

PART A - GENERAL CONDITIONS APPLYING TO ALL CONSENTS

MANA WHENUA AND THE WHENUA

Explanatory statement - This statement is not a condition of consent.

The site at Peka Peka forms part of the cultural landscape of Ātiawa ki Whakarongotai and of Ngā Hapū o Ōtaki. Their relationships with the whenua – its dunes, wetlands and waterways and the taonga within them - are deep and enduring. Mana whenua have described the dunes, the wetlands and the wai as one interconnected system, and their aspiration for this whenua as one of regeneration: the restoration and reconnection of the land and its waters, and the continuation of their role as kaitiaki through and beyond the development.

~~Waikanae North Developments Limited acknowledges those relationships and that aspiration. These conditions integrate mana whenua objectives and provide for mana whenua involvement across relevant aspects of all approved consents. The conditions provide for the preparation and implementation of a Kaitiaki Monitoring Strategy (Part A), mana whenua review and comment on relevant management plans before their certification, the transfer of the Peka Peka Road Swamp and a Dune Hilltop site, and kaitiaki roles in wetland open space (Part C), and through site-specific protocols for accidental discovery, mahinga kai access, cultural narrative and naming, plant supply and fill (Parts B and D). Condition G2 and Figure G2 map these conditions to demonstrate visually how mana whenua considerations have been secured through these conditions.~~

Cultural landscape outcomes

~~The site at Peka Peka forms part of the cultural landscape of Ātiawa ki Whakarongotai and Ngā Hapū o Ōtaki. The purpose of the cultural conditions of these consents is to achieve the following outcomes through the design, construction, restoration and ongoing management of the development. These outcomes (the cultural landscape outcomes) are the purpose against which the Cultural Landscape Management Plan (Condition G34), and the cultural aspects of the management plans listed in Table G1, are prepared and certified:~~

- ~~(a) The whakapapa, history, identity and collective memory associated with the cultural landscape remain legible and enduring within the developed landscape.~~
- ~~(b) The relationship between Te Ātiawa ki Whakarongotai and Ngā Hapū o Ōtaki and ancestral whenua, wai, wetlands, dune systems, mahinga kai, wāhi taonga and other culturally significant places is maintained and, where practicable, enhanced.~~
- ~~(c) The mauri of wetlands and waterways within the development is maintained or enhanced.~~
- ~~(d) Opportunities are provided for the exercise of kaitiakitanga, including cultural monitoring, restoration, mahinga kai and intergenerational transfer of mātauranga.~~
- ~~(e) Significant cultural landscape relationships and connections are reflected in the design and management of public open space, waterways, wetlands and other public-realm components of the development.~~
- ~~(f) Cultural mitigation is integrated into the physical form and long-term management of the development and is not limited to interpretation, naming or commemorative features.~~

[Conditions G34 to G42, together with the conditions listed in Condition G2, give effect to these outcomes.](#)

HOW THESE CONDITIONS ARE ORGANISED

These conditions are set out in four Parts. Part A contains general conditions that apply to all of the consents, across both Greater Wellington Regional Council (GWRC) and Kāpiti Coast District Council (KCDC) functions. Part B contains the conditions of the consents granted by GWRC. Part C contains the conditions of the subdivision consent, and Part D the conditions of the land use consents, granted by Kāpiti Coast District Council. Conditions are numbered by Part:

- Part A – General (G1 and so on)
- Part B – Regional (R1 and so on)
- Part C – Subdivision (S1 and so on)
- Part D – Land Use (LU1 and so on)

Cross-references use the same numbering convention. Each condition in Part A states the consents to which it applies.

INTERPRETATION

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

Certification or certify means written confirmation by the relevant Council that a management plan, report, design or other document submitted under these conditions gives effect to the objective(s) and the requirements of the condition(s) under which it is required. Certification is confined to that purpose and does not authorise any departure from these conditions.

Council or relevant Council means, in relation to a condition in Part A, Greater Wellington Regional Council in respect of the consents in Part B and Kāpiti Coast District Council in respect of the consents in Parts C and D, and each of them where a Part A condition applies to all consents; in Part B, Greater Wellington Regional Council; and in Parts D and D, Kāpiti Coast District Council.

Councils means Greater Wellington Regional Council and Kāpiti Coast District Council.

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.

Eco-sourced means, in relation to plants, sourced and propagated from plants that grow naturally in the same ecological district as the site.

ESC Guide for the 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>.

ERMP means the Ecological Restoration Management Plan required by **Condition G26**.

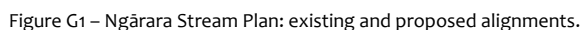
HMR means the Hydrological Monitoring Report required by **Conditions R42 and R43**.

Iwi entities means Ātiawa ki Whakarongotai Charitable Trust and Ngā Hapū o Ōtaki, and where a condition refers to an iwi entity in the singular, whichever of them the condition specifies.

KMS means the Kaitiaki Monitoring Strategy required by **Condition G30**.

Manager means the Manager, Environmental Regulation, Wellington Regional Council. Where a condition in Part A refers to the relevant Council, a reference to the Manager in Part B is to be read accordingly.

Ngārara Stream means the watercourse running through the site shown below, being the existing alignment until the realignment authorised by these consents is completed, and the realigned alignment after that.



Paetawa Road stage means Lots 1 to 7 and Lot 4000 (road to vest) shown on the scheme plan in Appendix 1, together with the earthworks, roading, stormwater, servicing and planting works required to create and service those lots.

SQE Person means a suitably qualified and experienced person (or persons) who can provide sufficient evidence to the Manager to demonstrate their suitability and competence in the relevant field of expertise for a particular task or action directed by a condition.

Stage means one or more areas of land where earthworks will be undertaken prior to that land being stabilised. For the purpose of this definition, where earthworks are undertaken in separate areas of land at the same time, they are part of the same stage.

Staging or staged means planning and undertaking earthworks so that the area of land that is disturbed at any one time is minimised by:

- a) Defining the stages in which earthworks will be undertaken;
- b) Identifying the order in which stages will be undertaken;
- c) Undertaking earthworks in each stage sequentially;
- d) Only commencing earthworks in a subsequent stage after the preceding stage is stabilised and controls are in place to separate it from the subsequent stage.

Stormwater means runoff that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or runoff from the external surface of any structure, as a result of precipitation and including any contaminants contained therein.

Stormwater Management Device means any stormwater treatment device or stormwater volume management device including, but not limited to, treatment wetlands, bioretention device, proprietary stormwater treatment devices, rainwater tanks, tree pits, and soakage pits.

Un-culverted stream bed area means the area of the bed of the Ngārara Stream, excluding any culverted length, measured as the wetted area of the bed at normal dry-weather flow.

Warranted Officer means any person authorised by Wellington Regional Council under section 38 of the Resource Management Act 1991.

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.

Winter period means the period between 1 June and 30 September inclusive each year.

Wildlife Approval means the approval granted under the Wildlife Act 1953 for this project under section 42(4)(h) of the Fast-track Approvals Act 2024, and includes its conditions.

Zone of reasonable mixing means a distance 50 downstream from the point of discharge. For wetlands, it means a distance 50 m from the point of discharge.

GENERAL

G1. As relevant to the staged nature of the development, the conditions in this Part A apply to all of the consents set out in Parts B (Regional), C (Subdivision) and D (Land Use), except where a Part A condition states that it applies only to particular consents. Each Council administers and enforces the Part A conditions in respect of the consents that it has granted. A management plan, report or other document required under Part A that is certified by both Councils need only be prepared once and may be submitted to both Councils at the same time.

G2. Iwi participation framework

The consent holder shall provide for the participation of the iwi entities in the exercise of these consents in the manner set out in the following conditions, which together form the framework for that participation and give effect to the cultural landscape outcomes set out at the start of Part A:

- (a) engagement and cultural monitoring through the Kaitiaki Monitoring Strategy (Conditions G30 to G33), the Cultural Landscape Indicator Framework and cultural monitoring (Conditions G37 and G38), and the payment of the reasonable costs of the iwi entities in preparing and implementing it; in participating in them (Condition G42);
- (b) review of, and input to, relevant management plans listed in Table G1 before they are submitted for certification, with the consent holder recording how that input has been addressed, or not, when submitted for certification (Condition G17), together with the preparation of the Cultural Landscape Management Plan, the integration of its requirements into those plans, and mana whenua review of detailed design (Conditions G34 to G36);
- (c) the Timatanga ceremony prior to the commencement of site works (Condition R6);
- (d) the discovery protocols for kōiwi, taonga, wāhi tapu and archaeological material (Conditions R7 and R8, and LU143), and the Kaitiaki monitoring of activities identified in the KMS as culturally sensitive;
- (e) the offer to transfer the Peka Peka Road Swamp (Lot 5314) and a Dune Hilltop site (Lot 5316) to Ātiawa ki Whakarongotai Charitable Trust;
- (f) an ongoing kaitiaki role in wetland open space areas restored wetland, waterway and culturally significant open-space areas (Conditions S128 to S136 S128 to S135 and Condition G39);
- (g) road naming (Condition S15), cultural narrative, interpretation and naming including pou and tohu (Conditions LU132 and LU133), implemented through the Cultural Identity and Interpretation Strategy (Condition G41);
- (h) a mahinga kai access protocol (Conditions LU129 to LU131), Mahinga Kai and Cultural Access Protocol (Condition G40);
- (i) plant supply and restoration planting (Conditions LU134 to LU137); and
- (j) a fill and metal approval protocol (Conditions LU138 to LU142).

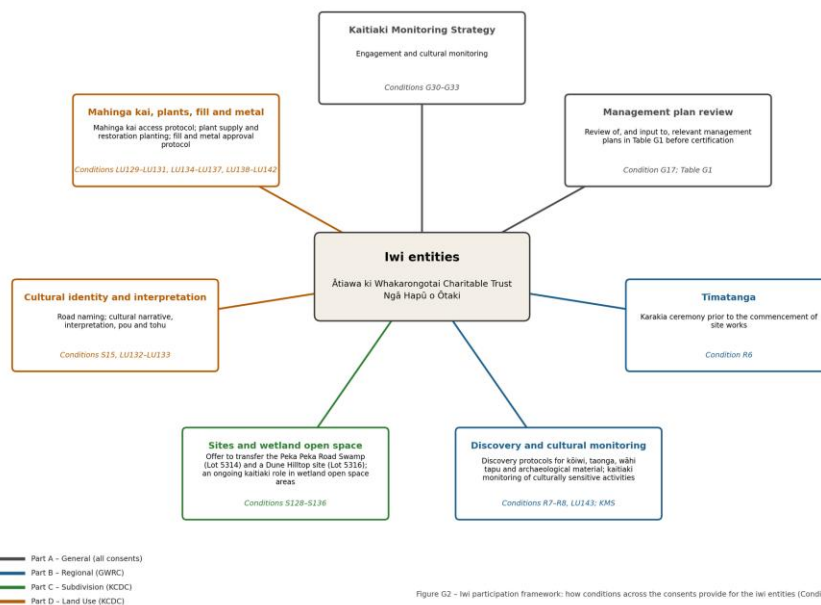


Figure G2 - Iwi participation framework: how conditions across the consents provide for the iwi entities (Condition G2)

Figure G2 – Iwi participation framework: how the conditions across the consents provide for the iwi entities (Condition G2).

[Note: Figure G2 is to be updated to show the cultural landscape outcomes and Conditions G34 to G42.]

- G3. Nothing in Condition G2 limits the scope of any condition it refers to, or requires the approval of an iwi entity to the exercise of any consent. Where there is any inconsistency between Conditions G34 to G42 and any other condition of these consents in relation to cultural matters, Conditions G34 to G42 prevail.

CONDITIONS PRECEDENT – GROUNDWATER MODEL

- G4. Before the commencement of bulk earthworks (other than for the Paetawa Road stage) authorised by these consents, and before the Stormwater Management Plan (Condition R72) and the final Ecological Restoration Management Plan (Condition G26) for any stage other than the Paetawa Road stage are submitted for certification, the consent holder shall prepare a three-dimensional numerical groundwater model of the site, that is set up in transient mode to perform predictive analysis over a minimum period of twenty years. The purpose of the groundwater model is to:
- (a) establish the pre-development groundwater regime across the site, including the influence of the existing artificial drainage network, calibrated to the groundwater level monitoring undertaken by the consent holder before works commence (being not less than two winter seasons of monitoring data);
 - (b) predict the changes in groundwater levels and flows that will result from the development, including earthworks and the removal of peat, the realignment of the Ngārara Stream, the

proposed stormwater management system and the creation and enhancement of wetlands, and including the vertical transfer of groundwater between the engineered fill, any remaining peat and the underlying sands;

- (c) inform the design of the stormwater management system so that stormwater management devices (other than for the Paetawa Road stage) are located above the design seasonally high groundwater level (Condition R72), and to inform the minimum ground levels for the development;
- (d) inform the trigger levels and management responses in the Hydrological Monitoring Report (Conditions R42 and R43) and the ecological restoration objectives for wetlands in the Ecological Restoration Management Plan; and
- (e) identify any effect of the development on water levels in Te Harakeke Swamp and the Peka Peka Road Swamp, and on groundwater levels and pressures in the land downgradient of Te Harakeke Swamp to the west and north-west of the site (including the Paetawa Road properties), and the measures by which any such effect will be managed.

The consent holder shall install and maintain equipment to monitor water levels in Te Harakeke Swamp before the commencement of any works authorised by these consents, and shall continue that monitoring, together with the groundwater level monitoring used to calibrate the model, for the period in Condition R43(l). The records shall be reported through the HMR and shall be made available to either Council on request.

- G5. The groundwater model, together with a report by a suitably qualified and experienced hydrogeologist describing its basis, calibration, assumptions, sensitivity and results, shall be submitted to both Councils for certification. Greater Wellington Regional Council shall obtain a review of the model by a suitably qualified and experienced hydrogeologist of its choosing, and the consent holder shall respond in writing to any matters raised in that review before certification. Certification shall be limited to confirming that the model has been prepared in accordance with, and meets the purpose of, Condition G4. Condition G12 applies where a Council will not certify the model.
- G6. The consent holder shall review the groundwater model, and recalibrate it if necessary, where monitoring under the Hydrological Monitoring Report shows a material departure from the levels or trends predicted by the model, and in any event before the commencement of bulk earthworks in each subsequent stage of the development that includes the removal of peat or works within 100 m of a natural inland wetland.

MANAGEMENT PLANS

- G7. All management plans required by these conditions shall be prepared by a SQE Person(s).
- G8. Management plans may be submitted in parts or in stages to address particular activities, or to reflect the staged implementation of the Project. Where submitted in parts or stages, the management plan(s) must clearly show the integration of the relevant activities and their management with adjacent stages and interrelated activities. A management plan that is required under more than one consent may be prepared as a single document and submitted to each relevant Council for certification.
- G9. At least 20 working days prior to construction commencing, or unless otherwise specified in the following conditions, and as relevant to that stage or for the entirety of the project, each management plan listed in Table G1 must be submitted to the Council identified in Table G1 as the

certifying Council for certification that the management plan meets the objective specified in the conditions for that management plan, and gives effect to the relevant conditions of consent to which it relates. Where Table G1 identifies both Councils, the plan shall be submitted to both and shall not be treated as certified until both Councils have certified it, each in respect of the consents it administers.

