, architectural and landscape architecture expertise:

(c) All panelists should be senior and established professionals with extensive experience in design review; and
(d) Panel members will be selected by agreement between the Waikanae North Developments Limited and Kāpiti Coast District Council.

132. The Panel will, if satisfied the proposal is consistent with the requirements of Condition 130:

(c) Certify that an application is consistent with the matters specified in condition 130; and
(d) Certify minor variations, subject to consistency with the matters specified in condition 136.

133. The certification of any proposal presented to it constitutes a pre-condition to the lodgement of a building consent application for the relevant lots. The outcome of the Panel's certification shall be communicated to the applicant in writing within 10 working days of the proposal being presented to the Panel. For the avoidance of doubt, nothing in this condition affects any right of appeal, variation or review available under the Resource Management Act 1991.

134. The Panel shall formalise its rationale for the outcome of its certification consideration in a set of review recommendations. In addition to a comprehensive general statement on compliance with the matters specified in condition 130 (which will reference the certification by the Applicant – see condition 128), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.

135. Confirming certification outcomes:

(a) Should a proposal not be certified, the Applicant will receive formal feedback identifying the reasons for certification not being given and may reapply as they see fit; and
(b) Should the Panel certify a proposal, the Panel will advise Kāpiti Coast District Council officers and supply their certification decision to the Council.

136. The approved plans and details of this consent shall be adhered to unless there is approval for minor departures from the Panel. There may be minor departures from the approved plans and details of this consent only if the Panel considers the departure to:

(a) Either maintain or achieve an enhanced design and/or public amenity outcome;
(b) Be an enhanced design and amenity outcome for a particular site;
(c) Have no adverse effect on the amenity of adjoining or nearby dwellings; and
(d) Be minor in nature and not give rise to material adverse effects that have not been assessed in the consent.

137. Whether any proposed variation is appropriate will be determined by the Panel with reference to the criteria in Condition 136.

138. Allowing for some flexibility is desirable as the approved masterplan adopts a whole of neighbourhood approach and may not account for all complexities and opportunities resulting from more detailed consideration. Typical variations may result, for example, to the precise front boundary setback depth, the precise location or width of a vehicle crossing, or the extent of frontage glazing.

Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, for each relevant stage, conditions 127-138 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 commercial lots of this subdivision.

SUPERMARKET/SUPERETTE

139. Prior to the opening of a supermarket/superette on Lot 2000, a Travel Demand Management Plan shall be prepared for certification by the Kāpiti Coast District Council. The Travel Demand Management Plan shall be implemented on an ongoing basis.

Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required for the relevant stage, conditions 138 shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act. The Consent Notice will be registered against the computer freehold register to issue in respect of lot 2000 of this subdivision.

ELECTRICITY TRANSMISSION CORRIDOR

140. The Consent Holder shall ensure that:

(a) all lots identified within the transmission line blowout envelope shown on [drawing ref] are subject to a consent notice;
(b) the consent notice shall require that, prior to the construction of any building or structure on those lots, plans and elevations demonstrating compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) are provided to the Consent Authority (with a copy to Transpower);
(c) no building or structure shall be constructed unless compliance with NZECP34:2001 has been demonstrated to the satisfaction of the Consent Authority.

Note: 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 140 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 271–276, 573–580, 854–860, 877–889, 1086–1094, 1118–1124, 1162–1167, 1187, 1501, 2001–2002, of this subdivision.

LAND USE CONSENT

GENERAL

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).

   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.

DEVELOPER'S REPRESENTATIVE

2. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Land Development Minimum Requirements April 2022 (LDMR).

3. The consent holder shall advise the names and professional qualifications of any suitably qualified and experienced practitioners required in terms of Clause B(iii) of Part 3 of the LDMR. Suitably qualified and experienced practitioners 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 and experienced practitioner(s) at the consent holder's cost.

QUALITY ASSURANCE PLAN

4. 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 for traffic management and environmental management plans included or referenced;
(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

5. 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 substantial lapse;
(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

6. 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 certified ESCP by Wellington Regional Council. The CEMP shall include 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 Kāpiti 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;
(l) Stabilisation methodology for the site, as earthworks are completed at the conclusion of each phase and in perpetuity.

The final CEMP provided for certificaiton shall also include evidence that the draft CEMP has been sent to Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority for review and input. Any CEMP submitted to Council shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust, Ngāti Raukawa ki te Tonga, Te Rūnanga o Toa Rangatira and Muaūpoko Tribal Authority, 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.

7. The CEMP certified under Condition 96 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.

8. The approved CEMP shall be implemented and maintained throughout the entire earthworks and construction period, any proposed amendments to the plan shall be submitted to the Council's Development Engineer for consideration and approval prior to the requested amendments being implemented.

9. The consent holder shall be responsible for maintaining the mitigation and control measures outlined in the CEMP throughout the construction period/s for each particular stage and with respect to erosion and sediment controls - until ground cover is established.

10. The consent holder shall undertake earthworks in accordance with Part 3C and Part 4 Schedule 2 of the LDMR and the requirements and intents of report titled Geotechnical Assessment Report for Subdivision by CGW Consulting Engineers dated 13 March 2026. Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:2022 by the inspecting engineer to the Council's Development Engineer.

11. All construction works on Site shall comply with NZ Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.

ELECTRICITY TRANSMISSION CORRIDOR

12. Building Clearance / Blowout

    The Consent Holder shall ensure that:

    (a) all lots identified within the transmission line blowout envelope are subject to a consent notice;
    (b) the consent notice shall require that, prior to the construction of any building or structure on those lots, plans and elevations demonstrating compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) are provided to the Consent Authority (with a copy to Transpower);
    (c) no building or structure shall be constructed unless compliance with NZECP34:2001 has been demonstrated to the satisfaction of the Consent Authority.

13. The Consent Holder shall ensure that:

    (a) vehicle access is maintained to all National Grid transmission line support structures at all times for maintenance and emergency purposes;
    (b) access routes shall be a minimum of 6 metres in width and suitable for large mobile plant;
    (c) no structures, earthworks, fencing, planting or other works shall impede access to the support structures;
    (d) access routes shall be maintained in a trafficable condition under normal operating conditions.