Table G1 – Schedule of management plans, certifying Council and review before certification

Management plan / document	Required by	Certifying Council	Review before certification submission	Certification timing
Groundwater Model	G4	GWRC and KCDC	N/A	Before bulk earthworks, SMP and final ERMP for any stage other than the Paetawa Road stage
Kaitiaki Monitoring Strategy (KMS)	G30	Provided to both Councils	N/A	Within 6 months of grant
Cultural Landscape Management Plan (CLMP)	G34	KCDC	Prepared by or with Mana Whenua (Condition G34)	Before bulk earthworks for the first substantive stage
Cultural Landscape Indicator Framework	G37	Provided to both Councils	Developed in collaboration with Mana Whenua (Condition G37)	Before bulk earthworks
Construction and Environmental Management Plan (CEMP), incl. stage requirements	G22	GWRC and KCDC	Iwi entities; Transpower	At least 20 working days before works in each stage
Erosion and Sediment Control Plan (ESCP) and Winter Works ESCP	R11, R31	GWRC (copy to KCDC)	Iwi entities	At least 20 working days before earthworks in each stage
Chemical Treatment Management Plan (ChTMP)	R16	GWRC	N/A	At least 10 working days before chemical treatment is used
Dewatering Management Plan (DMP)	R143	GWRC	N/A	At least 20 working days before dewatering
Ecological Restoration Management Plan (ERMP)	G26	GWRC and KCDC	Iwi entities; Department of Conservation (as relevant to threatened species and consistency with the Wildlife Approval); Transpower	At least 20 working days before earthworks in the area to which it relates
Native Freshwater Fauna Salvage and Relocation Plan (NFFSRP)	R119	GWRC	Iwi entities	At least 20 working days before streamworks
Hydrological Monitoring Report (groundwater, Ngārara Stream and turbidity monitoring)	R42	GWRC (copy to KCDC)	Iwi entities	At least 20 working days before earthworks in any stage other than the Paetawa Road stage; reporting as specified
Stormwater Management Plan (SMP) and Stormwater	R72, R82	GWRC, with KCDC confirmation as	KCDC; Iwi entities; Transpower (planting of	At least 20 working days before

Management plan / document	Required by	Certifying Council	Review before certification submission	Certification timing
Operation and Maintenance Plan		stormwater network utility operator	devices near the National Grid)	stormwater works in each stage
Construction Traffic Management Plan (CTMP)	S17	KCDC	N/A	At least 20 working days before works in each stage
Construction Noise Management Plan (CNMP)	S123	KCDC	N/A	At least 20 working days before construction
Streetscape Planting, Maintenance and Management Plan (SPMMP)	S99	KCDC	Iwi entities	With engineering plans for each stage
Landscape Management Plan (LMP)	LU73	KCDC	Iwi entities	At least 20 working days before landscape works in each stage
Bird Management Plan (BMP) – if not part of the ERMP	S90	KCDC	Department of Conservation	At least 20 working days before vegetation clearance
Lizard Management Plan (LizMP)	S94	KCDC and GWRC	Department of Conservation; Iwi entities	At least 20 working days before vegetation clearance

- G10. Works authorised by this consent (other than any preliminary, enabling, or investigative works excluded from the definition of the relevant activity) must not commence until the management plan(s) relevant to that work, as listed above, have been certified by the relevant Council as meeting the purpose specified and giving effect to the relevant conditions of consent to which each plan relates.
- G11. Within 20 working days of receiving a management plan submitted for certification, the relevant Council shall advise the consent holder in writing whether the management plan is certified or, if it is not, the reasons why it has not been certified and the matters that must be addressed before it can be certified.
- G12. Where the relevant Council declines to certify a management plan, the relevant Council must provide reasons for that decision and, where practicable, recommendations as to the amendments necessary before the plan can be certified. The consent holder must amend the management plan to address those matters and resubmit it to the relevant Council for certification.
- G13. The consent holder must implement the management plans once certified in accordance with the conditions above.
- G14. The consent holder must provide a copy of each certified management plan (and any certified amendment) to the relevant Council within 5 working days of certification.

- G15. A copy of each certified management plan, and any certified amendment, must be held on site at all times while works to which it relates are being undertaken, and must be made available to the relevant Council on request.
- G16. The objectives, outcomes, performance standards and limits stated in these conditions prevail over any management plan. A management plan sets out how the outcomes required by the conditions will be achieved, monitored and, where necessary, remedied and does not modify those outcomes.
- G17. At least 20 working days before submitting any relevant management plan listed in Table G1 for certification, the consent holder shall provide the draft management plan to the iwi entities for review and input. The management plan submitted for certification shall be accompanied by a copy of any input received and a statement of how that input has been incorporated and, where it has not been, the reasons why not.
- G18. Where a management plan listed in Table G1 provides for the management of Threatened or At Risk species, or is required to be consistent with the Wildlife Approval associated with these consents, the consent holder shall provide the draft management plan to the Department of Conservation for comment at least 20 working days before submitting it for certification. The management plan submitted for certification shall record the comments received and how they have been addressed and, where they have not been, the reasons why not. Nothing in this condition requires the approval of the Department of Conservation to a management plan certified under these conditions.
- G19. Where a management plan listed in Table G1 provides for Transpower review prior to certification, the consent holder shall provide the draft plan, or the relevant part of it, to Transpower New Zealand Limited for comment at least 20 working days before submitting it for certification (and, for the CEMP, at least 10 working days before commencing works within 50 m of any National Grid asset). The plan submitted for certification shall be accompanied by copies of any written comments or recommendations received from Transpower and a statement of how they have been incorporated and, where they have not been, the reasons why not.

AMENDMENTS TO MANAGEMENT PLANS

- G20. The consent holder may request amendments to any certified management plan by submitting the amendments in writing for the certification of the relevant Council. 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 relevant Council. All works shall be carried out in accordance with the certified amendments. Works may continue in accordance with the existing certified management plan while a proposed amendment is being certified, unless the relevant Council advises in writing that the works to which the amendment relates must cease pending certification.

MANAGEMENT PLAN REVIEW

- G21. The consent holder shall, if requested by the relevant Council in response to a complaint, incident or other reasonable request that relates to managing an adverse environmental effect that is directly related to the exercise of this consent, carry out a review of any management plan required by these conditions. The consent holder shall submit the reviewed management plan to the relevant Council for certification that:

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

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

- G22. The consent holder shall submit a final Construction and Environmental Management Plan (CEMP) to both Councils for certification at least 20 working days before the commencement of each stage of construction authorised by these consents. The CEMP shall be prepared by a SQE Person in consultation with the contractor undertaking the works, and may be prepared as a single document for the site with a stage-specific section for each stage. The purpose of the CEMP is to detail how the effects of construction will be managed through the construction period and how the construction-related conditions of all of the consents will be complied with. The CEMP shall be consistent with, and give effect to, the Erosion and Sediment Control Plan certified under **Condition R11**.
- G23. The CEMP shall address the matters contained in the draft CEMP submitted with the application (Appendix 1), as relevant to each stage of works, and shall include, but not be limited to:
- (a) Construction methodologies, and earthworks and construction staging;
 - (b) Site responsibilities, including the name, contact telephone numbers and postal address of the site manager, and the location of site signage identifying the on-site project manager and after-hours contact details;
 - (c) Integration with the other management plans required by these conditions;
 - (d) Erosion and sediment control requirements, including the erosion and sediment control principles that inform the Erosion and Sediment Control Plans required by **Condition R11**, the specific measures to be employed on site, and the stabilisation methodology for each stage and on completion;
 - (e) Details of the intended disposal site(s) for surplus material, and measures to ensure that dirt and debris is not deposited on public roads;
 - (f) Intended days and hours of construction work and deliveries, and fencing of the construction site;
 - (g) Noise and vibration management, including the best practicable option for construction noise management;
 - (h) Dust management, including the measures to control dust emissions and the times at which they will be implemented;
 - (i) Construction traffic management (**Condition S17**);
 - (j) Stream works and their monitoring (**Conditions R97 and R98**);
 - (k) Ecological management during construction;
 - (l) A Trenching and Excavation Methodology, prepared or reviewed by a suitably qualified geotechnical professional, for any service trenching in peat, soft ground, below groundwater level, adjacent to wetlands or watercourses, within flood storage areas, or deeper than 0.5 m (unless otherwise confirmed by the project geotechnical professional), addressing trench stability, temporary support, groundwater control, dewatering, bedding, backfill, compaction, settlement risk, adjacent asset protection, trenchless entry and exit pits, reinstatement and inspection and hold points;

- (m) For works within 50 m of a National Grid asset, the matters in [Condition LU24](#); and
- (n) Monitoring and reporting requirements.

- G24. Greater Wellington Regional Council certifies the CEMP in respect of the consents in Part B, and Kāpiti Coast District Council in respect of the consents in Parts C and D ([Condition G9](#)). Works in a stage shall not commence until the consent holder has received written notice that the CEMP for that stage has been certified by both Councils and, for earthworks, that the Erosion and Sediment Control Plan for that stage has been certified ([Condition R12](#)).
- G25. The certified CEMP shall be implemented and maintained throughout the earthworks and construction period for each stage. The consent holder is responsible for maintaining the mitigation and control measures in the certified CEMP, and erosion and sediment control measures shall not be removed until the area they serve has been stabilised ([Condition R21](#)). Amendments to the certified CEMP are certified under [Condition G20](#).

Note: The CEMP is an overarching construction management document that captures and integrates the management of construction activities across all relevant disciplines. Other conditions detail the specific requirements of individual management plans, and the CEMP may incorporate those plans by reference. The CEMP is provided to the iwi entities under [Condition G17](#) and, for works near the National Grid, to Transpower under [Condition G19](#).

ECOLOGICAL RESTORATION MANAGEMENT PLAN

- G26. The consent holder shall submit a final Ecological Restoration Management Plan (ERMP), prepared by a SQE Person (ecologist) with support from a wetland hydrologist, to both Councils for certification at least 20 working days before the commencement of earthworks in the area to which it relates, or of the monitoring required by these conditions, whichever is earlier. The ERMP may be prepared for the entire proposal or on a staged basis, and shall be a single document that addresses, in separate parts, the wetlands ([Conditions R40 to R71](#)), the Ngārara Stream and other streamworks ([Conditions R111 to R118](#)) and the matters relevant to the consents granted by Kāpiti Coast District Council ([Condition S89](#)).
- G27. The purpose of the ERMP is to set out how the wetland outcomes in [Condition R41](#) and Table R1 and the Ngārara Stream outcomes in [Condition R94](#) will be achieved, monitored and, where necessary, remedied, and to provide a full schedule and timetable of the restoration, planting, pest control, monitoring, maintenance tasks and reporting for each stage. The ERMP shall be in general accordance with the draft ERMP submitted with the application (Appendix 1) and shall be prepared with reference to the CEMP and the Hydrological Monitoring Report.
- G28. Before it is submitted for certification, the ERMP, together with the planting plans and monitoring requirements, shall be provided for review to the iwi entities ([Condition G17](#)), to the Department of Conservation ([Condition G18](#), including in respect of threatened species and consistency with the Wildlife Approval) and, for planting near the National Grid, to Transpower ([Condition G19](#)). The ERMP submitted for certification shall be accompanied by the input and comments received and a clear statement of how they have been addressed and, where they have not been, the reasons why not.
- G29. The consent holder shall undertake the works in accordance with, and otherwise comply with, the certified ERMP and the planting plans required by it. Amendments to the certified ERMP are certified under [Condition G20](#).

KAITIAKI MONITORING STRATEGY

- G30. To inform the cultural monitoring of the exercise of these consents, the consent holder shall invite representatives of the iwi entities 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 apply the Cultural Landscape Indicator Framework (Condition G37) to cultural monitoring during the construction phase.

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 of potential discovery of human remains. 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.

- G31. If a KMS is prepared, the consent holder shall provide the KMS to both Councils within six months from the grant of consent. The KMS shall be reviewed by the consent holder every year in consultation with the iwi entities. Any updated KMS shall be provided to both Councils 5 working days after finalisation. The consent holder shall pay the reasonable costs of the iwi entities in preparing the KMS and for monitoring undertaken in accordance with it. The KMS provided to the Councils shall include evidence that the KMS has been accepted by the iwi entities. If the KMS (or any part thereof) has not been accepted by either of the iwi entities the consent holder shall use its best endeavours to reach agreement on such matters. If, following this process, any recommendations of the iwi entities have still not been accepted by the consent holder, the KMS shall set out those recommendations and the reasons they have not been accepted.

- G32. If the consent holder and the iwi entities have not reached agreement on the KMS, or on any annual review of it, within three months of the consent holder's invitation under **Condition G30** (or of the commencement of the review), the consent holder shall invite the iwi entities to refer the matters not agreed to an independent facilitator agreed between them or, failing agreement within 10 working days, nominated by the Māori Land Court. The consent holder shall meet the reasonable costs of the facilitator, shall participate in the facilitation in good faith, and shall have regard to the facilitator's recommendations. Following the facilitation the consent holder may provide the KMS to the Councils in accordance with **Condition G31**, recording any recommendations not accepted and the reasons.

- G33. The KMS shall be implemented for the duration of the activities to which it applies, and the consent holder shall report to the iwi entities and the Councils on its implementation as part of the reporting structure it provides for. The KMS is intended to apply through the construction phase of the development. Cultural monitoring after the construction phase is undertaken in accordance with Condition G38.

CULTURAL LANDSCAPE MANAGEMENT PLAN

- G34. Prior to commencement of bulk earthworks for the first substantive stage of development, the Consent Holder shall prepare a Cultural Landscape Management Plan (CLMP).

The Consent Holder shall acknowledge the mana whenua of Ātiawa ki Whakarongotai and Ngā Hapū o Ōtaki ('Mana Whenua', being the iwi entities) and invite them to lead preparation of the CLMP in collaboration with the Consent Holder. The CLMP shall be concluded within three (3) months of the commissioning date. Where there are matters not agreed by the Consent Holder and Mana Whenua, the Consent Holder shall prepare an agreed summary of the differences for the District Council certification process.

Where this offer is not accepted within 20 working days, the Consent Holder shall lead preparation of the CLMP and invite input from Mana Whenua. They shall have 20 working days to respond with comments. The Consent Holder shall identify where comments are adopted into the CLMP, and where they are not, prepare a summary for review to the District Council for the certification process.

The Consent Holder will meet the reasonable costs associated with the Mana Whenua's participation. Where Mana Whenua takes up the offer to lead the preparation of the CLMP a budget of \$100,000 to meet the costs of Mana Whenua will be allocated by the Consent Holder. Where Mana Whenua provides comments only, the actual and reasonable costs for time spent will be met.

The purpose of the CLMP is to give effect to the cultural landscape outcomes.

The CLMP shall identify, to the extent considered culturally appropriate by Mana Whenua:

- (a) The cultural landscape context of the development site, including relevant relationships with Kūkūtauāki, Ngāpara/Ngārara, Paetawa, Omatuku, Rangiora, Te Kōwhai/Ngāwhakangutu, wetlands, dune systems and other culturally significant features.
- (b) Culturally significant landscape features, relationships, connections and viewshafts.
- (c) Areas associated with historic occupation, travel, resource gathering, mahinga kai and customary use.
- (d) Opportunities for restoration of cultural as well as ecological relationships.
- (e) Opportunities for mahinga kai, rongoā and taonga species.
- (f) Cultural principles to guide the detailed design of waterways, wetlands, reserves, paths, bridges, structures, planting, lighting and other public-realm infrastructure.
- (g) Appropriate locations and mechanisms for cultural narratives, traditional place names, interpretation, pou, tohu, or other cultural expression.
- (h) The Cultural Landscape Indicators required by Condition G37.

The CLMP shall be submitted to Kāpiti Coast District Council for certification that it contains the information required by this condition.

CULTURAL LANDSCAPE DESIGN REVIEW

G35. Prior to final engineering approval for each substantive stage containing public open space, wetlands, waterways or other culturally significant landscape components identified in the CLMP, the Consent Holder shall provide the relevant detailed design information to Mana Whenua for review.

The Consent Holder shall allow not less than 20 working days for that review unless another period is agreed with Mana Whenua.

The Consent Holder shall provide Kāpiti Coast District Council with:

- (a) The recommendations received from Mana Whenua.
- (b) A statement identifying how those recommendations have been incorporated into the final design.
- (c) Where a material recommendation has not been adopted, the reasons for that decision and any alternative measures proposed to achieve the relevant cultural landscape outcome.

Nothing in this condition requires Mana Whenua to disclose information that it considers culturally sensitive or inappropriate for public disclosure.

INTEGRATION WITH EXISTING MANAGEMENT PLANS

G36. The Consent Holder shall ensure that the relevant requirements and outcomes of the CLMP are incorporated, where applicable, into the:

- (a) Ecological Restoration Management Plan (Condition G26)
- (b) Streetscape Planting, Maintenance and Management Plan (Condition S99)
- (c) Construction and Environmental Management Plan (Condition G22)
- (d) Landscape Management Plan (Condition LU73)
- (e) Cultural Landscape Indicator Framework (Condition G37)
- (f) Cultural Identity and Interpretation Strategy (Condition G41)
- (g) Further Wetland Enhancement Plan (Condition R68)
- (h) Restoration Planting Monitoring Report (Condition R116)
- (i) Stormwater Management Plan and Stormwater Operation and Maintenance Plan (Conditions R72 and R82)
- (j) recreation reserve plans (Condition S112) and the kaitiaki arrangements for open-space areas (Condition G39)
- (k) detailed landscape and planting plans
- (l) Fill and Metal Approval Protocol (Conditions LU138 to LU142).

Where there is inconsistency between those documents concerning a cultural landscape matter, the Consent Holder shall consult Mana Whenua and identify how the matter will be resolved consistently with the cultural landscape outcomes.

Commented [MS1]: There will be consequential changes in those management plans to reference consistency with the CLMP.

CULTURAL LANDSCAPE INDICATOR FRAMEWORK

G37. Prior to commencement of bulk earthworks, a Cultural Landscape Indicator Framework shall be developed in collaboration with Mana Whenua.

The cultural expertise necessary to develop the Framework shall be nominated or endorsed by Mana Whenua and reasonably funded by the Consent Holder.

The Framework shall identify practicable indicators for assessing the condition and development of cultural values over time, which may include:

- (a) Mauri and cultural health of wetlands and waterways
- (b) Abundance and accessibility of mahinga kai and taonga species
- (c) Opportunities to undertake customary practices
- (d) Cultural access and connection
- (e) Visibility and legibility of significant cultural landscape features and relationships
- (f) Maintenance of cultural narratives and collective memory
- (g) Cultural outcomes from ecological restoration
- (h) Effectiveness of measures undertaken to mitigate cultural landscape effects

The Framework shall identify baseline information and the methods and frequency of subsequent monitoring. During the construction phase, the indicators are applied through the Kaitiaki Monitoring Strategy (Conditions G30 to G33).

CULTURAL MONITORING AND ADAPTIVE MANAGEMENT

G38. Cultural monitoring shall be undertaken in accordance with the Cultural Landscape Indicator Framework:

- (a) Prior to or during initial development, where necessary to establish an appropriate baseline
- (b) During construction where an indicator may be affected by construction activities
- (c) Following completion of the relevant restoration works
- (d) At appropriate intervals, thereafter, including approximately 2, 5 and 10 years following completion of the principal restoration works unless another monitoring period is agreed between the Consent Holder, Mana Whenua and the relevant consent authority.

Where monitoring identifies that a cultural landscape outcome or a relevant cultural landscape indicator is not being achieved, the Consent Holder shall, in consultation with Mana Whenua:

- (i) Investigate the cause
- (ii) Identify practicable remedial or adaptive management measures
- (iii) Implement agreed measures within a reasonable timeframe
- (iv) Undertake further monitoring to determine their effectiveness

A summary of monitoring results and any resulting management response shall be provided to the relevant consent authority.

ONGOING KAITIAKI ROLE

G39. The Consent Holder shall provide for Mana Whenua to have a meaningful and ongoing kaitiaki role in the management of the restored wetland, waterway and culturally significant open-space areas identified in the CLMP.

Prior to transfer of ownership or responsibility for management of any such area, the Consent Holder shall use all reasonable endeavours to establish, with Mana Whenua and proposed future owner or manager, an enduring management mechanism providing for the participation of Mana Whenua in:

- (a) Preparation and review of relevant management plans
- (b) Cultural and ecological monitoring
- (c) Restoration priorities
- (d) Management of mahinga kai, rongoā and taonga species
- (e) Cultural access and tikanga
- (f) Review of monitoring results and adaptive management responses
- (g) Proposed material changes to the management or physical character of the relevant areas

Any mechanism established under this condition shall be designed, so far as practicable, to continue notwithstanding subsequent transfer of ownership or management responsibility.

MAHINGA KAI AND CULTURAL ACCESS

G40. Prior to completion of the principal wetland and waterway restoration works, and in any event within 12 months of the commencement of the consents, the Consent Holder shall invite Mana Whenua to develop a Mahinga Kai and Cultural Access Protocol.

The Protocol may identify:

- (a) Areas available for cultural access (shown on a plan)
- (b) Mahinga kai, rongoā and other taonga species
- (c) Appropriate harvesting or customary activities
- (d) Cultural monitoring and education activities
- (e) Tikanga applying to access and use
- (f) Reasonable ecological, operational and health and safety limitations

The Consent Holder shall provide reasonable access, at no charge, to the relevant areas for agreed cultural purposes in accordance with the Protocol, subject to all applicable laws. The Protocol shall be reviewed at intervals of not more than three years. On any transfer of the relevant areas, the Consent Holder shall use all reasonable endeavours to secure continued access on equivalent terms.

CULTURAL IDENTITY AND INTERPRETATION

G41. The Consent Holder shall prepare and progressively implement a Cultural Identity and Interpretation Strategy in collaboration with Mana Whenua.

The Strategy shall provide for appropriate expression of the cultural history and identity of the landscape through measures which may include:

- (a) Traditional and contemporary place names
- (b) Naming of roads, reserves, wetlands, waterways and other public features
- (c) Interpretation of cultural and environmental history
- (d) Pou, tohu and public art
- (e) Landscape and planting design
- (f) Design of bridges, paths, structures and other public-realm infrastructure
- (g) Identification and interpretation of connections between significant landscape features

Conditions S15 (road naming), LU132 (interpretation panels) and LU133 (pou and tohu) form part of the implementation of the Strategy. For the avoidance of doubt, implementation of this condition is complementary to, and does not substitute for, achievement of the wider cultural landscape outcomes.

RESOURCING AND REPORTING

G42. The Consent Holder shall meet the reasonable costs of the participation of Mana Whenua in:

- (a) Preparation and review of the CLMP.
- (b) Development and implementation of the Cultural Landscape Indicator Framework.
- (c) Cultural monitoring specifically required by these conditions.
- (d) Cultural landscape design reviews required by Condition G35.
- (e) Review of monitoring results and development of adaptive management responses under Condition G38.

The Consent Holder shall maintain a record demonstrating compliance with Conditions G34–G42 and provide that record to the relevant consent authority on request.

Note: Conditions G34 to G42 apply to all of the consents. Each Council administers and enforces them in respect of the consents it has granted.

Advice Note: Nothing in Conditions G34–G42 prevents the Consent Holder and Mana Whenua from agreeing additional cultural, commercial, land ownership, papakāinga or relationship arrangements outside the resource consent.

PART B – GREATER WELLINGTON REGIONAL COUNCIL CONDITIONS

Resource Consent	Detail	Duration	Lapse	General Conditions	Specific Conditions
Land Use Consent - Soil disturbance/earthworks (s9 RMA)	Earthworks that exceed 3000m ² in any 12-month period	15 years	[XXX]	[XXX]	[XXX]
Discharge Permit - Sediment laden water to land/water (s15 RMA)	The discharge of sediment laden water, to land or water, associated with site earthworks	15 years	[XXX]	[XXX]	[XXX]
Land Use Consent - Vegetation clearance (s9 RMA)	Vegetation clearance associated with site earthworks	15 years	[XXX]	[XXX]	[XXX]
Discharge Permit - Stormwater and associated contaminants (s15 RMA)	Discharge of operational stormwater resulting from urban development	35 years	[XXX]	[XXX]	[XXX]
Land Use Consent - Disturb land/undertake earthworks to reclaim a wetland (Drainage and Reclamation of Wetlands) (s13 RMA)	Earthworks and vegetation clearance for the purpose of reclaiming a wetland	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent - Disturb land/undertake earthworks to construct a boardwalk across Te Harakeke Swamp (s13 RMA)	The construction of a boardwalk	15 years	[XXX]	[XXX]	[XXX]
Water Permit - Divert surface water/groundwater to drain or partially	To divert surface water and groundwater for the purpose of draining	15 years	[XXX]	[XXX]	[XXX]

Resource Consent	Detail	Duration	Lapse	General Conditions	Specific Conditions
drain wetlands (Drainage and Reclamation of Wetlands) (s14 RMA)	or partially draining wetlands				
Water Permit - Divert surface water for stream realignment (s14 RMA)	The damming or diversion of surface water to facilitate the realignment of Ngārara Stream	15 years	[XXX]	[XXX]	[XXX]
Discharge Permit - Discharge of treated dewatered groundwater to land/water (s15 RMA)	Dewatering activities associated with site earthworks	15 years	[XXX]	[XXX]	[XXX]
Water Permit - Excavate below groundwater, divert and abstract groundwater associated with dewatering and excavation (s14 RMA)	Dewatering activities associated with site earthworks	15 years	[XXX]	[XXX]	[XXX]
Land Use Consent - Alter the bed of a river (s13 RMA)	Stream disturbance for the purposes of realignment of the Ngārara Stream and the installation of culverts	15 years	[XXX]	[XXX]	[XXX]
Land Use Consent - Alter the bed of a river (s13 RMA)	Reclamation of the Ngārara Stream	Unlimited	[XXX]	[XXX]	[XXX]

GENERAL CONDITIONS

GENERAL

- R1. 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, other than where conditions of consent provide for detailed design development and confirmation, to be certified through a management plan.

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. Where there is any inconsistency between the information provided by the applicant and any certified management plan, the certified management plan prevails.

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.

CONSENT DOCUMENTATION

- R2. 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 warranted 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

- R3. 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 10 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

- R4. 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

R5. 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 as 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; and
- (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.

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 new or unforeseen 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.

TĪMATANGA CEREMONY

R6. The Consent Holder shall invite, with a minimum of 10 working days’ notice prior to works authorised by this consent commencing, the iwi entities for the purposes of a timatanga (karakia) ceremony. This timatanga ceremony shall be undertaken once at the outset of the project.

Note: In the case that a representative of an iwi entity 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.

DISCOVERY OF ARTEFACTS

R7. 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) Ngā Hapū o Ōtaki, office@nhoo.nz
- (d) Te Ātiawa ki Whakarongotai Charitable Trust, taiao@teatiawakikipiti.co.nz

- R8. 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.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

- R9. The CEMP required by **Conditions G22 to G25** applies to the consents in this Part B and is certified by the Manager in respect of them. The CEMP shall address the erosion and sediment control, discharge, stream works, culvert works, bridge and boardwalk works, dewatering and monitoring requirements of this Part.

Note: The subdivision consent and the land use consent (RM250099FT) include conditions relating to works near the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and their support structures (**Conditions S177 to S184 and LU12 to LU27**), and the CEMP is to be provided to Transpower for comment under **Condition G19**.

EARTHWORKS AND VEGETATION CLEARANCE EXCEEDING 3000M² AND ASSOCIATED SEDIMENT-LADEN RUNOFF

EARTHWORKS WITHIN 10M OF AND WITHIN NATURAL INLAND WETLANDS

DISCHARGE QUALITY

- R10. The consent holder must ensure that any discharges to Ngārara Stream (including any tributaries) or any wetlands do not give rise to any of the following, beyond the zone of reasonable mixing:
- a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or
 - b) Any conspicuous change in colour or visual clarity; or
 - c) A decrease in water clarity of more than:

- i. 20% in a River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes) identified the Wellington Regional Council Natural Resources Plan for the Wellington Region; or
 - ii. 30% in any other river; or
- d) Any emission of objectionable odour; or
- e) Freshwater being unsuitable for consumption by farm animals; or
- f) Any significant adverse effects on aquatic life.

EROSION AND SEDIMENT CONTROL PLAN

- R11. The consent holder shall submit a final Erosion and Sediment Control Plan (ESCP) to the Manager for certification at least 20 working days prior to the date of commencement for each stage of construction authorised by this consent. The purpose of the ESCP is to show what measures, procedures and methodologies will be put in place to manage the actual and potential erosion and sediment discharge related risks and effects. The ESCP must be prepared by a SQE Person, must be prepared in collaboration with the appointed earthworks contractor, and must be consistent with the Erosion and Sediment Control (ESC) Guide for the Wellington Region. The ESCP must include the following information, plans and details as a minimum:
- (a) Responsibilities and contact details of all parties responsible for the construction, inspection or maintenance of erosion and sediment controls;
 - (b) The locations of any rivers, streams, wetlands, waterbodies and stormwater drainage;
 - (c) Identification of stages and staging of earthworks, including the maximum area of land to be exposed (unstabilised) at any one time within each stage, and demonstration that the erosion and sediment control measures are appropriate to the soils, the season and the area of land exposed;
 - (d) Areas and cross-sections of cut and fill;
 - (e) The extent of land disturbance and vegetation removal;
 - (f) Any areas that will remain undisturbed, including riparian vegetation to be retained;
 - (g) Locations of all temporary stockpiles, permanent spoil deposition areas, access roads and stabilised construction entrances;
 - (h) Methods for dust management and control;
 - (i) Methods of progressive stabilisation that will be used to achieve the requirements of **Condition R20**;
 - (j) All ESC measures, including diversion channels, and staging details for those measures;
 - (k) Information on the design of all sediment retention controls and sediment treatment devices, including sizing, design calculations, and identification of catchment boundaries;
 - (l) If infiltration is proposed as part of the ESC measures, verification of soakage rates and how these have been used to inform the design of ESC measures;
 - (m) The specific locations of all points of discharge to the receiving environment, including to the stormwater network;
 - (n) Details of contingency measures in the event of heavy rainfall;

- (o) Details of the methodology for undertaking any monitoring required by conditions of this consent, including location for upstream and downstream (at the zone of reasonable mixing) water quality monitoring;
- (p) The baseline turbidity trigger level established under **Condition R25** for the stage, and the monitoring data on which it is based; and
- (q) Any other relevant site or other information required to demonstrate consistency with the ESC Guide for the Wellington Region and compliance with other relevant consent conditions.

Note: The ESCP is the erosion and sediment control component of the CEMP required by **Condition G22**, and is prepared and certified under those conditions and **Conditions R12 to R14**. Where the ESCP and the CEMP address the same matter, the ESCP prevails for erosion and sediment control purposes.

Note 2: The land use consent includes restrictions relating to earthworks (cut and fill) and stockpiling within 23 m either side of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and around the National Grid support structures on the site (**Conditions LU19 to LU23**).

- R12. Earthworks shall not commence until the consent holder has received notice in writing that both the ESCP and CEMP have been certified by the Manager.
- R13. All works shall be carried out in accordance with the certified ESCP and CEMP.

AS-BUILTS

- R14. At least 2 working days prior to earthworks commencing for any stage of the proposal, the consent holder shall provide the Manager with “As-builts”, prepared and signed by a SQE 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/>

CHEMICAL TREATMENT MANAGEMENT PLAN

- R15. The consent holder shall undertake an initial chemical treatment trial (bench testing) to determine whether the sediment retention devices for each stage of earthworks require treatment with a flocculant or coagulant. At least 20 working days prior to the commencement of each stage of earthworks, the consent holder shall submit to the Manager the results of the chemical treatment trial for that stage, undertaken using material from each representative soil type in the catchment contributing to each sediment retention device and in accordance with Appendix F.10 of the ESC Guide for the Wellington Region.
- R16. If the results of the chemical treatment trial required by **Condition R15** demonstrate that chemical treatment is appropriate for a stage of earthworks, or if chemical treatment is otherwise to be used on site for any stage of work, the consent holder shall prepare, in consultation with a SQE person, a Chemical Treatment Management Plan (ChTMP) for that stage. The ChTMP shall be submitted to the Manager for certification at least 10 working days prior to the proposed use of chemical treatment. The ChTMP 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.

R17. The use of chemical treatment shall not commence until the consent holder has received notice in writing that the ChTMP has been certified by the Manager. All DEBs/SRPs shall be treated in accordance with the certified ChTMP.

R18. The consent holder shall submit chemical treatment monitoring reports as required by the ChTMP to the Manager. These reports must include:

- (a) Dates and results of operation and maintenance undertaken by a SQE Person;
- (b) Chemical treatment testing undertaken (record sheets); and
- (c) Any corrective measures taken where a device has been found to not be functioning effectively.

R19. The ChTMP 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 ChTMP 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

R20. The consent holder shall progressively stabilise all areas of land that have been disturbed in accordance with the certified ESCP. Upon completion of works authorised by this consent, the entire site shall be stabilised. The area of land exposed (unstabilised) at any one time shall not exceed the area of the stage in which earthworks are being undertaken, as identified in the certified ESCP for that stage.

DECOMMISSIONING

R21. The consent holder must not remove or decommission any erosion or sediment control measure until the contributing catchment for the erosion or sediment control measure is completely stabilised. Written notice must be provided to the Manager prior to the removal or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQE Person confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.

WEEKLY SITE AUDITS

- R22. During works authorised by this consent, and until the site has been permanently stabilised, the consent holder shall have the site audited by a SQE person on a minimum of a weekly basis (unless a reduced frequency is agreed in writing by the Manager); and as soon as practicable and within 24 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 Waikanae River at Water Treatment Plant. The purpose of the audits is to ensure that all erosion and sediment controls are operating effectively in accordance with the certified ESCP, and identify any steps or measures required to ensure compliance is achieved. 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

- R23. The consent holder shall record the parameters set out in Table 1 as soon as practicable in the following instances as a minimum:

- Following 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.
- Following the commencement of discharge from each sediment treatment device, and at a minimum once daily for the duration of the discharge.

The sampling and recording must be undertaken in accordance with the methodology included in the ESCP. Outflow monitoring is only required if the device is discharging.

Table 1

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

- R24. The consent holder shall submit all monitoring data and information collected to the Manager within 5 working days of the date the sampling is undertaken. The monitoring required by **Conditions R23 and R24** may only cease once the contributing catchment has been completely stabilised and the sediment control measures decommissioned in accordance with **Condition R21**, unless otherwise approved in writing by the Manager.

EXCEEDANCES AND FAILURES

- R25. Prior to commencing earthworks, the consent holder shall collect instream turbidity data using continuous data loggers at the upstream and downstream monitoring sites identified in the ESCP for that stage, for a period of not less than three months that includes at least two rainfall events greater than 7 mm in 1 hour or 20 mm in 24 hours as measured at the Wellington Regional Council rainfall monitoring site at the Waikanae River at Water Treatment Plant. The monitoring data shall be used to establish a baseline turbidity trigger level for Ngārara Stream, being the average

downstream turbidity over the period of 24 hours following those rainfall events less the average upstream turbidity. The baseline turbidity trigger level and the monitoring data shall be submitted to the Manager for certification as part of the ESCP required by **Condition R11**, and the certified baseline turbidity trigger level applies for the purposes of **Condition R26(a)(ii)**.