14. The Consent Holder shall ensure that:

    (a) all earthworks undertaken near transmission structures shall be designed and carried out to avoid any adverse effects on structure stability, in accordance with NZECP34:2001;
    (b) no excavation shall undermine or adversely affect the stability of any transmission structure;
    (c) earthworks shall be designed and constructed to maintain stable batters (minimum 1V:3H unless otherwise certified by a suitably qualified engineer);
    (d) no works shall result in ponding of water around transmission structure foundations;
    (e) any changes to ground levels or drainage patterns shall not adversely affect the integrity of transmission structures.

15. The Consent Holder shall ensure that any Construction and Environmental Management Plan (CEMP) submitted in fulfilment of conditions of this consent addresses works within 50 metres of any National Grid asset, and shall include, as a minimum:

    (a) procedures to ensure compliance with NZECP34:2001;
    (b) minimum approach distances for plant and machinery;
    (c) restrictions on plant height (including maximum 4.1 m beneath transmission lines);
    (d) earthworks controls in proximity to transmission structures;
    (e) procedures to prevent stockpiling beneath transmission lines;
    (f) measures to maintain conductor-to-ground clearance;
    (g) emergency and contingency procedures.

16. No works shall commence until written certification of the CEMP has been received.

17. All works shall be undertaken in accordance with the certified CEMP.

18. The Consent Holder shall ensure that:

(a) all vegetation within the National Grid Yard does not exceed 2 metres in height at maturity;
(b) vegetation planted outside the National Grid Yard is located such that it cannot fall within 4 metres of any transmission line;
(c) all vegetation is setback a minimum of 2 metres from the outer edge of transmission structure foundations;
(d) at least one side of each transmission structure is kept free from vegetation to allow access.

19. The Consent Holder shall ensure that:

(a) an Earth Potential Rise (EPR) assessment is undertaken for any building or structure located within 50 metres of a transmission line support structure;
(b) the assessment is prepared by a suitably qualified person;
(c) the assessment demonstrates that risks associated with EPR are appropriately managed;
(d) no building consent shall be issued until compliance with this condition has been demonstrated to the satisfaction of the Consent Authority.

20. All works shall be undertaken in a manner that:

(a) does not compromise the operation, maintenance, upgrading or development of the National Grid;
(b) maintains safe separation distances in accordance with NZECP34:2001;
(c) does not create any safety risk to persons, property or infrastructure associated with the National Grid.

WORKS WITHIN EXISTING ROAD RESERVE

21. Prior to works commencing within existing road reserves, the Consent Holder shall notify Council, in writing, 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.

22. 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.

WORKS NEAR GAS TRANSMISSION PIPELINES

23. Prior to undertaking works over or within 10m of the natural gas mains running through the site, the consent holder shall ensure that all chainages and crossing points over the pipelines are permitted by the First Gas Limited Field Technician on site.

24. Prior to undertaking works within the pipeline easement, the consent holder shall ensure that these works have the First Gas Limited Field Technician's approval and permit.

25. Where Frist Gas Limited does not provide its written approval in respect of Conditions 23 and/or 24, details of the proposed works and construction methodology for the works shall be provided to a suitably qualified and experienced Independent Qualified Person for certification that the proposed works (including construction methodology) will not adversely impact the First Gas pipelines, assessed in accordance with industry best practice. Works within the pipeline easement shall not commence until such certification has been obtained, and shall be carried out in accordance with the certified methodology.

RESIDENTIAL DEVELOPMENT

26. Land use consent has been issued for future residential development and activities, including all buildings on lots 1–7, 10–427, 429–614, 616–963, 1000–1197. All buildings (including accessory buildings) shall comply with the following bulk and location standards:

No. of dwellings per allotment		1
Accessory buildings/minor residential unit		No limit on the number of accessory buildings
Maximum building height		11m plus an additional 1m allowance for variation in roof form.
Yards	Front	1.5 metres
	Side and Rear	1 metre
Building Coverage		50%
Outdoor Space		A minimum area of 20m^2 and subject to the following parameters: ▪ Minimum dimension 3m; ▪ To be located to the north, west or east of the primary residential building; and ▪ Have direct access to an internal habitable room in the primary residential building.
Outlook space		▪ principal living room shall have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ▪ all other habitable rooms shall have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
Height in Relation to Boundary		4m and 60 degrees to apply along the side and rear boundaries.
Windows to Street		Any residential unit facing a street shall have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
Landscaped Area		A residential unit at ground floor level shall have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
Outlook space		• principal living room shall have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and • all other habitable rooms shall have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

Height in Relation to Boundary	4m and 60 degrees to apply along the side and rear boundaries.
Windows to Street	Any residential unit facing a street shall have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
Landscaped Area	A residential unit at ground floor level shall have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
Maximum Fence Heights	General – 1.8m Front Yard - in the front yard, where the maximum height shall be 1.8 metres if it is at least 50% visually permeable otherwise the maximum height shall be 1.2 metres; Note: For corner lots, the front yard standard applies on both road frontages.
Rainwater Tanks	(a) Installation of rainwater re-use tanks sized proportionately to lot area, in accordance with the following: (i) 1,000L for lots between 101‑200m²; (ii) 2,000L for lots between 201‑300m²; (iii) 5,000L for lots between 301‑400m²; and (iv) 10,000L rainwater re-use tank, or alternatively a 4,500L rainwater re-use tank in conjunction with a greywater re-use system, for lots greater than 400 m². (b) Connection of all outdoor taps and toilet flushing systems to the rainwater re-use tank; (c) Provision of a restricted-flow connection to the reticulated water supply for tank top-up; and (d) Installation of water-efficient fittings meeting a minimum 4-star WELS rating (or equivalent) for all tapware, showers, and toilets.

Additional Medium Density Area Controls

27. Residential development on Lots 1000-1197 shall comply with the following standards:

Maximum building height	14m.
Setbacks for garages	Garages shall be setback a minimum of 5.5m from a front boundary.
Specimen tree	At least one specimen tree, capable of growing to a minimum height of four metres after 10 years, shall be provided for each ground floor residential dwelling within 3 months of the issuing of a Code Compliance Certificate for the dwelling.
Bin storage	Where bin storage is located within a front yard, it shall be screened by a standalone structure or integrated with fencing.
Washing lines	Washing lines shall be located within side or rear yards and are not permitted within a front yard unless located on an apartment balcony.

Fencing	Fencing in front yards must be a maximum height of 1.2m for the length of the site boundary where that boundary is located between the front of a residential dwelling and a road.

Design Review and Approval Process

28. Prior to applying for a building consent for any buildings on Lots 1000-1197, the landowner shall submit the proposed plans to the Kāpiti Coast District Council for consideration and certification by a Design Review Panel (the Panel).

29. To ensure compliance with relevant standards and the Residential Design Guide, the Applicant shall demonstrate how the design guide has been addressed and certify compliance with relevant standards. This assists with process efficiency and effectiveness. It also ensures that the Applicant's designers carefully look at all standards and guidelines and formally respond to these.

30. The Applicant is required to:

    (a) Show the building form and block boundaries as applicable on plans, elevations and sections, and include measurements of any quantitative standards;
    (b) Tabulate their review against all relevant standards and design guidelines;
    (c) Identify any non-compliances, their extent and the reasons for those; and
    (d) Provide a statement confirming compliance with standards relating to building form dimensions and the consented envelope.

31. The Panel will consider whether the proposal is in general accordance with the plans and details of RM[XXXXXX], demonstrates compliance with the standards in conditions 26 and 27, and addresses the requirements of the Kāpiti Coast District Plan Residential Design Guide.

32. The Panel will have a quorum of three members, including professional urban design, architectural and landscape architecture expertise:

    (a) All panelists should be senior and established professionals with extensive experience in design review; and
    (b) Panel members will be selected by agreement between the Waikanae North Developments Limited and Kāpiti Coast District Council.

33. The Panel will, if satisfied the proposal is consistent with the requirements of Condition 31:

    (a) Certify that an application is consistent with the matters specified in condition 31; and
    (b) Certify minor variations, subject to consistency with the matters specified in condition 37.

34. The Panel's certification of any proposal presented to it constitutes a pre-condition to the lodgement of a building consent application for the relevant lots. The outcome of the Panel's consideration shall be communicated to the applicant in writing within 10 working days of the proposal being presented to the Panel. For the avoidance of doubt, nothing in this condition affects any right of appeal, variation or review available under the Resource Management Act 1991.

35. The Panel shall formalise its rationale for the outcome of its certification consideration in a set of review recommendations. In addition to a comprehensive general statement on compliance with the matters specified in condition 111 (which will reference the certification by the Applicant – see condition 29), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.

36. Confirming certification outcomes:

(a) Should a proposal not be certified, the Applicant will receive formal feedback identifying the reasons for certification not being given and may reapply as they see fit; and
(b) Should the Panel certify a proposal, the Panel will advise Kāpiti Coast District Council officers of their decision and supply their certification decision to the Council.

37. The approved plans and details of this consent shall be adhered to unless there is approval for minor departures from the Panel. There may be minor departures from the approved plans and details of this consent only if the Panel considers the departure to:

(a) Either maintain or achieve an enhanced design and/or public amenity outcome;
(b) Be an enhanced design and amenity outcome for a particular site;
(c) Have no adverse effect on the amenity of adjoining or nearby dwellings; and
(d) Be minor in nature and not give rise to material adverse effects that have not been assessed in the consent.

38. Whether the proposed variation is appropriate will be determined by the Panel with reference to the criteria in Condition 37.

39. Allowing for some flexibility is desirable as the approved masterplan adopts a whole of neighbourhood approach and may not account for all complexities and opportunities resulting from more detailed consideration. Typical variations may result, for example, to the precise front boundary setback depth, the precise location or width of a vehicle crossing, or the extent of frontage glazing.

Additional 'Dune Lot' Controls

40. All earthworks, buildings and structures on lots 1–7, 199–215, 218, 228–240, 243, 335–350, 355–361, 369–371, 421–427, 429–433, 439–523, 530–557, 742–779, 794–810, 835–838, 844–848, 852–853, 889–891, 928–945, 955–963 shall comply with the following standards:

Maximum building height	8m
Materials	External building materials shall have a light reflective value of 30%.
Earthworks and Retaining	Retaining walls shall have a maximum height of 1m.

41. All earthworks, buildings and structures on lots 334, 351–353, 362–368, 434–438, 524–529 shall comply with the following standards as provided below:

Maximum building height	4.5m
Materials	External building materials shall have a light reflective value of 30%.

Retaining Structures/ Earthworks	No retaining wall shall be located higher than RL 22m. Unless integrated with a dwelling, screened with planting or stepped, the maximum height of a retaining wall is 3m above finished ground level (at time of subdivision).
Internal Boundary Treatment (Dune Buffer)	A minimum 2 m wide planted buffer strip shall be established and maintained along the identified internal boundaries, in accordance with the approved landscape plans and plant palette (including LA5.60).

Additional Expressway Controls

42. Lots 413–420, 726–741, 780–795 shall comply with the following standards as provided below:

Fencing	Fencing along a boundary shared with the Kāpiti Expressway shall be a maximum height of 1.5m and be constructed as either a post and rail or post and wire fence.

Additional Rural Interface and Paetawa Road Lot Controls

43. All buildings and structures on lots 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963 shall comply with the following standards as provided below:

Maximum Height	8m
Height in relation to boundary	2.1m and 45 degrees
Setbacks	5m from a boundary external to the Waikanae North Developments Limited site boundary.
Fencing	Fencing along an external boundary shall be a maximum of 1.5m in height and either a post and rail or post and wire fence.