R26. If any of the following incidents occur:

- (a) the rainfall triggered monitoring required under **Condition R23** shows that:
 - (i) at the outflow of the device:
 - the NTU value is 170 NTU or greater; and/or
 - (for any chemically treated device) the pH is at or below ($\leq$) 5.5 or above ($\geq$) 8.5; or
 - (ii) the NTU value at the downstream monitoring site is greater than 20% above the NTU value measured concurrently at the control site (being an approved upstream monitoring site) and is greater than the baseline turbidity trigger level for Ngārara Stream certified under **Condition R25**; or
- (b) there is a failure of any erosion and sediment control measure, or any other unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body, the coastal marine area or local authority stormwater network;

the consent holder shall:

- (i) Immediately notify the Manager of the incident;
- (ii) Immediately investigate the cause of the incident and implement changes required to prevent a recurrence;
- (iii) Take photographs of the discharge point, and upstream and downstream of the discharge point;
- (iv) Re-establish control measures as soon as practicable in accordance with the certified ESCP;
- (v) 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;
- (vi) Within 5 working days of any of the issues in (a) or (b) above occurring, provide a written report to the Manager including the following information:
 - a. Date and time of the incident;
 - b. Weather conditions prior to and during the incident;
 - c. Photographs required in accordance with (iii) above;
 - d. Investigations undertaken;
 - e. Cause of the incident;
 - f. Response actions taken; and
 - g. Lessons learnt and actions taken to prevent a recurrence.

R27. Where an incident in **Condition R26(b)** has occurred, unless otherwise agreed in writing by the Manager, the consent holder must have the receiving waterbody inspected by a SQE Person (Ecologist) within 3 working days of the consent holder becoming aware of the incident. Within 5

working days of the SQE Person undertaking the inspection, unless an alternative timeframe is approved by the Manager, the consent holder must provide a report prepared by the SQE Person to the Manager which includes the following details as a minimum:

- (a) Actual and potential environmental effects of the incident;
- (b) Cause analysis including source and failure identification; and
- (c) Recommendations (e.g. preventative measures, remediation, additional monitoring (impact duration quantification))

WINTER WORKS

R28. The consent holder may undertake earthworks across the site during the period between 1 June and 30 September inclusive (winter works period) each year, provided those works are undertaken in accordance with a certified Winter Works Erosion and Sediment Control Plan (WWESCP).

R29. Except for areas where earthworks may occur as set out in a certified WWESCP, all areas where earthworks have been undertaken must be stabilised prior to the winter period, and be maintained in a stabilised state until after the winter period.

R30. At least 20 working days prior to undertaking earthworks provided for by **Condition R28** during the winter works period, the consent holder must submit a Winter Works Erosion and Sediment Control Plan (WWESCP) to the Manager for certification.

The purpose of the WWESCP is to:

- (a) Minimise the potential for sediment discharge and safeguard receiving environments;
- (b) Detail the specific and additional erosion and sediment control measures to be put in place for any earthworks undertaken during the winter works period; and
- (c) Demonstrate how the measures to be implemented will effectively minimise the potential for sediment discharge or other environmental harm, having regard to the increased frequency, severity, and duration of rainfall, increased groundwater levels, and reduced soil infiltration during the winter period.

R31. The WWESCP must be prepared in consultation with the contractor undertaking the works and a SQE Person. The WWESCP must be prepared in accordance with the ESC Guide for the Wellington Region.

R32. The WWESCP must include all the erosion and sediment control information and requirements specified in **Condition R1** (Erosion and Sediment Control Plan) and also must include the following:

- (a) Identification of the year for which the WWESCP applies;
- (b) Drawings and written description of:
 - i. The scope and location of earthworks intended to be undertaken during the winter period;
 - ii. The areas of land where earthworks will not occur and that will be maintained as stabilised throughout the winter period;
 - iii. Staging of earthworks to minimise the area of land that is disturbed at any one time during the winter period;

- iv. Methods of progressive stabilisation that will be used for each stage and that will be effective during the winter period;
 - v. Controls that will be installed to separate areas of land disturbance from undisturbed or stabilised areas of land;
 - vi. Contingency measures, including rapid or instant stabilisation methods that will be effective during the winter period;
 - vii. In addition to maintaining existing erosion and sediment control measures provided for by the certified ESCP, any further measures that the consent holder considers may be necessary to achieve effective erosion and sediment control for each stage;
- (c) A summary of the compliance and monitoring history relating to this consent (if any), including any recorded incidents, the results of any monitoring, efficiency of existing controls, and the outcomes of any site inspections that relate to earthworks or erosion and sediment control measures, and a description of how the site's compliance and monitoring history has been taken into account when preparing the WWESCP.

Note: The first WWESCP may be incorporated into the ESCP submitted for certification under **Condition R11**. WWESCPs for subsequent years may be submitted as an amendment to the certified ESCP.

- R33. Earthworks must not commence or continue during the winter period until the consent holder has received notice in writing that the WWESCP has been certified by the Manager.
- R34. All earthworks undertaken during the winter works period in any year must be undertaken in accordance with the WWESCP certified for that year.

DUST

- R35. The consent holder shall ensure that dust emissions from the site do not cause noxious, dangerous, objectionable or offensive effects beyond the site boundary, in accordance with the Ministry for the Environment Good Practice Guide for Assessing and Managing Dust (MfE, 2016).
- R36. The consent holder shall implement the dust mitigation measures specified in the certified ESCP and 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

- R37. All fill material used on site must only be natural material such as clay, silt, sand, soil and rock, and/or 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).

- R38. All permanent or final cut and fill surfaces must be completed and stabilised so as to avoid erosion and instability. Any erosion of soil including failure of cut and fill surfaces that is attributable to the works shall be contained, remedied and mitigated by the consent holder.

COMPLETION OF WORKS

- R39. 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.

DRAINAGE AND RECLAMATION OF WETLANDS AND ASSOCIATED OFFSETTING AND ENHANCEMENT WORKS

GENERAL

- R40. The maximum area of wetland that can be drained or reclaimed shall not exceed an area of 1.69ha.

WETLAND OUTCOMES

- R41. The purpose of **Conditions R40 to R71** is to achieve the following outcomes for the wetlands on the site. The certified ERMP shall be designed to achieve these outcomes, and the monitoring and reporting required by those conditions shall report progress against them:
- (a) Retained wetlands: the 6.52 ha of existing wetland retained on the site (being the wetlands identified in the ERMP as retained, including Te Harakeke Swamp and the Peka Peka Road Swamp) is maintained in its existing extent and wetland type, with no reduction in hydrological function or ecological value attributable to the exercise of these consents;
 - (b) Removed wetlands: no more than 1.69 ha of existing wetland (wetlands W3, W5, W9 and W10 and parts of Wetland Clusters 2 and 3, as identified in the ERMP) is drained or reclaimed (**Condition R40**);
 - (c) Created wetlands: not less than 1.74 ha of new wetland is created in the locations, of the wetland types and of not less than the minimum areas set out in Table R1, and each created wetland achieves, by year 15 after completion of its planting, the Wetland Ecological Valuation (WEV) score predicted for it in the certified ERMP;
 - (d) Wetland buffers: not less than 7.26 ha of indigenous buffer planting is established around the retained and created wetlands, with an average planted width of not less than 20 m at Te Harakeke Swamp, 10 m at the Peka Peka Road Swamp and 9.7 m at the other wetlands, and achieving 80% canopy closure within 5 years of planting;
 - (e) Enhancement planting within retained wetlands: native planting of a minimum of 1.1 ha within the retained wetlands, as described in the ERMP, is established and maintained so as to progressively increase indigenous wetland plant cover; and
 - (f) Wetland W3: the loss of wetland W3 is addressed by the off-site works at Queen Elizabeth Park required by **Condition R54** and described in the certified ERMP.

Note: The outcomes in (a) to (d) are performance requirements. The enhancement planting in (e) is additional to the wetland creation and buffer planting, is specified as a minimum with the final area to be confirmed through the certified ERMP, and beyond the 1.1 ha proposed in the application, is not subject to the canopy closure or WEV targets in this condition.

Offset wetland cluster (ERMP)	Location	Wetland type	Area available for wetland creation and enhancement (m ² , AEE Table 22)	Vegetation communities (ERMP Tables 6 and 7)	Predicted WEV score (year 15)
OWC1 (OW1 to OW11 as allocated in the certified ERMP)	Adjoining Wetland Cluster 2 (Ngārara Stream wetlands), within the eastern stormwater detention area	Swamp (excavated to groundwater)	8,819	W1 and W2	As predicted in the certified ERMP
OWC2	Adjoining Wetland Clusters 2 and 3, within the eastern stormwater detention area	Swamp (excavated to groundwater)	12,958	W1 and W2	As predicted in the certified ERMP
OWC3	As shown in the certified ERMP	Swamp (excavated to groundwater)	3,419	W1 and W2	As predicted in the certified ERMP
Total			25,196 (2.52 ha) available in total, within which not less than 17,400 (1.74 ha) of new wetland shall be created		

Table R1 – Created wetlands: location, type and minimum area

HYDROLOGICAL MONITORING REPORT

- R42. The consent holder shall provide a Hydrological Monitoring Report (HMR) prepared by a SQE Person (hydrologist) in consultation with the SQE Person (ecologist) responsible for the ERMP, to the Manager for certification prior to the commencement of earthworks (other than for the Paetawa Road stage), any subsequent stage of earthworks, and any wetland creation offset works, and shall provide a copy of the certified HMR to Kāpiti Coast District Council. The purpose of the HMR is to bring together in one document the baseline and ongoing monitoring of groundwater levels, of water levels in the Ngārara Stream and in the retained and created wetlands, and of turbidity and sedimentation, that will be undertaken to measure changes in hydrological function against the outcomes in [Conditions R41 and R94](#) and the wetland offset performance targets in the certified ERMP, and to inform the ERMP ([Condition G27](#)) and the detailed design of the earthworks and stormwater management system ([Condition R72](#)). The HMR shall be informed by the certified groundwater model ([Conditions G4 to G6](#)).

R43. The HMR 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) Identification of all groundwater monitoring locations (mapped and tabulated) and equipment, including installation of new bores where appropriate, ensuring all bores are of a suitable depth so as to not run dry;
- (d) Establishment of monitoring equipment to measure water levels in the Ngārara Stream and in Te Harakeke Swamp (**Condition G4**) and in the wetlands that will be maintained and restored/offset, with the frequency of monitoring at each site (including whether continuous or manual/monthly monitoring is appropriate) to be confirmed through the certification process;
- (e) Baseline monitoring undertaken and maintained through the development and restoration period;
- (f) Trigger levels for wetland and groundwater levels, comprising:
 - (i) an Alert level (warning only, to monitor trend), being the 5th percentile for low level and the 95th percentile for high level of the water-level record for each monitoring site;
 - (ii) an Alarm level, being the 3rd percentile for low level and the 97th percentile for high level of the water-level record for each monitoring site, a measured level below the lower Alarm level or above the upper Alarm level being an exceedance that shall require a monitoring report to be provided to the Manager within 30 working days of the Alarm being triggered, to determine whether the exceedance is a result of the exercise of this consent as opposed to climatic variation, and to specify any response action required (including whether works should stop). Where the Alarm exceedance relates to water levels in Te Harakeke Swamp, Kāpiti Coast District Council shall be notified at the same time;
 - (iii) for each trigger level, the outcome it serves, being one or more of the operation of the stormwater management system (**Condition R72**), the ecological restoration outcomes for the retained and created wetlands (**Condition R41**), and the maintenance of water levels in Te Harakeke Swamp and the Peka Peka Road Swamp, and the avoidance of adverse effects on groundwater levels in land downgradient of Te Harakeke Swamp, the lower levels serving the wetland and swamp outcomes and the upper levels the stormwater and downgradient groundwater outcomes, and the management response to an exceedance for that outcome; and
 - (iv) the method by which the Alert and Alarm levels are derived, being seasonally adjusted percentiles of the water-level record at each monitoring site, calculated for each month of the year where the record supports it (the 5th percentile being the low level equalled or exceeded for 95 per cent of the record for that month, the 95th percentile being the high level exceeded for only 5 per cent of that record, and correspondingly for the 3rd and 97th percentiles), and established from both:
 - (A) not less than 10 years of monitoring data from the nearest monitoring bore, or an acceptable proxy monitoring site approved through the certification process; and

- (B) the certified groundwater model (Condition G4) simulated over a climatic period of not less than 10 years;
- (g) For the Ngārara Stream, an environmental water-level target for the realigned stream, and Alert and Alarm levels relative to it, derived from the baseline monitoring under (j) and a calibrated rainfall-runoff model of the stream predicting post-restoration water levels and inundation frequency, to be confirmed through certification of the HMR and the detailed design under Condition R103;
- (h) 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;
- (i) 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;
- (j) Water level monitoring of the Ngārara Stream upstream of the flow control structure, including baseline conditions and the response of the stream to rainfall events before the structure is installed, undertaken in accordance with the National Environmental Monitoring Standards and continued during and following development, and how that monitoring informs the detailed design certification under Condition R103 and the certified ERMP;
- (k) How the turbidity monitoring required by Conditions R23 to R26 and the stream sedimentation monitoring required by Condition R110 are reported through the HMR; and
- (l) The period of monitoring, which shall continue until the later of 15 years after completion of the wetland creation works, the achievement of the outcomes in Conditions R41 and R94, or the vesting of the Ngārara Stream and the wetland areas in Kāpiti Coast District Council.

ECOLOGICAL RESTORATION MANAGEMENT PLAN

R44. The ERMP required in respect of Condition G6 and G27, shall:

- (a) In respect of monitoring:
- Ensure that the retained wetlands maintain their extent, hydrology, and do not reduce in ecological values;
 - Describe the methods, timing, and frequency of monitoring of wetlands with regard to potential adverse effects of sediment discharge into the wetlands associated with the proposed earthworks; and
 - 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.
- (b) In respect of wetland offset creation:
- Describe the areas of wetlands and buffers that will be enhanced and created to offset losses;
 - Describe the methods that will be employed to ensure compliance with the offsetting performance targets specified in the ERMP;

- iii. Describe the methods that will be implemented to achieve the prescribed future state of wetlands as described in the ERMP; and
 - iv. Demonstrate how the outcomes in **Condition R41(c)** and Table R1 will be achieved, including the design level of each created wetland relative to the seasonal groundwater levels predicted by the certified groundwater model (**Condition G4**) and the reference wetlands identified in the ERMP.
- (c) In respect of wetland buffer, wetland restoration planting, and pest control:
 - i. Be in general accordance with the draft ERMP submitted with the application and be prepared with reference to the Construction and Environmental Management Plan;
 - ii. Detail wetland buffer and restoration planting that contribute to a net gain in ecological outcomes for the site;
 - iii. Detail pest control within wetland areas;
 - iv. Identify the enhancement (node) planting within the retained wetlands referred to in **Condition R41(e)**, including how its extent, species and location may be adapted in response to monitoring; and how that planting will be monitored (including plant cover) within the wetland monitoring programme;
 - v. Provide the following information:
 - a. Details of planting of the native vegetation buffer including what species will be used;
 - b. Confirmation that all species in the planting palette are eco-sourced and that karaka (*Corynocarpus laevigatus*) is excluded from the palette;
 - c. Details of monitoring and maintenance of the planting including weed management;
 - d. A plan to ensure 80% canopy closure on the plantings within 5 years; and
 - e. Confirmation that the wetland will be clearly delineated by flags or fencing to ensure contractors are aware of the boundary; and
- (d) In respect of hydrology:
 - i. Identify the water level regime required in each retained and created wetland to achieve the outcomes in **Condition R41**, informed by the certified groundwater model (**Condition G4**); and
 - ii. Set out how the monitoring and trigger levels in the certified HMR (**Conditions R42 and R43**) inform the wetland restoration works, and the response required where a trigger level is exceeded.

- R45. For the purposes of **Condition R44(a)**, the ERMP 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, created and existing 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 R44(a)** 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.

R46. 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 retained wetlands, created wetlands, existing 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 first planting.

MONITORING

R47. Wetland monitoring shall be undertaken in accordance with the certified ERMP.

R48. 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 SQE person (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.

R49. 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.

R50. Monitoring in accordance with the ERMP certified in **Condition G26** above shall commence three (3) months prior to the commencement of earthworks within the relevant stage(s).

R51. Reporting of wetland monitoring certified under **Condition G26** 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.

R52. 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 R51(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.