DEVELOPMENT IN COMMERCIAL AREA

44. Land use consent has been issued for future commercial and residential development on Lots 2000-2010,3002-3003. All buildings and activities shall comply with the following:

Residential activities	Shall be located above ground level or separated from all street frontages by retail or commercial activities.
General	The activity shall not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which it is occurring. Light level from the activity shall not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural Zone or site used for residential activity. Subject sites shall be maintained so that they are clear of all rubbish, except waste materials which are temporarily stored pending disposal elsewhere, and all materials (including goods,

		machinery, vehicles, boxes, crates, pallets and waste material) shall be stored in a neat and tidy manner. Activities adjoining a residential site and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) shall be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent height.
Hours of operation adjoining or facing a residential site or residential zone		7am to 11pm, 7 days per week.
Noise Insulation		Any habitable room that will be used for residential accommodation purposes shall be protected from noise arising from other activities (i.e. commercial activities) by ensuring the external sound insulation level achieves the minimum performance standard specified in NOISE-R14.
Maximum building height		12m
Yards	Front	0m.
	Side and Rear	0m.
Building Coverage		100%
Outdoor Space		Outdoor living space shall be provided in the form of a balcony, patio or roof terrace that: ▪ Is at least 8 square metres with a minimum dimension of 1.8 metres; ▪ Is accessible from the residential unit; and ▪ May be: o Grouped cumulatively by area in 1 communally accessible location, in which case is may be located at ground level; or o Located directly adjacent to the unit.
Outlook space		Residential units shall be provided with outlook space in accordance with the relevant Local Centre Zone standard, summarised as follows: ▪ Principal living room shall have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ▪ all other habitable rooms shall have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
Height in Relation to Boundary		4m and 60 degrees to apply to side and rear boundaries where these adjoin a site used for residential purposes.

Design Review and Approval Process

45. Prior to applying for a building consent for any buildings on Lots 2000-2010 the landowner shall submit the proposed plans to the Kāpiti Coast District Council for consideration and certification by a Design Review Panel (the Panel).

46. To ensure compliance with relevant standards, approved Precinct Plan and the Centres Design Guide, the Applicant shall demonstrate how the design guide and Precinct Plan have been

addressed and certify compliance with relevant standards. This assists with process efficiency and effectiveness. It also ensures that the Applicant's designers carefully look at all standards and guidelines and formally respond to these.

47. The Applicant is required to:

    (a) Show the building form and block boundaries as applicable on plans, elevations and sections, and include measurements of any quantitative standards;
    (b) Tabulate their review against all relevant standards and design guidelines;
    (c) Identify any non-compliances, their extent and the reasons for those; and
    (d) Provide a statement confirming compliance with standards relating to building form dimensions and the consented envelope.

48. The Panel will consider whether the proposal is in general accordance with the plans and details of RM[XXXXXX], including either Precinct Plan A (approved plan UD3.01) or Precinct Plan B (approved plan UD3.02), demonstrates compliance with the standards in condition 44, and addresses the requirements of the Kāpiti Coast District Plan Centres Design Guide.

49. The Panel will have a quorum of three members, including professional urban design, architectural and landscape architecture expertise:

    (a) All panelists should be senior and established professionals with extensive experience in design review; and
    (b) Panel members will be selected by agreement between the Waikanae North Developments Limited and Kāpiti Coast District Council.

50. The Panel will, if satisfied the proposal is consistent with the requirements of Condition 46:

    (a) Certify that an application is consistent with the matters specified in condition 46; and
    (b) Certify minor variations, subject to consistency with the matters specified in condition 54.

51. The certification of any proposal presented to it constitutes a pre-condition to the lodgement of a building consent application for the relevant lots. The outcome of the Panel's certification shall be communicated to the applicant in writing within 10 working days of the proposal being presented to the Panel. For the avoidance of doubt, nothing in this condition affects any right of appeal, variation or review available under the Resource Management Act 1991.

52. The Panel shall formalise its rationale for the outcome of its certification consideration in a set of review recommendations. In addition to a comprehensive general statement on compliance with the matters specified in condition 44 (which will reference the certification by the Applicant – see condition 46), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.

53. Confirming certification outcomes:

    (a) Should a proposal not be certified, the Applicant will receive formal feedback identifying the reasons for certification not being given and may reapply as they see fit; and
    (b) Should the Panel certify a proposal, the Panel will advise Kāpiti Coast District Council officers and supply their certification decision to the Council.

54. The approved plans and details of this consent shall be adhered to unless there is approval for minor departures from the Panel. There may be minor departures from the approved plans and details of this consent only if the Panel considers the departure to:

    (a) Either maintain or achieve an enhanced design and/or public amenity outcome;

(b) Be an enhanced design and amenity outcome for a particular site;
(c) Have no adverse effect on the amenity of adjoining or nearby dwellings; and
(d) Be minor in nature and not give rise to material adverse effects that have not been assessed in the consent.

55. Whether any proposed variation is appropriate will be determined by the Panel with reference to the criteria in Condition 54.

56. Allowing for some flexibility is desirable as the approved masterplan adopts a whole of neighbourhood approach and may not account for all complexities and opportunities resulting from more detailed consideration. Typical variations may result, for example, to the precise front boundary setback depth, the precise location or width of a vehicle crossing, or the extent of frontage glazing.

BUILDING PRIOR TO S224 CERTIFICATE

57. The consent holder shall ensure that the lots shall remain in the ownership of Waikanae North Developments Limited until a s224(c) certificate is issued for the subject allotment.

58. The consent holder shall ensure that where any building is erected prior to the issue of the s224(c) certificate, the Council's Monitoring Officer shall be supplied with a Building Location Certificate from a Registered Professional Surveyor prior to the pouring of foundations. A Building Location Certificate shall confirm that the building is contained within the lot to which it relates and meets the bulk and location conditions set out in conditions 26, 27, 40, 41, 42, 43 and 44 above.

59. The consent holder shall ensure that 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 shall be confirmed in writing by Council's Development Engineering Manager prior to any dwelling being connected to these systems.

LANDSCAPING

Ecological Planting

60. As relevant to any stage of the proposal, the consent holder shall undertake planting in accordance with the landscape drawing LA5.12 and the Ecological Restoration Management Plan approved as part of this resource consent.

61. At least 20 working days prior to the planting required by condition 60 occurring, the cosnent holder shall submit to the Manager Open Space Planning the following details for certification:

(a) Plant species, numbers, size, spacing, layout and grade;
(b) Methods of ground preparation, fertilising, mulching, spraying and ongoing maintenance and weed management (for example gorse, blackberry);
(c) An estimated cost for plant purchase, planting and maintenance;
(d) Ongoing pest and weed control measures and monitoring;
(e) Confirmation that all proposed vegetation is native and eco-sourced; and

(f) Evidence that the planting plans and details have been sent to Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngati Raukawa and Muaūpoko Tribal Authority for review and input. The details submitted to Council in fulfillment of Condition 61 shall include a full copy of any input received from Ātiawa ki Whakarongotai Charitable Trust,Te Rūnanga o Toa Rangatira, Ngati Raukawa and Muaūpoko Tribal Authority, 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.

60

62. 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 for that stage.

63. 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.

WETLAND BUFFER PLANTING AND RESTRICTIONS (Lots 1-7)

64. As part of the relevant stage of development, the consent holder shall undertake wetland interface buffer planting on Lots 1-7 in accordance with approved plans LA5.12 and LA5.56 to achieve an overall 10m buffer from the wetland edge.

65. 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 for that stage.

66. 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.

WETLAND INTERFACE RESTRICTIONS (Lots 248, 891–900, 1000–1017, 1023–1028, 1098–1103)

67. Lots adjoining the wetland interface areas identified on plan LA5.12 shall be managed to protect the adjoining wetland and buffer planting, as follows:

(a) Planting within the wetland interface area shall be limited to indigenous species, in accordance with the approved landscape plans (LA5.12 and LA5.56);
(b) Development adjacent to the wetland interface shall be undertaken in a manner consistent with the landscape and ecological outcomes identified in the Landscape and Visual Assessment (Revision 1.4, March 2026).

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 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 248, 891–900, 1000–1017, 1023–1028, 1098–1103 of this subdivision.

RURAL INTERFACE BUFFER PLANTING (Lots 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963)

68. As part of the relevant stage of development, the consent holder shall undertake rural interface buffer planting on Lots 1–7, 128–129, 140–141, 196–212, 601–604, 610–614, 835–876, 880–900, 903, 905, 917–926, 943–963 in accordance with approved plans LA5.12, LA5.60 and LA 5.90. The planting shall be undertaken to achieve coverage of a minimum 50% of the relevant external rural interface boundary and achieve a height of 4m for a depth of 5m.

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

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

70. 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.

EXPRESSWAY BUFFER PLANTING (Lots 413–420, 726–741, 780–795)

71. As part of the relevant stage of development, the consent holder shall undertake Expressway buffer planting on Lots 413–420, 726–741, 780–795 in accordance with approved plans LA5.12, LA5.60 and LA 5.90. The planting shall be undertaken to achieve coverage of a minimum 50% of the Expressway boundary and achieve a height of 4m for a depth of 5m.

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

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

73. 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.

ARCHAEOLOGY

74. All cut earthworks undertaken in the exercise of this consent that may affect a known archaeological site shall be monitored by a suitably qualified archaeologist.

CATS AND DOGS

75. Prior to the commencement of construction of any relevant residential lot the consent holder shall notify the Manager, Parks, Open Space and Environment in writing which of Option A, Option B, or Option C (as set out in these conditions) will be implemented for the development.

76. The consent holder shall include the selected option and its associated obligations in all Sale and Purchase Agreements and Agreements for Sale relating to residential lots within the relevant part of the subdivision. These obligations shall be secured by way of a caveat notice or equivalent instrument registered on each residential title, as described further below.

Note: a different option can be chosen for the Paetawa Road lots from that chosen for the balance of the development. Condition 1 requires separate notice to be provided for each of those parts. The selected option shall not be changed without the prior written approval of the Manager.

Option A – Pet Control Fencing, 10-Year Pest Control and Education

77. Option A applies where the consent holder has notified the Manager, Parks, Open Space and Environment of the selection of Option A in accordance with Condition 74.

78. The consent holder shall design, construct, and install a pet control fence along the side of Te Harakeke Swamp wetland adjacent to that part of the development to which this condition applies and the Peka Peka Road Swamp in accordance with the specification set out in the certified ERMP. The fence shall be installed prior to the issue of the section 224(c) certificate for any stage of the subdivision that directly adjoins or interfaces with either wetland.

79. The pet control fence shall be constructed in accordance with the following minimum design requirements:

    (a) Fence height: minimum 1.8 m welded-mesh fence with small-aperture mesh (<50 mm) to reduce climbability;
    (b) Top barrier: a roller hood installed above the fence line. If a mesh roller is used, an electric deterrent outrigger wire shall be installed as a mandatory component;
    (c) Electric deterrent: where required, a single electric outrigger wire installed approximately 100–150 mm below the top of the fence;
    (d) Vegetation clearance: a minimum 3 m clearance corridor shall be maintained on the residential side of the fence, with vegetation in this area maintained at a height below 0.3 m at all times;
    (e) Either the fence shall extend along the subdivision's southern and other relevant boundaries as specified in the certified ERMP to reduce the likelihood of cats bypassing the barrier at its ends; or large-diameter end spirals (minimum 5 m diameter where site layout permits, otherwise 2–3 m diameter curls) shall be installed at fence terminations in accordance with the certified ERMP.

    Note: The pet control fence is designed to substantially reduce cat access from the residential side of the fence. It is not intended to function as a full predator-exclusion enclosure given that the wetlands remain open on other sides.

80. The consent holder shall inspect and maintain the pet control fence for a period of 35 years from the date of installation. Inspections shall be carried out:

    (a) Once during the first month following installation;
    (b) At least every six months thereafter; and
    (c) Following any particularly heavy rainfall event or high-wind event that may affect the structural integrity or clearance zone of the fence.