WETLAND CREATION AND ENHANCEMENT

- R53. The Consent Holder shall undertake, maintain, and protect a minimum of:
- (a) The creation of not less than 17,400 m² (1.74 ha) of new wetland, of the wetland types, in the locations and of not less than the minimum areas set out in Table R1;
 - (b) The enhancement of 65,200 m² (6.52 ha) of retained existing wetland, as described in the application documents referenced in Appendix 1 and detailed in the certified ERMP; and
 - (c) The planting and maintenance of not less than 72,600 m² (7.26 ha) of wetland buffer, of the average widths set out in **Condition R41(d)**.
- R54. Offsetting / compensation and enhancement shall be undertaken on-site, except for the purposes of wetland W3, which shall be undertaken at Queen Elizabeth II regional park, as detailed in the certified ERMP.
- R55. The consent holder shall implement the enhancement and offsetting / compensation works required under **Condition R53** on a staged basis during construction to minimise as far as practicable the lag between the construction effects and the works required to remedy or offset those effects.

- R56. All enhancement and offsetting / compensation 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.
- R57. The measures to offset required by **Condition R53** shall be implemented to achieve the outcomes proposed by the certified ERMP.
- R58. The consent holder shall implement all restoration works, and the associated ongoing monitoring and maintenance, in accordance with the certified ERMP.
- R59. 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.
- R60. The consent holder shall notify the Manager in writing when the pioneer planting is complete for the relevant stage(s).
- R61. 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.
- R62. Annual wetland monitoring reports shall be submitted to the Manager after construction of the offset and enhancement wetlands 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 R51** 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.
- R63. The purpose of **Condition R62** 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 described in the certified ERMP.
- R64. The Consent Holder shall engage a SQE person (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.
- R65. If necessary, the certified ERMP shall be amended to incorporate any agreed additional works relating to achieving ecological success.
- R66. 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.
- R67. 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.

- R68. Where the monitoring review required by **Condition R62** above concludes that the wetland will not achieve at least a no net loss of wetland extent and values, a Further Wetland Enhancement Plan (FWEP) 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.
- R69. The FWEP shall be prepared by a SQE person (Ecologist and Hydrologist), in consultation with Council, with the purpose of achieving 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 FWEP are achieved; and
 - (d) The legal and other mechanisms securing the protection and ongoing management of the wetland and planting in perpetuity.
- R70. All further wetland enhancement works shall be implemented and monitored in accordance with the FWEP certified by Council under **Conditions R68** above, including the timeframes specified in the FWEP.

OWNERSHIP AND MAINTENANCE

- R71. The Consent Holder shall provide evidence to the Manager that, at the conclusion of the monitoring of offsetting works and planting required by these conditions, it has entered into an appropriate consent notice, covenant and/or encumbrance (or similar legal mechanism) that ensures that, whether on its own or in combination with other measures, and 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 or FEWP, are physically protected and managed in perpetuity. The legal mechanism shall specify the minimum management requirements for those areas.

Note: The Peka Peka Road Swamp (Lot 5314) is proposed to be transferred to Ātiawa ki Whakarongotai Charitable Trust (**Conditions ~~S128 to S136~~ S128 to S135**), and other wetland areas may vest in Kāpiti Coast District Council. The protection and management requirements secured under this condition continue to apply to that land after any transfer.

DISCHARGE OF OPERATIONAL STORMWATER FROM A NEW DEVELOPMENT EXCEEDING 3000M²

STORMWATER MANAGEMENT PLAN

- R72. The Consent Holder must ensure that the detailed design, including drawings, specifications, design report, and calculations for the stormwater management devices are submitted to the Manager in a Stormwater Management Plan (SMP) for certification at least 20 working days prior to beginning construction of the proposed stormwater management devices. The purpose of the certification of the SMP is to determine whether the detailed design is consistent with the design

approach described in the application and the anticipated level of effects. Other than for the Paetawa Road stage, the SMP shall be informed by the certified groundwater model (Conditions G4 to G6) so that each stormwater management device is located above the design seasonally high groundwater level; for the Paetawa Road stage the design seasonally high groundwater level shall be established under Condition R74, and shall provide for stormwater to be treated before it is discharged to any wetland, with no treatment function within a natural inland wetland. The SMP should address 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;
- (i) Details of, and responses to, the groundwater monitoring undertaken under Condition R74 and, where an HMR is required, Condition R42, including any adaptive management measures and any review of the groundwater model under Condition G6;
- (j) Monitoring and maintenance schedules;
- (k) Maintenance access to each stormwater management device, including access for machinery to forebays and basins;
- (l) The design seasonally high groundwater level at each stormwater management device, derived from the monitoring under Condition R74 and, other than for the Paetawa Road stage, the certified groundwater model, and the minimum depth between the base of each device and that level;
- (m) The operation and maintenance requirements for each device, prepared with the network utility operator that will own the device (Condition R73); and
- (n) Where a device is to be located within 23 m of the centreline of a National Grid transmission line, how the device and any change to ground levels or drainage patterns avoids adverse effects on the National Grid support structures (Condition LU27).

The construction of any stormwater management devices must not commence until the consent holder has received notice in writing that the SMP has been certified by the Manager.

- R73. The detailed design shall be prepared by a chartered professional engineer in consultation with Kāpiti Coast District Council, as the network utility operator (or any subsequent network utility operator) that will own and operate the stormwater management devices following vesting, and shall ensure that the stormwater treatment and retention devices are designed and constructed in accordance with recognised industry practice and Kāpiti Coast District Council's requirements for infrastructure that will vest in it. Prior to submitting the SMP to the Manager for certification in accordance with Condition R72, the Consent Holder shall obtain written confirmation from Kāpiti Coast District Council that the design of the stormwater management devices is consistent

with those requirements, and shall submit that confirmation to the Manager with the SMP. The Manager's certification is confined to the matters in **Condition R72**.

R74. Prior to certification of the detailed design required by **Condition R72**, the Consent Holder shall undertake groundwater monitoring to characterise seasonal groundwater levels across the site, which, other than for the Paetawa Road stage, shall be the monitoring used to calibrate the groundwater model under **Condition G4** and reported through the HMR (**Condition R42**). The results of the monitoring shall be assessed by a SQE Person to establish the design seasonally high groundwater level for each stormwater management device, and that assessment shall be provided to the Manager with the SMP. For the Paetawa Road stage, the assessment shall be prepared by a suitably qualified and experienced hydrogeologist using the monitoring data available at the time, and shall address the effect of the stormwater management devices for that stage on water levels in the adjoining part of Te Harakeke Swamp. No stormwater management devices shall be certified until the Manager is satisfied that groundwater conditions have been appropriately accounted for in the design.

R75. 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.

R76. The construction of the stormwater management devices shall be undertaken in accordance with the certified detailed design.

R77. Any amendments to the certified detailed design shall be submitted to the Manager for certification prior to the planned implementation of the amendments.

R78. The remaining stormwater management works shall be constructed in general accordance with the catchment areas and design requirements set out in the certified Stormwater Management Plan, prior to operational stormwater discharges commencing from the site.

R79. No buildings or structures constructed on site shall have exposed copper or zinc cladding, roofing, guttering or spouting.

AS-BUILT PLANS

R80. No later than 20 working days after the construction of the stormwater management devices, the consent holder must provide the Manager with "as-built" certified plans of the stormwater management devices, detailing that the stormwater management devices have been built in general accordance with application documents and **Conditions R72 and R73**.

R81. The as-built plans shall be certified (signed) by a suitably qualified and experienced engineer.

STORMWATER OPERATION AND MAINTENANCE PLAN

R82. The consent holder must prepare and submit a final Stormwater Operations and Maintenance Plan (SOMP) 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 discharges commencing from any stormwater management devices.

The purpose of the SOMP is to ensure that all stormwater management devices are operated and maintained according to best practice, and in accordance with the *Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline (the Guideline) December 2019*; and the application documents. The SOMP must be prepared by a SQE person.

The SOMP shall include but not be limited to:

- (a) Details of the person or organisation that will hold responsibility for long-term maintenance of the stormwater management devices;
- (b) A programme for regular maintenance and inspection of the stormwater management devices;
- (c) A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
- (d) A programme for post storm inspection and maintenance;
- (e) A requirement to retain records of all inspections and maintenance for the stormwater management system, for the preceding three years;
- (f) Schedules of planned inspection and maintenance, including specifically:
 - i. Inspection of structures for stability, including inlets, road inlets, outlets, and inlet and outlet protection measures (including screens or grates);
 - ii. 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;
- (g) Removal of accumulated sediment and litter, including from inlets and forebays, with forebays maintained more frequently as primary sediment capture zones;
- (h) Vegetation maintenance, including weeding of stormwater management devices;
- (i) Inspection of any underdrains and outlet connections to ensure no blockage or damage;
- (j) 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;
- (k) 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

- (l) Any other information considered relevant to operations and maintenance of the operational stormwater management devices.

R83. Discharges from any stormwater management device must not commence until the consent holder has received notice in writing that the SOMP has been certified by the Manager.

R84. The consent holder must ensure that all stormwater management devices are maintained and inspected in accordance with the SOMP, except where an amendment to the SOMP is certified under **Condition G11**.

R85. 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.

R86. 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.

INSPECTIONS AND MAINTENANCE

R87. The consent holder must provide an inspection and maintenance report to the Manager on request. A maintenance report must be provided to the Manager within five days of receiving a written request. The maintenance report must include (but not necessarily be limited to) the following information:

- (a) Details of all inspections completed during the year and for the preceding years; and

- (b) Details of all maintenance undertaken during the year and for the preceding years.

Inspection and maintenance records only need to be kept for a period of three years.

PLANTING OF STORMWATER MANAGEMENT DEVICES

- R88. The Consent Holder must submit a planting plan(s) for all planted stormwater management devices to the Manager for certification at least 20 working days prior to construction of the stormwater devices. The purpose of the certification is to ensure that the proposed plants, design and management of the planting is appropriate for use within the proposed stormwater management device. Where planting is proposed within 23 m of the centreline of a National Grid transmission line or within 12 m of a support structure, the planting plans shall also be provided to Transpower for comment in accordance with **Condition G19**.
- R89. Planting for stormwater management devices must be provided in accordance with *Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline*. The planting plan(s) required by **Condition R88** must include, but not be limited to, the following:
- (a) Location, planting methodology and maintenance details;
 - (b) Details of plant species, plant numbers, density and distribution; and
 - (c) Details of proposed pest plant management.
- R90. All planting of stormwater management devices must be undertaken in accordance with the approved planting plan(s).

TRANSFER OF STORMWATER PERMITS TO KĀPITI COAST DISTRICT COUNCIL

- R91. Prior to transferring this discharge permit to 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.

Note: Future operators of the stormwater discharge will need to be transferred this discharge permit or seek their own discharge permit for this activity.

- R92. Following the transfer of this permit to Kāpiti Coast District Council in respect of any stormwater management device that has vested in it, the operation, maintenance, inspection and reporting requirements of **Conditions R82 to R87** shall be satisfied in respect of that device by compliance with the operation and maintenance requirements of any resource consent held by Kāpiti Coast District Council that authorises the discharge of stormwater from its network and applies to that device, and the reporting requirements of **Conditions R82(g) and R87** shall cease to apply to that device.

WORKS IN THE BED OF RIVERS AND/OR STREAMS

GENERAL

- R93. The maximum area of Ngārara Stream that can be reclaimed shall not exceed an area of 2,965m² of unculverted stream bed area.

NGĀRARA STREAM OUTCOMES

- R94. The purpose of **Conditions R93 to R139** is to achieve a net gain in the extent, value and function of the Ngārara Stream. The certified ERMP and the detailed designs certified under **Conditions R103, R106 and R136** shall be designed to achieve the following outcomes, and the monitoring required by those conditions and the HMR shall report progress against them:
- (a) the realigned Ngārara Stream, on completion of the works, has an un-culverted length of not less than 974 m and an un-culverted stream bed area of not less than 3,895 m², replacing the 979 m and 2,965 m² of un-culverted stream removed;
 - (b) the total length of culvert within the Ngārara Stream does not exceed 76.9 m, comprising the culverts in Table R2, each of which is embedded to not less than 25% of its diameter (or height) so that a natural bed substrate is retained or develops within it, and the 14.4 m of existing farm culverts is removed;
 - (c) the realigned stream has a sinuous planform with variation in depth, width and flow velocity, a range of hydraulic conditions including pools and riffles (to the extent reasonably achievable with the available hydraulic gradient), stable embedded woody and rocky structures, a connected floodplain, and no persistent scour or bed incision;
 - (d) riparian planting of not less than 1.95 ha, averaging not less than 10 m in width, is established along the realigned stream and achieves 80% canopy closure within 5 years of planting;
 - (e) fish passage is provided through the realigned stream and all culverts across the full range of expected normal flows (**Condition R124**); and
 - (f) the Stream Ecological Valuation (SEV) score of the realigned stream, assessed at years 1, 2, 5 and 10 after completion of the realignment at not less than three representative 100 m reaches (upper, middle and lower) using the Wellington version of the SEV method, is not less than the baseline SEV score of 0.42 for the existing Ngārara Stream by year 5, and is not less than the SEV score predicted for the realigned stream in the certified ERMP by year 10.
- R95. Where the monitoring required by the certified ERMP and the HMR shows, at year 5 after completion of the realignment, that an outcome in **Condition R94** has not been achieved or is not on a trajectory to be achieved by year 10, the consent holder shall, within 3 months of the monitoring report, submit to the Manager for certification a Stream Remediation Plan prepared by a SQE Person (ecologist) that identifies the cause, the remedial works and the timeframe within which the outcome will be achieved, and shall implement the certified plan. Monitoring of the realigned stream shall continue until the outcomes in **Condition R94** are achieved.

NOTIFICATION OF WORKS

- R96. The Consent Holder shall give notice to the Manager 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

R97. For the streamworks authorised by this consent, the CEMP required by **Condition G22** shall, in addition to the matters in **Condition G23**, outline the measures, procedures and methodologies that will be put in place to manage the actual and potential effects relating to the realignment of the Ngārara Stream and any other proposed stream works, and to comply with the conditions of this consent.

R98. No works may commence on site until the consent holder has received written notice that the CEMP for that stage has been certified by the Manager under **Condition G24**. The consent holder shall undertake the works in accordance with the certified CEMP.

For the streamworks, the CEMP shall include (but not be limited to) the following:

- (a) The final design of any structure;
- (b) Detailed construction methodology;
- (c) Methods for removing freshwater fauna 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 movement 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;
- (i) An estimated Stream Ecological Valuation (SEV) outcome for the design, provided by the Consent Holder's ecologist, to be used as a performance target for the streamworks and confirmed through the monitoring and maintenance required under this ERMP.

REDUCING EFFECTS ON WATER QUALITY

R99. 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 ESCP certified in accordance with **Condition R11**;
- (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.

- R100. 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.

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 (NGĀRARA STREAM)

- R101. To maintain the ecological and biodiversity habitat values of the waterbody, the Consent Holder shall ensure that, where relevant, the bed of the Ngārara Stream is realigned into a natural form, as far as practically possible, after the works are completed, in accordance with the certified ERMP. 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 Ngārara Stream to its pre-construction condition or better shall be completed in accordance with the approved design and the certified Management Plans.

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

- R102. The consent holder shall ensure the temporary water diversion method (specified in the Construction Methodology required under **Condition R97** 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 R97** (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.

NGĀRARA STREAM WORKS – RECONSTRUCTION & REALIGNMENT OF NGĀRARA STREAM

- R103. The final design of the section of Ngārara 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.
- R104. The construction of the Ngārara 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 R103**.
- R105. The construction of the Ngārara 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.
- R106. Other sections of the Ngārara 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 Ngārara Stream.
- R107. The detailed design of all works associated with the realignment and upgrading of the Ngārara Stream shall incorporate input from an ecology specialist and shall demonstrate how the design will achieve the Ngārara Stream outcomes in **Condition R94** and the ecological objectives in the certified ERMP.
- R108. All construction work associated with the realignment and upgrading of Ngārara Stream shall be carried out in strict accordance with the approved CEMP and ESCP relating to that work.
- (a) water level frequencies and durations, and the relationship between water level and rainfall return periods or depth; and
 - (b) analysis of baseline water level data, to be integrated into the design level of the stream bed to ensure wetlands and frequently flooded riparian margins will be suitably inundated, including consideration of potential effects on shallow groundwater.
- R109. Water level monitoring of the Ngārara Stream shall be undertaken in accordance with the certified HMR (**Conditions R42 and R43**).
- R110. Sedimentation in the Ngārara Stream shall be monitored to understand the risk of sediment removal requirements in the long term, including through the establishment of staff gauges at locations along the restored stream length, surveyed to a datum. An annual report shall be prepared detailing any change in bed levels, any anticipated maintenance, and the likely cause of any change (including aggradation driven by high rainfall or upstream erosion). This monitoring shall be undertaken for a minimum of 10 years following completion of the culvert works.