81. Each inspection of the pet control fence shall assess:

(a) Damage or significant gaps in the mesh, roller hood, or base skirting;
(b) Any holes or burrows beneath the fence;
(c) Tree fall or vegetation within the 3 m clearance corridor exceeding 0.3 m in height, including overhanging vegetation from residential lots;
(d) The integrity and functionality of the electric deterrent wire.

82. Any damage to the pet control fence shall be repaired by the consent holder as soon as practicable, and on the same day where feasible.

83. Vegetation within the 3 m clearance corridor on the residential side of the fence shall be maintained at a height below 0.3 m at all times.

84. Residents shall be encouraged through the educational material required under Condition A10 to report any damage to or concerns about the pet control fence.

85. The consent holder shall implement a pest animal control programme within all ecological management areas for a period of 10 years from the commencement of residential occupation of the first stage of the subdivision. The programme shall be carried out in accordance with the certified ERMP and shall:

(a) Focus trapping effort on wetland margins, SNA areas, stream corridors, and the lizard release management area within the dune reserve;
(b) Install and manage live cage cat traps - number and location to be determined by the pest control operator;
(c) Ensure that traps are checked every one to three days;
(d) Humanely euthanise all feral and stray cats caught within ecological management areas;
(e) Return domestic cats (being microchipped and NZCAR-registered cats) caught within ecological management areas outside SNA wetlands to their registered owner, and remind the owner of their obligations and responsibilities as a cat owner.

86. The pest control programme shall be coordinated with adjacent landowners and, where feasible, integrated into wider community or council-led pest-control networks to maximise landscape-scale effectiveness.

87. The consent holder shall include educational material relating to domestic cat management in all Sale and Purchase Agreements and Agreements for Sale relating to residential lots. The material shall inform purchasers of:

(a) The ecological values of the wetlands and SNAs within the development and the ecological importance of pest animal control;
(b) The operation of the live capture cat trapping programme within ecological management areas, including the trap-checking frequency;
(c) The distinction between domestic cats (microchipped and NZCAR-registered) and feral or stray cats, and the treatment that applies to each category when caught in ecological management areas;
(d) The requirement that all cats over four months of age and all re-homed stray cats be microchipped, desexed, and registered on the NZCAR, with registration details kept current;

(e) The strong recommendation that domestic cat owners confine their cats to their private property at all times to eliminate the risk of their cats being treated as feral cats under this programme;
(f) The existence and purpose of the pet control fence;
(g) The mechanism for reporting damage to the pet control fence or concerns about cat activity in ecological management areas.

Option B – Cat Containment Covenant, 35-Year Pest Control and Education

88. Option B applies where the consent holder has notified the Manager of the selection of Option B in accordance with Condition 74.

89. The consent holder shall register a consent notice on the record of title for each residential lot within the subdivision requiring that:

(a) No domestic cat shall be kept on any residential lot unless it is contained within a cat run or within the internal confines of the residential dwelling at all times, such that the cat cannot roam freely beyond the boundaries of the lot;
(b) All cats over four months of age and all re-homed stray cats kept at any residential lot shall be microchipped, desexed, and registered on the NZCAR, with registration details kept current;
(c) The obligations in (a) and (b) above are ongoing and binding on the owner of the lot and their successors in title.

Note: This requirement reflects and gives effect to Kāpiti Coast District Council permitted activity rule GRUZ-R7, Standard 8, which provides that the keeping of domestic cats within a 500 m buffer of SNAs or protected ecological sites is not permitted unless the cats are kept in a cat run. Given that this buffer applies to more than half of the lots within the development and that extensive wetland and stream restoration is proposed across the development area, Option B applies the cat containment requirement to all residential lots within the subdivision.

90. The form and content of the land covenant required under Condition 88 shall be submitted to the Manager for approval prior to registration. The consent holder shall not proceed to register the covenant until written approval has been received from the Manager.

91. The consent holder shall include the cat containment obligations in all Sale and Purchase Agreements and Agreements for Sale relating to residential lots, and shall draw the purchaser's attention to the covenant at the time of sale.

92. The consent holder shall implement a pest animal control programme within all ecological management areas for a period of 35 years from the commencement of residential occupation of the first stage of the subdivision. The programme shall be carried out in accordance with the certified ERMP and shall:

(a) Focus trapping effort on wetland margins, SNA areas, stream corridors, and the lizard release management area within the dune reserve;
(b) Install and manage live cage cat traps - number and location to be determined by the pest control operator;
(c) Ensure that traps are checked every one to three days;
(d) Humanely euthanise all feral and stray cats caught within ecological management areas;
(e) Return domestic cats (being microchipped and NZCAR-registered cats) caught within ecological management areas outside SNA wetlands to their registered owner and remind the owner of their obligations and responsibilities as a cat owner;

(f) Treat domestic cats caught more than twice within ecological management areas outside SNA wetlands as feral cats and humanely euthanise them on the third occasion of capture.

93. The pest control programme shall be coordinated with adjacent landowners and, where feasible, integrated into wider community or council-led pest-control networks to maximise landscape-scale effectiveness.

94. The consent holder shall include educational material relating to domestic cat management in all Sale and Purchase Agreements and Agreements for Sale relating to residential lots. The material shall inform purchasers of:

(a) The ecological values of the wetlands and SNAs within the development and the ecological importance of pest animal control;
(b) The cat containment obligations imposed by the land covenant registered on the title of the lot, including the requirement that cats be kept within a cat run or within the residential dwelling at all times;
(c) The operation of the live capture cat trapping programme within ecological management areas, including the trap-checking frequency;
(d) The distinction between domestic cats (microchipped and NZCAR-registered) and feral or stray cats, and the treatment that applies to each category when caught in ecological management areas;
(e) The requirement that all cats over four months of age and all re-homed stray cats be microchipped, desexed, and registered on the NZCAR, with registration details kept current;
(f) The requirement that domestic cat owners confine their cats to their private property at all times to eliminate the risk of their cats being treated as feral cats under this programme.

Option C – Cat Exclusion Covenant on Paetawa Road Lots, 10-Year Pest Control and Education

95. Option C applies where the consent holder has notified the Manager of the selection of Option C in accordance with Condition 74.

96. Prior to the issue of any section 224(c) certificate for any stage of the subdivision the consent holder shall register a consent notice on the record of title for each such lot providing that:

(a) The keeping of any cat is prohibited on the lot;
(b) The prohibition in (a) is ongoing and binding on the owner of the lot and their successors in title.

97. The form and content of the land covenant required under Condition 94 shall be submitted to the Manager for approval prior to registration. The consent holder shall not proceed to register the covenant until written approval has been received from the Manager.

98. The consent holder shall include the cat containment obligations in all Sale and Purchase Agreements and Agreements for Sale relating to residential lots, and shall draw the purchaser's attention to the covenant at the time of sale.

99. The consent holder shall implement a pest animal control programme within all ecological management areas for a period of 10 years from the commencement of residential occupation of the first stage of the subdivision. The programme shall be carried out in accordance with the certified ERMP and shall:

(a) Focus trapping effort on wetland margins, SNA areas, stream corridors, and the lizard release management area within the dune reserve;

(b) Install and manage live cage cat traps operated by the pest control operator - number and location to be determined by the pest control operator;
(c) Humanely euthanise all feral and stray cats caught within ecological management areas;
(d) Return microchipped domestic cats caught within ecological management areas and SNA wetlands to their registered owner, unless the registered owner is an owner or resident of the subdivision;
(e) Treat other domestic cats caught within ecological management areas and SNA wetlands as feral cats and humanely euthanise them.

100. The pest control programme shall be coordinated with adjacent landowners and, where feasible, integrated into wider community or council-led pest-control networks to maximise landscape-scale effectiveness.

Dog Management

101. Domestic dog ownership and management within the subdivision shall comply at all times with the Kāpiti Coast District Council Dog Control Bylaw (as amended or replaced from time to time).

102. All dogs kept at any residential lot within the subdivision shall be leashed at all times when outside the boundaries of a fenced private residential lot, except when within a designated and fenced dog park provided within the subdivision.

103. Dogs shall not be permitted to enter any ecological management area, including any wetland, wetland buffer, SNA, stream corridor, or restoration planting area within the subdivision.

104. The consent holder shall include the dog management obligations set out in Conditions 100-102 in all Sale and Purchase Agreements and Agreements for Sale relating to residential lots within the subdivision, and shall include information about these obligations in the educational material provided to purchasers.

105. Prior to the issue of the section 224(c) certificate for any stage of the subdivision, the consent holder shall register a consent notice under section 221 of the Resource Management Act 1991 against the record of title for every residential lot in that stage, recording the dog management obligations set out in Conditions 100-103. The form and content of the consent notice shall be approved by the Manager prior to registration.

ACCIDENTAL DISCOVERY

106. Should a waahi tapu, archaeological site, or other cultural site be unearthed during earthworks the contractor and/or owner is required under the Heritage New Zealand Pouhere Taonga Act 2014 to:

(a) cease operations;
(b) inform Iwi (Ātiawa ki Whakarongotai Charitable Trust, Te Rūnanga o Toa Rangatira, Ngati Raukawa and Muaūpoko Tribal Authority);
(c) inform Heritage New Zealand and apply for an appropriate authority if required;
(d) take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.

Note 1: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage New Zealand is required if the site is to be modified in any way.

Note 2: The consent holder shall follow the Ātiawa ki Whakarongotai accidental discovery protocol as set out in the Whakarongotai o te moana, Whakarongotai o te wā: Ātiawa ki Whakarongotai Kaitiakitanga Plan as the specific accidental discovery protocol to be used in the event an archaeological site or materials are discovered.

APPENDIX 1 – APPLICATION REPORTS, PLANS AND DETAILS

APPLICATION DOCUMENTS

1. Application for Resource Consent and Wildlife Approval, dated March 2026, prepared by Building Block Planning Limited;
2. Engineering and Infrastructure Report, prepared by Landlink Limited, dated 25 March 2026;
3. Stormwater Management Plan, prepared by Landlink, dated 26 March 2026;
4. Erosion and Sediment Control Plan, prepared by Landlink Limited, dated 18 March 2026;
5. Draft Construction and Environmental Management Plan, prepared by Landlink Limited, dated 24 March 2026
6. Geotechnical Assessment Report for Subdivision, prepared by CGW Consulting Engineers, dated 13 March 2026;
7. Hydrological Report, prepared by O'Callaghan Design Limited, dated March 2026;
8. Flood Hazard Assessment of Effects, prepared by Awa, dated 16 March 2026;
9. Integrated Transport Assessment, prepared by Stantec, dated 24 March 2026;
10. Assessment of Ecological Effects, prepared by RMA Ecology, dated 25 March 2026;
11. Draft Ecological Restoration Management Plan, prepared by RMA Ecology, dated 25 March 2026;
12. Native Freshwater Fauna Salvage and Relocation Plan, prepared by RMA Ecology, dated 19 March 2026;
13. Lizard Management Plan, prepared by RMA Ecology, dated 19 March 2026;
14. Assessment of Archaeological Effects, prepared by Emily Howitt Archaeology, dated 18 March 2026;
15. Archaeological Management Plan, prepared by Emily Howitt Archaeology, dated 18 March 2026;
16. Masterplan Design Report, prepared by McIndoe Urban and Local Landscape Architecture Collective, dated 13 March 2026;
17. Urban Design Assessment, prepared by McIndoe Urban, dated 13 March 2026;
18. Landscape and Visual Assessment, prepared by Local Landscape Architecture Collective, date March 2026;
19. Soils and Land Use Assessment, prepared by AgFirst, dated August 2025;
20. Acoustic Assessment, prepared by Styles Group, dated 13 March 2026;
21. Economic Assessment and Addendum, prepared by Urban Economics, dated 23 March 2026;

PLANS

1. Urban Design Plans prepared by McIndoe Urban and Local Landscape Architecture Collective, dated 13 March 2026:

Activity Framework	UD1.01	REV A

Medium Density Housing Typology Reference Plan	UD2.01	REV A
Precinct Plan A	UD3.01	REV A
Precinct Plan B	UD3.02	REV A