STREAMWORKS - ECOLOGICAL RESTORATION MANAGEMENT PLAN

- R111. In respect of the streamworks authorised by this consent, the ERMP shall be developed in accordance with Wellington Regional Council's "Restoration Planting: A guide to restoration

planting projects in the Wellington Region, 2014” and shall be designed to achieve the Ngārara Stream outcomes in **Condition R94**, including the Stream Ecological Valuation (SEV) outcome predicted for the design, which shall be used as a performance target.

- R112. The streamworks part of the ERMP shall include, but not be limited to:
- (a) A detailed description of measurable mitigation and offsetting goals;
 - (b) An estimated Stream Ecological Valuation (SEV) outcome for the design;
 - (c) Plan(s) to scale showing the location, lengths and widths of all proposed areas to be planted and proposed species mix, and fencing;
 - (d) The native species that are proposed to be planted, the size of the plants and the density of planting;
 - (e) Confirmation that all plants are eco-sourced, and how the species are appropriate to the locality;
 - (f) A detailed timeline for proposed planting;
 - (g) Details of pre-planting site preparation (clearing, mulching, fertilising);
 - (h) 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;
 - (i) 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
 - (j) Details of how plants will be protected from pest animals.

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

- R113. 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.
- R114. 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 R115**. The monitoring and maintenance undertaken during this period shall also confirm whether the SEV outcome(s) referred to in **Condition R98** above have been achieved, or are on track to be achieved, as a certified matter under the ERMP.

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).

- R115. 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

- R116. The consent holder shall provide a Restoration Planting Monitoring Report (RPMR) 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 certified ERMP required by **Condition G26**.

- R117. The RPMR shall be submitted to the Manager on the anniversary of planting each year for five years from the date of notification in **Condition R115** or until 80% canopy cover over the relevant mitigation area is achieved. The RPMR 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 ERMP required by **Condition G26** 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 R114** of this consent.

Note: The RPMR should be sent to the iwi entities when it is sent to Council.

- R118. The recommendations of the RPMR required by **Condition R116** shall be provided to the Manager and shall:
- (a) be incorporated as an amendment to the certified ERMP for certification in accordance with **Condition G20**; and
 - (b) the recommendations shall be implemented in accordance with the updated ERMP.

FRESHWATER FAUNA / FISH PASSAGE

- R119. 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 purpose of the NFFSRP is to outline the procedures and methodologies for safely capturing, relocating, and protecting native freshwater fauna prior to and during wetland reclamation and stream works, minimising environmental impact and preserving biodiversity within the affected area.
- R120. The NFFSRP shall include, but not be limited to:
- (a) methodologies to capture freshwater fauna;
 - (b) salvage effort;
 - (c) an suitably qualified person 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.

- R121. No streamworks shall commence until the NFFSRP has been certified by the Manager.
- R122. The Consent Holder shall undertake freshwater fauna rescue in accordance with the certified NFFSRP authorised under **Condition R119**. All freshwater fauna rescues shall be undertaken by a suitably qualified 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 freshwater fauna rescue.
- R123. The Consent Holder shall ensure that fish passage is maintained at all times during and after construction. Notwithstanding the above, fish passage may be temporarily excluded for a period of no more than one day at a time by the Consent Holder, where reasonably necessary to enable native freshwater fauna salvage in accordance with the certified NFFSRP, or the installation of temporary diversions or instream structures.
- R124. 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 Resource Management (National Environmental Standards for Freshwater) Regulations 2020, as they apply to culverts and other structures, and 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 normal 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.
- R125. 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) within the reach of stream (including bank habitat) to be disturbed, unless a SQE person has confirmed in writing to the Manager that no spawning habitat is present.
- R126. 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.
- R127. The construction and installation of all culverts shall occur under the supervision of a suitably qualified and experienced aquatic ecologist, including post-defishing to ensure any remaining fish are appropriately managed in accordance with fish passage and fish salvage conditions above (134-138 above).

EROSION/SCOUR AND REVEGETATION

- R128. 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

- R129. The detailed design of the temporary haul road bridge across the Ngārara Stream, near the southern boundary of the site, as indicated on drawing 2911-ALL-EW-205, shall be submitted to the

Manager at least 20 working days prior to construction of the temporary bridge authorised by this consent commencing.

- R130. All work associated with the construction and operation of the temporary haul road bridge shall be carried out in accordance with the certified CEMP and ESCP relating to that work.
- R131. 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 ERMP.

TE HARAKEKE SWAMP BOARDWALK CONSTRUCTION

- R132. 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.
- R133. 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.
- R134. All construction work associated with the construction of the boardwalk across Te Harakeke Swamp shall be carried out in accordance with the certified ESCP and CEMP relating to that work.
- R135. 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 NGĀRARA STREAM

- R136. 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.
- R137. The detailed design shall demonstrate consideration of:
- (a) erosion protection;
 - (b) the effect of partial blockage on design water levels;
 - (c) provision for fish passage;
 - (d) consistency with the detailed flood modelling associated with flood protection;
 - (e) minimisation of culvert length as far as is reasonably feasible;
 - (f) a blockage scenario reflecting the risk of sediment and debris accumulation in the upstream wetland;
 - (g) the dissipation of flow velocities downstream of the culvert arrangement and any erosion protection or structural mitigation required;
 - (h) the maintenance requirements (including design life) and how maintenance, including the removal of sediment and debris, will be carried out; and

- (i) the geotechnical and hydraulic design of the twin box culverts and overflow weir, addressing the following possible failure modes:
- (i) overtopping failure;
 - (ii) seepage failure, including piping and internal erosion; and
 - (iii) structural failure, including sliding and instability.

The design of each culvert shall be in general accordance with Table R2, with detailed design confirming culvert size, and shall demonstrate that the culvert will not adversely affect the achievement of the Ngārara Stream outcomes in **Condition R94**.

Culvert (AEE Table 17)	Length (m)	Preliminary design Diameter / size (m)	Status
CP1	12.3	2.4	Proposed
CP1.1	20.9	2.7	Proposed
CP3	17.1	2.7	Proposed
CP4	12.2	3.0	Proposed
Twin box culvert under flow-control weir	14.4	2 × 2.8 (width)	Proposed
Total proposed	76.9		
C1 and C2 (existing farm culverts)	7.2 and 7.2 (14.4)	1.3 and 1.6	To be removed

Table R2 – Schedule of culverts in the Ngārara Stream

- R138. 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 ESCP and CEMP.

MONITORING, MAINTENANCE AND REMOVAL OF STRUCTURES

- R139. 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.
- R140. The Consent Holder shall remain responsible for any structures and shall monitor and maintain the structures at all times in accordance with **Condition R141** 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).

R141. 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;
- (d) The requirement for a visual inspection following a large flood flow event (including any overtopping of the weir or a high water level in the culvert), for changes to the culvert bed such as scouring, or other changes, that may restrict fish passage; and
- (e) 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

R142. 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 stream works and one week after the completion of stream works. The photographic records shall include photographs of the following items:

- (a) The 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

R143. The consent holder shall prepare and submit a Dewatering Management Plan (DMP), prepared by an SQE person, to the Manager for certification at least 20 working days prior to any dewatering works commencing on the site. The purpose of the DMP is to set out procedures and methodologies for the undertaking of dewatering works 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;
 - iv. Reporting procedures and timings to council; and
- (d) Measures to ensure that no dewatering pumps or abstraction points are located within 20 metres of the Kāpiti Coast District Council bore headworks.

R144. The works authorised under this consent shall be carried out in accordance with the information provided in the certified DMP required by **Condition R143**.

R145. 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.

R146. 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 FTA[260420] 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 332 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 required 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.
- The subdivision consent and the land use consent granted by Kāpiti Coast District Council include conditions relating to working near Transpower's BPE-HAY-A and BPE-HAY-B National Grid assets. The consent holder should ensure all works are undertaken in accordance with those requirements.

PARTS C AND D – KĀPITI COAST DISTRICT COUNCIL CONDITIONS OF CONSENT: SUBDIVISION AND LAND USE

Resource Consent	Detail	Duration	Lapse	General Conditions	Specific Conditions
Land Use Consent (s9 RMA)	The residential and commercial development and use of the site.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Earthworks Earthworks not complying with permitted activity standards.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Natural Hazards The construction of buildings in a mapped stream corridor; earthworks within a flood storage, ponding area and mapped stream corridor; the construction of fences within a flood hazard area; non-compliance with restricted discretionary activity standards.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Transport The construction of new roads, vehicle movements exceeding permitted activity standards and non-compliance with standards.	Unlimited	[XXX]	[XXX]	[XXX]
Land Use Consent (s9 RMA)	Infrastructure	Unlimited	[XXX]	[XXX]	[XXX]

Resource Consent	Detail	Duration	Lapse	General Conditions	Specific Conditions
	The construction and installation of infrastructure not meeting permitted activity standards; for non-compliance with water storage requirements.				
Land Use Consent (s9 RMA)	The modification of indigenous vegetation within an ecological site, the modification of key indigenous tree species, the modification of vegetation within wetlands, and the modification of any indigenous vegetation within 20 metres of a waterbody on the Site.	Unlimited	[xxx]	[xxx]	[xxx]
Land Use Consent (s9 RMA)	Noise Non-compliance with operations noise standards for the rural zone.	Unlimited	[xxx]	[xxx]	[xxx]
Subdivision Consent (s11 RMA)	Subdivision in accordance with the scheme plan	Unlimited	[xxx]	[xxx]	[xxx]

PART C – SUBDIVISION CONSENT

GENERAL

- S1. 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 RM250099FT (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.

MANAGEMENT PLANS

- S2. The management plan framework in Part A (Conditions G7 to G21, and Table G1) applies to this consent. The management plans required under this consent are those identified in Table G1 as certified by Kāpiti Coast District Council or by both Councils, and the specific requirements for each plan are set out in the conditions of this Part identified in Table G1.

SUBDIVISION STAGING

- S3. 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 or for lot 5316 by way of pedestrian easement;
 - (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.

- S4. 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 section 223 / section 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

- S5. 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 RM250099FT, except where modified by these conditions of consent.
- S6. 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 or for lot 5316 by way of pedestrian easement;
 - (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; and
 - (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

- S7. A Reserve Contribution for the 1,181 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 Lots 5400–5402 proposed to be vested. A further credit shall be applied to this contribution for the value of Lots 5300 – 5315, for any of those lots that are vested by agreement with KCDC.

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.

- S8. 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 1,187 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.

- S9. 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.
- S10. Prior to works commencing in each stage, the consent holder shall submit copies of the plans and specifications for the engineering development of that stage 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. For any stage involving public or shared services, the plans shall include a Combined Services Corridor and Trenching Package that demonstrates that all services can be constructed, maintained and renewed without unacceptable clashes or access constraints, showing:
- (a) typical and constrained road corridor cross-sections;
 - (b) service and utility locations, stormwater devices, street trees, footpaths and berms;
 - (c) minimum NZS 4404 clearances;
 - (d) trench depths, groundwater levels and trench support requirements;
 - (e) bedding and backfill details;
 - (f) dewatering requirements;
 - (g) trenchless works and service crossings; and
 - (h) easements and maintenance access.

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

- S11. 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.
- S12. 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

S13. 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

S14. 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

S15. Following engineering approval for the plans submitted under **Condition S10** 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 S10**. This is due to the potentially lengthy process of 'road naming'.

Note 2: The road names submitted to Council shall include a full copy of any input received from the iwi entities, together with a clear statement from the consent holder as to how any input received has been implemented and, if any input has not been accepted, an explanation as to why not.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

S16. The CEMP required by **Conditions G22 to G25** applies to this consent and is certified by the Council Development Engineer in respect of it. In respect of this consent the CEMP shall address, in particular, the matters in **Condition G23(a)**, (b), (d) to (h) and (l).

CONSTRUCTION TRAFFIC MANAGEMENT AND EFFECTS

S17. At least 20 working days prior to the commencement of works within a particular stage/s, the Consent Holder shall submit a Construction Traffic Management Plan (CTMP) prepared by a SQE person to the Council Development Engineer for certification. The purpose of the CTMP is to set out how the effects of construction traffic on the surrounding environment are to be minimised using reasonably practicable measures, and the methods to be implemented to achieve this. The CTMP shall include, but not be limited to, the following information, methods, measures and techniques to achieve its purpose:

- (a) Site access arrangements including any additional external Site construction access connections;
- (b) Anticipated traffic levels and types of construction vehicles and volumes involved during each work phase, including details for heavy construction vehicles as well as light vehicles associated with construction workers;
- (c) Measures to ensure continued practicable and physical access to the existing properties;
- (d) Measures to ensure that dirt and debris is not deposited on public roads;

- (e) Arrangements for temporary traffic management and signage;
- (f) Anticipated traffic management issues such as lane closures and measures intended to manage those issues;
- (g) Measures to ensure safe access past the site at Peka Peka Road is maintained at all times;
- (h) Complaints management procedures; and
- (i) Reference to the Road Pre-Condition Survey completed under **Condition S18** and measures to manage road surface damage attributable to construction traffic.

- S18. 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.
- S19. 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.
- S20. Construction and/or earthworks shall not commence within the particular stage, until the CEMP (**Condition G24**) and the CTMP (**Condition S17**) have been certified in writing by the Council's Development Engineer.
- S21. The CEMP and CTMP certified under **Conditions G24 and S17** 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.
- S22. 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.
- S23. 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.
- S24. 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.

- S25. 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

- S26. Prior to works commencing within existing road reserve, the consent holder shall notify Council, in writing, of their intention to begin the works. Such notification shall be sent to the Development Engineer and include the following details:

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

Note: A copy of the approved Rooding 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

- S27. Prior to works commencing in each stage, the consent holder shall submit a detailed stormwater design for that stage (including any works outside the stage on which its stormwater system depends) 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 follows for the stage:

- (a) Include a draft operations and maintenance manual, covering all stormwater infrastructure (including, where relevant, the management of sediment accumulation over time);
- (b) Updated calculations with the inclusion of final road and earthwork levels;
- (c) Updated flood modelling with final road and earthwork levels and inclusion of groundwater data;
- (d) Confirmation that the design solution accounts for water table fluctuations;
- (e) Confirmation of the performance of the collection network (pipes and overland flow paths) for the 1% AEP event through hydraulic modelling;
- (f) Confirmation that the design will provide for effective operation and maintenance;
- (g) 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;
- (h) Confirmation that the design minimum floor levels are at or above the 1% annual exceedance probability water levels for each residential lot, including an allowance of 300mm for freeboard;
- (i) Hydraulic modelling of the pipe network and overland flow paths for the 1% AEP event;
- (j) Planting details of relevant stormwater infrastructure; and

- (k) 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 for lots 928 - 932 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; and
- 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.

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 S27(h)** shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of all lots to be used for residential purposes.

- S28. Prior to the issue of a Section 224(c) certificate the consent holder shall prepare and submit a final operation and maintenance manual for the proposed stormwater system, including the realigned Ngārara Stream and reconstructed wetlands, within the road and local purpose reserves to the acceptance of Council's Stormwater Engineer.
- S29. 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.

- S30. 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

- S31. Prior to the commencement of any soakpit construction or excavations requiring dewatering, including for peat excavation near wetlands, 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 or peat excavation near wetlands 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 or dewatering discharge soakage locations required at the engineering approval stage;
 - (d) evidence that the GMP has been sent to the iwi entities for review and input; and
 - (e) a description of how any inputs, if received, from the iwi entities under (d) have been considered and addressed.

GEOTECHNICAL CONSIDERATIONS

Earthworks Compliance

- S32. 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.
- S33. Prior to the commencement of earthworks for any stage, the consent holder shall submit a stage-specific Earthworks / Engineered Fill Specification and Inspection and Test Plan for certification by the Council's Development Engineer. The specification and Inspection and Test Plan shall be prepared or reviewed by the project geotechnical professional and shall address material acceptance, unsuitable material removal, peat management, lift thickness, moisture conditioning, compaction targets, testing frequency, test methods, hold points, non-conformance procedures and reporting. Compaction testing shall be reported with test location, reduced level, fill layer, test method, target and result.
- S34. Prior to Engineering Plan Approval for any stage, or part of a stage, involving peat excavation and replacement, ground improvement, service trenching to which the Trenching and Excavation Methodology in **Condition G23(I)** applies, pump station excavation, works adjacent to dune faces, or works affecting flood storage areas, the consent holder shall submit to Council the detailed geotechnical assessment, the Earthworks / Engineered Fill Specification and Inspection and Test Plan, the trenching methodology and any slope-specific assessment for those works. Those documents shall be peer reviewed by a suitably qualified and experienced geotechnical engineer who is independent of the design, appointed by Council in consultation with the consent holder, at the consent holder's reasonable cost. Engineering Plan Approval shall not be granted for those works until Council confirms that the peer review has been completed and any matters raised have been addressed to the satisfaction of the Council's Development Engineer. Where the Council's Development Engineer confirms that a later stage, or part of a stage, is materially consistent with a previously peer-reviewed geotechnical design basis, the Development Engineer shall waive, or limit the scope of, further peer review for that stage or part.

Site-Specific Geotechnical Investigations

- S35. 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 S36**.

Geotechnical Completion Reporting

- S36. 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.

Design and Construction

- S37. 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 S35**; 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.

Slope Stability and Drainage

- S38. In areas identified as having slope stability risk (particularly within dune terrain), the consent holder shall ensure that:

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

Peat Management and Reuse

- S39. 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.

- S40. Prior to earthworks commencing for any stage involving peat excavation, the consent holder shall submit a stage-specific Peat Management Schedule to the Council's Development Engineer for certification. The schedule shall be prepared or reviewed by the project geotechnical professional and shall identify expected peat excavation volumes, excavation methodology, drying and

conditioning, stockpile locations, reuse and disposal criteria, testing requirements, daily cell excavation and backfill methodology, dewatering controls, and volume tracking and reporting.

Construction Monitoring and Certification

- S41. 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.

Note: The construction monitoring and certification shall also include, where relevant, peat excavation and replacement, ground improvement, service trenching to which **Condition S16(m)** applies, pump station excavations, trenchless entry and exit pits, service trench bedding and backfill, and works adjacent to dune faces or slope stability risk areas.

WASTEWATER CONDITIONS

Wastewater Engineering Approval

- S42. At least 20 working days prior to the commencement of infrastructure construction works, a Wastewater Design Report, containing design details, engineering wastewater drawings and hydraulic calculations shall be sent to the Development Engineer for engineering certification in writing. The detailed wastewater design shall be in accordance with the principles contained in the LDMR, and shall comply with the conceptual wastewater design lodged with the resource consent (described in the Infrastructure Report prepared by Landlink Limited, dated 26 March 2026).

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.

- S43. The consent holder shall carry out an updated hydraulic model assessment of the KCDC wastewater network, at the consent holders' cost, to confirm capacity of the network and the expected impact of the discharge from the development on the network capacity. The report shall be submitted to the Development Engineer for engineering certification in writing at least 20 working days prior to the commencement of construction of any wastewater infrastructure that is to connect to the KCDC wastewater network. The hydraulic model assessment and associated report shall address the following matters:

- (a) existing flows and capacity connected to the wastewater network;
- (b) existing capacity of the Waikanae pump station;
- (c) existing capacity of the Waikanae wastewater storage ponds;
- (d) critical conveyance links in the network;
- (e) status of the operation of the second wastewater rising main to the treatment plant;
- (d) Modelling of the additional flows from the WNL development into the network and identification of any restrictions and/or limitations of the network on receiving those flows;

- (e) inclusion of proposed WN development pump station capacities, storage infrastructure and rising main capacity, with design allowance for wet weather flow increases;
- (f) identification of required upgrades and timing of the upgrades to receive the flows to avoid additional overflows or non-performance of the reticulation system; and
- (g) Modelling of the proposed wastewater network for each stage to confirm, among other matters, wastewater pipeline sizing and pressure within the network.

S44. The consent holder shall, at the consent holders' cost, carry out a second updated model analysis if the first updated modelling report required by **Condition S43** concluded that upgrading of the Waikanae pump station and/or storage ponds would not be required before 700 lots within the development were connected to the KCDC wastewater system. The purpose of this second updated model assessment is to provide an updated view, incorporating the progressive and influence of other developments in the network and the operational performance of the network. This can then determine the timing of any further upgrades required for the full development flows to be discharged to the KCDC wastewater network.

S45. The Wastewater Design Report required at **Condition S42** shall include all relevant design details of the two wastewater pump stations including but not limited to:

- (a) The design flows to the pump station;
- (b) Proposed installed pump capacity and associated rising mains and any staging of pump capacity and/or rising main capacity;
- (c) Confirmation that 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;
- (d) Proposed storage capacity, construction materials for the storage chamber and any staging of storage construction;
- (e) Detailed drawings showing layout and long sections and expected groundwater levels relative to wet well levels;
- (f) Provision for access, odour control, maintenance, corrosion protection and fencing;
- (g) Demonstrating the pump station and rising main design is in compliance with the LDMR 2022 Part 4 clause 5.3.11 requirements and in general compliance with WSA 04 Sewerage Pumping Station Code of Australia, version 2.1 (2005).

S46. The consent holder shall carry out a CCTV condition survey, at the consent holders' cost, of the gravity main between the connection point to the KCDC wastewater network point (manhole KWWN001460) to the Waikanae pump station to confirm it is in a suitable condition to receive the additional flows from the development. The results from this CCTV condition survey shall be submitted to the Development Engineer for engineering certification in writing at least 20 working days prior to the commencement of construction of any wastewater infrastructure that is to connect to the KCDC wastewater network.

S47. The consent holder shall not connect any wastewater infrastructure to the KCDC wastewater network until the Development Engineer has confirmed in writing that the second rising main between the Waikanae pump station and the Paraparaumu wastewater treatment plant has been

commissioned, or has confirmed in writing that the consent holder may connect to the KCDC wastewater network.

- S48. Lots 1 – 7 shall have on-site wastewater treatment and disposal designed in accordance with NZS 1547:2012.

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

- S49. 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

- S50. Where lots discharge to the public system by a pressure pump system under **Condition S49**, 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; and
- (f) The registered proprietor shall ensure that any occupiers of the lot are made aware of the obligations relating to the operation and maintenance of the private pressurised wastewater system.

- S51. 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

- S52. 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 (minimum 100 mm diameter for a residential lot and 150 mm diameter for a commercial lot) 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.

- S53. The construction of wastewater reticulation systems shall only be undertaken by an approved contractor as defined in Part 3, section F(ix) of the LDMR: 2022.

WATER SUPPLY

- S54. The consent holder shall carry out an updated hydraulic model assessment of the KCDC water network, at the consent holders' cost, to confirm capacity of the network and the expected impact of the water supply demand from the development on the network capacity. The report shall be submitted to the Development Engineer for engineering certification in writing at least 20 working days prior to the commencement of construction of any water infrastructure that is to connect to the KCDC wastewater network. The hydraulic model assessment and associated report shall address the following matters:

- (a) existing flows and capacity connected to the water network;
- (b) critical conveyance links in the network that could be a suitable connection point for the development;
- (c) Modelling of the additional water demand flows from the WNL development on the KCDC water network and identification of any restrictions and/or limitations of the network to supply those flows;
- (d) design sizing of the bulk water mains to connect the development to the network and expected timing of those connections;
- (e) design sizing of the trunk mains within the development that form a connection to the bulk supply network; and

- (f) Modelling of the proposed water network for each stage to confirm, among other matters, watermain sizes, pressure, fire flow and head loss within the network.

- S55. At least 20 working days prior to the commencement of infrastructure construction works, a Water Supply Design Report, including the results from the water model assessment described in **Condition S54**, engineering water supply drawings and associated hydraulic calculations shall be sent to the Development Engineer for engineering certification in writing. The detailed water design shall be in accordance with the principles contained in the LDMR, and shall comply with the conceptual water design lodged with the resource consent (described in the Infrastructure Report prepared by Landlink Limited, dated 26 March 2026).
- S56. 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.
- S57. 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.
- S58. On-site water storage and supply for Lots 1–7 shall be a minimum of 30,000 litres (with 50,000 litres recommended) in accordance with Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. It shall be the ongoing responsibility of the owners of Lots 1–7 to provide, maintain and monitor the installation and operation of the individual household water supply in accordance with the Ministry of Health publication “Household water supplies: the selection, operation and maintenance of individual household water supplies” (revised April 2006), providing a minimum storage capacity of 30,000 litres where Council supply is not available.

Note: A consent notice under section 221 of the Resource Management Act 1991 will be registered on the titles of Lots 1–7 to record this condition, which is to be complied with on an ongoing basis.

- S59. 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.
- S60. 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

- S61. Water supply for the first stages of development, comprising approximately 250 lots, shall be provided in accordance with the Water Supply Design Report (**Condition S55**) and 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.

- S62. 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.

- S63. 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

- S64. 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.

- S65. 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 for Lots 1 – 7 will comply with the requirements of SNZ PAS 4509.

Note: As the requirement for ongoing compliance with SNZ PAS 4509 needs to be communicated to future landowners, the Council 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.

ROADING

- S66. Prior to the commencement of construction works, roading plans shall be prepared and submitted to the Council's Development Engineer for certification. The Roding Plans shall include the following:

- (a) road layout, signage and markings;
- (b) consideration of future bus stop locations, including accessibility requirements, footpath connections and footpath and berm space for shelters and bus manoeuvring, and drawings identifying a bus route spine or loop through the development with characteristics that support future bus services;
- (c) road reserve cross section drawings and long sections including change in gradients, K-values and roading chainage;
- (d) streetlighting (as per **Condition S77** below);
- (e) any other utility locations including stormwater or above ground assets within the road reserve;
- (f) provision for waste bin collection on JOALs and Lots 1500 - 1501. The detailed plans shall include dimensions of the waste bin collection area and tracking curves showing entry / exit and manoeuvring for waste collection vehicles;
- (g) vehicle tracking for all intersections, JOALs, the commercial centre, the site accesses on Peka Peka Road (incorporating the Council's on-road cycle lane) and Paetawa Road;
- (h) for the commercial centre, the location of traffic calming measures as agreed with the Council; and
- (i) for JOALs, the arrangements for parking, access and the servicing of utilities.

- S67. 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.

- S68. 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 certified by KCDC.
- S69. The intersection upgrade required under **Condition S68** shall be completed no later than prior to the occupation of 400 dwellings.

Safe System Audit

- S70. 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.
- S71. The Road Safety Audit reports prepared under **Condition S70** 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

- S72. 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

- S73. 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.
- S74. Where access to a lot crosses a swale, the vehicle crossing design should take into account the hydrology of the swale and vehicle clearances.

- S75. 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.
- S76. 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

- S77. 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 KDC'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.
- S78. 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

- S79. 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.
- S80. 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;
- (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;
- (e) A safety assessment of walking and cycling access within the site, including each point at which a track or path connects to a road or to the external walking and cycling network, identifying any measures required for the safe and efficient use of those links (such as crossing treatments, sight lines, lighting and signage); and
- (f) The measures identified in (e), which shall be implemented as part of the relevant stage before the track or path to which they relate is opened for public use.

GAS TRANSMISSION PIPELINE

- S81. The consent holder shall ensure that existing First Gas easement drops down across the subdivision onto the relevant underlying lots.
- S82. 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 S82** and shall be registered against the Record of Title for Lots 2 and 5310.

POWER AND TELECOMMUNICATIONS

- S83. 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 1 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.

COMPLETION REQUIREMENTS

- S84. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of the LDMR. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to vest in Council.

Note: As-builts of new roads are to be included in RAMM as part of the roading as-built data transfer.

- S85. Prior to the issue of a section 224(c) certificate for any relevant stage, the consent holder shall submit compliant as-built drawings of the public stormwater, wastewater and potable water networks to the Council's Development Engineer. The as-built drawings shall be in the format required by Council and shall include all public infrastructure and assets to vest in Council.
- S86. Prior to the issue of a section 224(c) certificate for lots 928 – 932, the consent holder shall construct the private laterals to the boundary of these lots required to service the relevant allotments and shall submit the associated as-built drawings, in the format required by Council, to the Council's Development Engineer.
- S87. Prior to the issue of a section 224(c) certificate for any relevant stage, certification shall be supplied to the satisfaction of the Council's Development Engineer comprising:
- (a) NZS 4404:2010 Schedule 1A Design Certificate – Land Development/Subdivision, signed by a suitably qualified professional;
 - (b) NZS 4404:2010 Schedule 1B Contractor's Certificate upon completion of Land Development/Subdivision, signed by the contractor; and
 - (c) NZS 4404:2010 Schedule 1C Certification upon completion of Land Development/Subdivision by the person responsible for inspection and review of construction, signed by a suitably qualified professional.
- S88. Prior to the issue of a section 224(c) certificate for any relevant stage, the consent holder shall supply a copy of the title sheets of the e-survey dataset and an updated condition compliance schedule identifying how each relevant condition of consent has been satisfied, to the satisfaction of Council.

ECOLOGY

Ecological Restoration Management Plan (ERMP)

- S89. In respect of the consents granted by Kāpiti Coast District Council, the ERMP required by **Condition G26** shall detail the ecological restoration outcomes, methodologies for implementation and monitoring requirements relevant to the functions of Kāpiti Coast District Council, including the areas to vest in or be transferred to the Council, and shall provide a full schedule and timetable of tasks, including pest control and monitoring requirements.

Nesting Native Birds

- S90. At least 20 working days prior to the commencement of vegetation clearance works, the Consent Holder must submit a Bird Management Plan (BMP) to the Manager of Resource Consents and Monitoring for certification. The BMP may form part of the ERMP and shall be prepared by an SQE person. The purpose of the BMP is to detail the management techniques that will be implemented to appropriately manage effects on native birds and native bird habitat as part of construction works.
- S91. The BMP must include, but not be limited to, the following details:
- (a) Identification of native bird habitat for protected native birds; and

- (b) Pre-clearance surveys for nesting native birds.

S92. Construction works must not commence until the BMP has been certified in writing by the Manager Resource Consents and Monitoring.

S93. All works must be undertaken in accordance with the certified BMP.

Native Lizards

S94. At least 20 working days prior to the commencement of vegetation clearance works, the Consent Holder must submit a Lizard Management Plan (LizMP) to the Manager of Resource Consents and Monitoring for certification.

S95. The purpose of the LizMP is to detail the methodologies for lizard survey, salvage and relocation, and for monitoring, in order to appropriately manage effects on native lizards as part of construction works. The LizMP must be in general accordance with the draft Lizard Management Plan, and must include, but not be limited to, the following details:

- (a) Lizard survey, salvage and relocation; and
- (b) Monitoring methods, frequency and timing for lizards.

S96. The LizMP must prescribe the location from which native lizards will be salvaged, the methods and techniques to be used, the location to which salvaged lizards will be relocated, and the pest animal control and habitat enhancement that will be undertaken at the release location.

S97. Construction works must not commence until the LizMP has been certified in writing by the Manager Resource Consents and Monitoring.

S98. All works must be undertaken in accordance with the certified LizMP.

Note: Native lizards are protected under the Wildlife Act 1953 for which it is an offence to disturb, harm, or remove them without an Authority from the Minister of Conservation.

LANDSCAPING

Streetscape Planting, Maintenance and Management Plan (SPMMP)

S99. 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.

S100. The SPMMP shall be submitted at the same time as the Roading Plans approval under **Condition S66** 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.

S101. The purpose of the SPMMP is to detail planting adjacent to public roads, including, but not limited to, street trees, and shall contain the following details:

- (a) Tree species, numbers, size, spacing, layout and grade;
- (b) Soil volume for each street tree;

- (c) Methods of ground preparation/tillage, fertilising, top-soiling, mulching, spraying and ongoing maintenance;
- (d) Confirmation that all specimen street trees will be located centrally within the outer road berm (between the road kerb and footpath) and in a location that has considered road safety and impacts on sightlines at:
 - i. Intersections;
 - ii. Bus stops;
 - iii. Pedestrian crossings;
 - iv. Vehicle crossings;
- (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 the iwi entities for review and input. Any SPMMP submitted to Council shall include a full copy of any input received from the iwi entities, 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.

S102. 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.

S103. 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.

S104. Prior to approval under Section 224(c) of the Resource Management Act 1991 for any given stage, all planting shall be established in accordance with the SPMMP certified in accordance with **Conditions S99-S100** above. A bond will be accepted if 224(c) certification is sought outside of the planting season.

S105. 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 S104** 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)

- S106. 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.
- S107. The consent holder shall enter into an appropriate consent notice, 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, including the proposed lizard habitat / relocation area, required by the ERMP are physically protected and managed in perpetuity.
- S108. 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.
- S109. 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.
- S110. 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.
- S111. The plantings shall be maintained by the Consent Holder as required by the certified ERMP.

Recreation Reserves (Lots 5400–5402)

- S112. 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. Lot 5402 shall be developed as an open space area for passive recreation in which dogs are permitted on a leash, and shall not include a fenced dog exercise area.
- S113. Prior to submitting final plans for certification in accordance with **Condition S112**, the consent holder shall consult with Transpower in respect of the final design of Lot 5402. That consultation shall detail the proposed development of Lot 5402 in terms of its proposed landscaping treatment including planting, fencing and other hard landscaping insofar as it relates to Transpower's National Grid assets located on and over the lot.
- S114. The final plans submitted to Council in accordance with **Condition S112** shall be accompanied by written confirmation from Transpower that the final design of Lot 5402 meets Transpower's requirements in relation to the National Grid assets located on and over the lot.
- Note:** Planting near the National Grid assets shall comply with **Conditions S182 to S184**, and access to the National Grid assets shall comply with **Condition S181**.
- S115. 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.