2. Landscape Plans prepared by Local Landscape Architecture Collective, dated 13 March 2026, including:

Landscape Plan Reference Sheet	LA1.90	REV E
Landscape Plan Sheets 1-7	LA2.01-2.07	REV E
Fencing Diagram	LA3.02	REV E
Open Spaces Key Plan	LA4.00	REV E
Central Neighbourhood Park	LA4.01	REV D
Eastern Stormwater Reserve	LA4.02	REV D
Dog Park	LA4.03	REV D
Streetscape Planting Zones	LA5.11	REV E
General Planting Zones	LA5.12	REV D
Plant Palettes	LA5.51 – LA5.53	REV D
Plant Palettes	LA5.54 – 5.60	REV B
Plant Palette	LA5.61	REV A
Site Sections	LA7.01 – LA7.03	REV D
Street Hierarchy Diagram	LA8.00	REV E
Street Sections	LA8.01 – LA8.03	REV E
Street Sections	LA8.04	REV F
Illustrative Sections	LA8.05 – LA8.06	REV D
Illustrative Section	LA8.07	REV E
LVA Mitigation Measures	LA9.00	REV E

3. Scheme Plans prepared by Landlink, dated 13 March 2026, including:

Overall Masterplan – Land Use and Layout	2911-ALL-P-1	REV C
Overall Scheme Plan – Indicative Staging	2911-ALL-P-2	REV C
Overall Phase 1 Scheme Plan	2911-PH1-P-3	REV C
Phase 1 Superlot Plan – Sheets 1-14	2911-PH1-P-4 to 2911-PH1-P-17	REV C
Scheme Plans MDRS Detail – Sheets 1-18	2911-ALL-P-71 to 2911-ALL-P-77, 2911-ALL-79, 2911-ALL-P-81 to 2911-ALL-P-90	REV C

Scheme Plan Alternate Option – Sheets 1-2	2911-ALL-P-78 and 2911-ALL-P-80	REV C
Scheme Plan – Sheets 1-48	2911-ALL-P-20 to 2911-ALL-P-70	REV C

4. Earthworks Plans prepared by Landlink, dated 13 March 2026, including:

Sediment Control Overview Plan – Phase 1	2911-PH1B-EC-220	REV C
Sediment Control Plan – Phase 1B – Sheets 1-17	2911-PH1B-EC-221 to 2911-PH1B-EC-2237	REV C
Overall Earthworks Plan	2911-ALL-EW-200	REV C
Overall Finished Surface Levels Plan	2911-ALL-EW-201	REV C
Overall Realignment and Crossings Plan	2911-ALL-EW-205	REV C
Bulk Earthworks Plan Phase 1A	2911-PH1-EW-210	REV C
Bulk Earthworks Plan Phase 1B	2911-PH2-EW-211	REV C
Bulk Earthworks Plan Phase 2	2911-PH3-EW-212	REV C
Bulk Earthworks Plan Phase 3	2911-PH4-EW-213	REV C
Bulk Earthworks Plan Phase 4	2911-PH5-EW-214	REV C
Bulk Earthworks Plan Phase 5	2911-PH6-EW-215	REV C
Bulk Earthworks Plan Phase 6	2911-PH7-EW-216	REV C
Bulk Earthworks Plan Phase 7	2911-PH8-EW-217	REV C
Bulk Earthworks Plan Phase 8	2911-PH9-EW-218	REV C
Bulk Earthworks Plan Phase 9	2911-PH9-EW-219	REV C

5. Stormwater and Stream Plans prepared by Landlink, dated 13 March 2026, including:

Stormwater Drainage Layout and Culvert Sheets 1-2	2911-ALL-SW-430 and 2911-ALL-SW-431	REV C
Stream Realignment Cross Section Sheet 1	2911-ALL-SW-432	REV C
Stream Realignment Cross Section Sheet 2	2911-ALL-SW-433	REV C
Stream Realignment Cross Section Sheet 3	2911-ALL-SW-434	REV C
Conceptual Stream Realignment Overall Alignment Plan	2911-ALL-SW-440	REV C
Conceptual Stream Realignment – Reach 1	2911-ALL-SW-441	REV C
Conceptual Stream Realignment – Reach 2	2911-ALL-SW-442	REV C
Conceptual Stream Realignment – Reach 3	2911-ALL-SW-443	REV C
Conceptual Stream Realignment – Reach 4	2911-ALL-SW-443	REV C

Proposed Long Section – Sheets 1-7	2911-ALL-SW-450 to 2911-ALL-SW-456	REV C
Proposed Long Section – Sheets 1-3	2911-ALL-SW-457 to 2911-ALL-SW-459	REV C
Proposed Long Section – Sheets 1-2	2911-ALL-SW-460 to 2911-ALL-SW-461	REV C
Overall Stormwater Catchment Plan	2911-ALL-SW-400	REV C
Overall Stormwater Control Plan	2911-ALL-SW-401	REV C
Overall Stormwater Management Plan	2911-ALL-SW-402	REV C
Stormwater Catchment and Features Plan Sheets 1-14	2911-ALL-SW-410 to 2911-ALL-SW-423	REV C

6. Wastewater Plans prepared by Landlink, dated 13 March 2026, including:

Overall Wastewater Network Layout	2911-ALL-WW-500	REV C
Wastewater Network Plan – Sheets 1-15	2911-ALL-WW-501 to 2911-ALL-WW-515	REV C
Wastewater Bulk Overview	2911-ALL-WW-550	REV C

6. Water Supply Plans prepared by Landlink, dated 13 March 2026, including:

Overall Water Supply Network Layout	2911-ALL-WS-600	REV C
Water Supply and Bore Realignment Plan – Sheets 1-13	2911-ALL-WS-601 to 2911-ALL-WS-613	REV C
Water Bulk Overview Phase 1	2911-PH1-WS-650	REV C
Water Bulk Overview Phase 2	2911-PH1-WS-651	REV C