- S116. 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.
- S117. 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

- S118. 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

- S119. 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 5000-5006 (Total: 7 lots) shall vest in Council as Local Purpose Reserve (Walkway);
 - (c) Lots 5100-5124 (Total: 25 lots) shall vest in Council as Local Purpose Reserve (Stormwater);
 - (d) Lots 5200-5204 (Total: 5 lots) shall vest in Council as Local Purpose Reserve (Utilities);
 - (e) Lots 5400-5402 (Total: 3 lots) shall vest in Council as Recreation Reserve;
 - (f) Lots 5300 to 5315 (Total: 16 lots) may vest in Council as Local Purpose Reserve (Wetland and Ecological), being the wetland restoration and dune ridgeline areas identified on the approved scheme plan, with Lot 5314 being subject to **Condition S130**.

NOISE

Construction Noise

- S120. The consent holder shall ensure that the access road 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.
- S121. 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).

- S122. 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.
- S123. The purpose of the Construction Noise Management Plan required by **Condition S122** 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 S125**. 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.
- S124. All construction work to which **Condition S121** 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.
- S125. 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

- S126. Noise from activities located on Lots 2000-2010 shall comply with the following standards:

	Daytime (7am to 7pm)	Evening (7pm to 10pm)	Night-time (10pm to 7am)
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Noise standards applicable to Lots 2000-2010.		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
3	Noise generated from any site within Lots 2000-2010 when measured at or within the boundary of any residential lot.	50 dB	45 dB	40 dB	70 dB
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.					
4.	Acoustic treatment requirements for any Noise Sensitive Activity within Lots 2000-2010.	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 + C_{tr} > 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.
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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 2000-2010 of this subdivision.

State Highway 1 Acoustic Controls

S127. 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 mechanical ventilation requirements of Rule NOISE-R14 of the Kāpiti Coast District Plan.

Compliance with Standard 1 of Rule NOISE-R14 of the 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 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 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 Kāpiti Coast District Plan and Rule NOISE-R14(1) of the 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.

TRANSFER OF PEKA PEKA ROAD SWAMP (LOT 5314)

S128. The consent holder must seek a separate Record of Title for proposed Lot 5314 (the Peka Peka Road Swamp) for its extent within the application site, together with its associated restoration area, being a total area of approximately 9,942m², as shown as Lot 5314 on scheme plan 2911-ALL-P28 approved as part of the subdivision authorised by this consent and recorded as part of Appendix 1.

- S129. Ecological and restoration planting of the Peka Peka Road Swamp must be completed by the consent holder, at its own cost, in accordance with the certified Ecological Restoration Management Plan.
- S130. Within 6 months of restoration and enhancement planting being completed for the Peka Peka Road Swamp in accordance with the ERMP as required by conditions of this consent, the consent holder must offer in writing to transfer Lot 5314 to Ātiawa ki Whakarongotai Charitable Trust, at no cost to the Trust, free of encumbrances other than any easements or instruments necessary to give effect to the conditions of this consent (including maintenance of the area as open space and retention of established restoration planting).
- S131. Until any transfer of Lot 5314, the ongoing monitoring and maintenance obligations of this consent remain the responsibility of the consent holder. Following any transfer, the consent holder must retain such rights of access as are necessary to give effect to the conditions of this consent.
- S132. If the offer made in respect of **Condition S130** is not accepted within 12 months of it being made, the consent holder must consult the Trust and Kāpiti Coast District Council on alternative long-term ownership arrangements for the Peke Peka Road Swamp.

TRANSFER OF THE DUNE HILLSTOP SITE (LOT 5316)

- S133. The consent holder must seek a separate Record of Title for proposed Lot 5316 (the Dune Hilltop Site), being an area of approximately 2,350m² as shown as Lot 5316 on scheme plan 2911-ALL-P28 approved as part of the subdivision authorised by this consent and recorded as part of Appendix 1.
- S134. **Conditions S129 to S132** apply to the Dune Hilltop Site with the necessary modifications.
- S135. Before or at the time of any transfer of the Lot 5316, and before any transfer of ownership of the surrounding dune open space area, the consent holder must grant, or procure the grant of, a registered easement providing pedestrian access to Lot 5316. The location of the access must be settled in consultation with Ātiawa ki Whakarongotai Charitable Trust and the access must be constructed at the consent holders cost.

KAITIAKI ROLE IN WETLAND OPEN SPACE AREAS

- S136. ~~Before the transfer or vesting of any wetland open space areas (other than the Peka Peka Road Swamp), the consent holder must use all reasonable endeavours to, in consultation with Ātiawa ki Whakarongotai Charitable Trust, Kāpiti Coast District Council and (as appropriate) Greater Wellington Regional Council, prepare a kaitiakitanga framework establishing an active, ongoing kaitiaki role for the Trust in the restoration and management of those areas. The framework shall, so far as practicable:~~
~~Deleted – the ongoing kaitiaki role is provided for by Condition G39.~~
- (a) ~~provide for the participation of the iwi entities in the preparation and review of the relevant management plans;~~
- (b) ~~provide for their participation in cultural and ecological monitoring and in setting restoration priorities;~~
- (c) ~~provide for their participation in the management of mahinga kai, rongoā and taonga species, and in cultural access and tikanga;~~

- ~~(d) provide for their participation in the review of monitoring results and adaptive management responses, and in any proposed material change to the management or physical character of those areas; and~~
- ~~(e) be designed to continue notwithstanding any subsequent transfer of ownership or management responsibility.~~

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

General Easement Requirements

- S137. 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)

- S138. 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; and
 - (c) The planting 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 RM250099FT. 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)

- S139. 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 RM250099FT. 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)

S140. 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 RM250099FT. 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

S141. 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

- S142. 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 and 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.
Retaining Walls	Externally visible retaining walls shall be limited to 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, 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

S143. Residential development on Lots 1000–1197 shall comply with the following additional 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.
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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

- S144. 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).
- S145. 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.
- S146. The Applicant is required to:
- Show the building form and block boundaries as applicable on plans, elevations and sections, and include measurements of any quantitative standards;
 - Tabulate their review against all relevant standards and design guidelines;
 - Identify any non-compliances, their extent and the reasons for those; and
 - Provide a statement confirming compliance with standards relating to building form dimensions and the consented envelope.
- S147. The Panel will consider whether the proposal is in general accordance with the plans and details of RM250099FT, demonstrates compliance with the standards in **Conditions S142 and S143**, and addresses the requirements of the Kāpiti Coast District Plan Residential Design Guide.
- S148. The Panel will have a quorum of three members, including professional urban design, architectural and landscape architecture expertise:
- All panelists should be senior and established professionals with extensive experience in design review; and
 - Panel members will be selected by agreement between the Waikanae North Developments Limited and Kāpiti Coast District Council.
- S149. The Panel will, if satisfied the proposal is consistent with the requirements of **Condition S147**:
- Certify that an application is consistent with the matters specified in **Condition S147**; and
 - Certify minor variations, subject to consistency with the matters specified in **Condition S46**.
- S150. 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.

S151. 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 S147** (which will reference the certification by the Applicant – see **Condition S145**), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.

S152. 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.

S153. 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.

S154. Whether the proposed variation is appropriate will be determined by the Panel with reference to the criteria in **Condition S153**.

S155. 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 S144-S155** 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

S156. 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
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Materials	External building materials shall have a maximum light reflective value of 30%.
Colour	The external finish of buildings shall be in natural materials and colours in a range of browns, greens, greys and blacks.
Earthworks and Retaining	Externally visible retaining walls shall have a maximum height of 1m.
Setbacks when adjoining Dune Open Space Area	Any building or structure shall be setback a minimum distance of 5m from a boundary with the Dune Open Space Area.

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 S156** 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.

- S157. 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 maximum light reflective value of 30%.
Colour	The external finish of buildings shall be in natural materials and colours in a range of browns, greens, greys and blacks.
Retaining Structures/ Earthworks	Externally visible retaining walls shall have a maximum height of 1m.
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).
Setbacks when adjoining Dune Open Space Area	Any building or structure shall be setback a minimum distance of 5m from a boundary with the Dune Open Space Area.

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 S157** 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

- S158. 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.
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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

- S159. 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 and 946-954 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.

- S160. All building and structures on lots 944, 945 and 955-963 shall comply with the following standards as provided below:

Maximum Height	4.5m
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

- S161. 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 LU93 to LU128** 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 **Conditions LU93 to LU128** of the associated land use consent, as relevant to the selected option, as they apply to the relevant lots.

Quality of Stormwater

S162. 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

S163. 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. 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: ○ Grouped cumulatively by area in 1 communally accessible location, in which case is may be located at ground level; or ○ 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 Titles to issue in respect of all commercial lots of this subdivision.

Design Review and Approval Process

- S164. 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).
- S165. 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.
- S166. 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.
- S167. The Panel will consider whether the proposal is in general accordance with the plans and details of RM250099FT, including either Precinct Plan A (approved plan UD3.01) or Precinct Plan B (approved plan UD3.02), demonstrates compliance with the standards in **Condition S163**, and addresses the requirements of the Kāpiti Coast District Plan Centres Design Guide.
- S168. 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.
- S169. The Panel will, if satisfied the proposal is consistent with the requirements of **Condition S167**:
- (a) Certify that an application is consistent with the matters specified in **Condition S167**; and
 - (b) Certify minor variations, subject to consistency with the matters specified in **Condition S173**.
- S170. 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.
- S171. 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 S167** (which will reference the certification by the Applicant – see **Condition S165**), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.
- S172. 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.
- S173. 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.

S174. Whether any proposed variation is appropriate will be determined by the Panel with reference to the criteria in **Condition S173**.

S175. 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 S164-S175** 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

S176. 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, **Condition S176** 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

S177. All land use activities, including the construction of new buildings or structures, earthworks, fences, the operation of mobile plant and persons working near Transpower's National Grid assets, shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent revision of the code.

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 S177** shall be complied with on an ongoing basis via a consent notice pursuant to section 221 of the Resource Management Act 1991, registered against the records of title for all lots within 23 m of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line or within 12 m of a National Grid support structure.

S178. No buildings or structures (except non-conductive fencing) shall be located within 12 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line, as shown on Landlink drawing 2911-Po-100 Rev B (Transpower Coordination Plans, 4 August 2026).

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 S178** shall be complied with on an ongoing basis via a consent notice pursuant to section 221 of the Resource Management Act 1991, registered against the records of title for all lots subject to the National Grid Yard.

S179. No buildings or structures shall be located within 12 m of any outer visible edge of the foundation of any National Grid support structure, as shown on Landlink drawing 2911-Po-100 Rev B

(Transpower Coordination Plans, 4 August 2026), except for non-conductive fencing, which must be located at least 6 m from any outer visible edge of the support structure foundation.

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 S179** shall be complied with on an ongoing basis via a consent notice pursuant to section 221 of the Resource Management Act 1991, registered against the records of title for all lots that contain, or are within 12 m of, a National Grid support structure.

S180. The Consent Holder shall ensure that:

- (a) prior to the construction of any building or structure within the transmission line conductor blowout envelope shown on Landlink drawing 2911-Po-100 Rev B (Transpower Coordination Plans, 4 August 2026), being the area between 12 m and 23 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line, plans and elevations demonstrating compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) are provided to Transpower for review; and
- (b) no building or structure is constructed within the transmission line conductor blowout envelope until the Council is satisfied that compliance with NZECP 34:2001 has been demonstrated, as confirmed by Transpower following its review of the plans and elevations.

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 S180** 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.

S181. The Consent Holder shall ensure that:

- (a) vehicle access is maintained to all National Grid support structures at all times for maintenance and emergency purposes;
- (b) access routes to National Grid support structures shall be a minimum of 6 metres in width and of a formation suitable for access by vehicles and large mobile plant;
- (c) all gates on access routes providing access to the National Grid support structures shall have a minimum clear opening width of 4 metres;
- (d) no structures, earthworks, fencing, planting or other works shall impede access to the National Grid support structures;
- (e) access routes to National Grid support structures shall be constructed with an all-weather surface and maintained in a trafficable condition at all times; and
- (f) access routes to National Grid support structures shall remain free from all vegetation other than grass cover.

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 S181** 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 each lot over which an access route to a National Grid support structure runs.

S182. Planting of Vegetation near the National Grid Transmission Lines

Any proposed new trees or vegetation planted within 12 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line must be of species that will not exceed 2 m in height at full maturity, and must comply with the Electricity (Hazards from Trees) Regulations 2003 or any subsequent revision of the regulations.

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 S182** shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of all lots subject to the National Grid Yard (12 metres either side of the centreline of the BPE_HAY-A and BPE-HAY-B National Grid transmission lines).

S183. Any proposed new trees or vegetation planted outside 12 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line must be set back sufficiently, and/or be of such species, to ensure that the tree cannot fall within 4 m of either transmission line, and must comply with the Electricity (Hazards from Trees) Regulations 2003 or any subsequent revision of the regulations.

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 S183** shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of all lots located within 23 metres from the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines.

S184. Landscaping and Vegetation near National Grid support structures

Any proposed new trees or vegetation must be set back from the outer edge of the visible foundation of the National Grid support structures BPE-HAY-A0244, BPE-HAY-A0245, BPE-HAY-A0246, BPE-HAY-B0230 and BPE-HAY-B0231 by at least 12 m, as shown on Landlink drawing 2911-P0-100 Rev B (Transpower Coordination Plans, 4 August 2026).

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 S184** shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of all lots that contain a National Grid support structure or located within 12 metres of a National Grid support structure.

PART D – LAND USE CONSENT

GENERAL

- LU1. Except where conditions of consent provide for detailed design confirmation, to be certified through a management plan, 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 RM250099FT (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.

- LU2. The management plan framework in Part A (Conditions G7 to G21, and Table G1) applies to this consent.

DEVELOPER'S REPRESENTATIVE

- LU3. 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).

- LU4. 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

- LU5. 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; 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

LU6. 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

LU7. The CEMP required by **Conditions G22 to G25** applies to this consent and is certified by the Council Development Engineer in respect of it. In respect of this consent the CEMP shall address, in

particular, the matters in **Condition G23(a)**, (b), (d) to (h) and (l), and, for works within 50 m of a National Grid asset, the matters in **Condition LU24**.

- LU8. The CEMP certified under **Condition G24** 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.
- LU9. The approved CEMP shall be implemented and maintained throughout the entire earthworks and construction period, any proposed amendments to the plan shall be certified under **Condition G20** before they are implemented.
- LU10. 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.
- LU11. 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.

ELECTRICITY TRANSMISSION CORRIDOR

- LU12. The consent holder shall give Transpower New Zealand Limited (Transpower) not less than 10 working days' notice in writing before commencing any works within 50 m of a National Grid asset.
- LU13. All works shall be undertaken in a manner that:
- (a) does not compromise the operation, maintenance, upgrading or development of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line, including their support structures; and
 - (b) does not create any safety risk to persons, property or Transpower's National Grid assets.
- LU14. All land use activities, including the construction of new buildings or structures, earthworks, fences, the operation of mobile plant and persons working near National Grid assets, shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent revision of the code.
- LU15. No buildings or structures (except non-conductive fencing) shall be located within 12 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line, as shown on Landlink drawing 2911-Po-100 Rev B (Transpower Coordination Plans, 4 August 2026).
- LU16. No buildings or structures shall be located within 12 m of any outer visible edge of the foundation of any National Grid support structure, as shown on Landlink drawing 2911-Po-100 Rev B (Transpower Coordination Plans, 4 August 2026), except for non-conductive fencing, which must be located at least 6 m from any outer visible edge of the support structure foundation.

- LU17. Buildings and structures within the transmission line conductor blowout envelope:
- (a) Prior to the construction of any building or structure within the transmission line conductor blowout envelope (being the area between 12 m and 23 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line, as shown on Landlink drawing 2911-P0-100 Rev B (Transpower Coordination Plans, 4 August 2026)), plans and elevations demonstrating compliance with NZECP 34:2001 shall be provided to Transpower for review; and
 - (b) No building or structure shall be constructed within the transmission line conductor blowout envelope until the Council is satisfied that compliance with NZECP 34:2001 has been demonstrated, as confirmed by Transpower following its review of the plans and elevations.
- LU18. The consent holder shall ensure that:
- (a) vehicle access is maintained to all National Grid support structures at all times for maintenance and emergency purposes;
 - (b) access routes to National Grid support structures are a minimum of 6 m in width and of a formation suitable for access by vehicles and large mobile plant;
 - (c) all gates on access routes providing access to the National Grid support structures have a minimum clear opening width of 4 m;
 - (d) no structures, earthworks, fencing, planting or other works impede access to the National Grid support structures;
 - (e) access routes to National Grid support structures are constructed with an all-weather surface and maintained in a trafficable condition at all times; and
 - (f) access routes to National Grid support structures remain free from all vegetation other than grass cover.
- LU19. The consent holder shall ensure that:
- (a) all earthworks undertaken near National Grid support structures are designed and carried out in accordance with NZECP 34:2001, to avoid any adverse effects on structure stability;
 - (b) no earthworks (including cut and fill) undermine or adversely affect the stability of any National Grid support structure;
 - (c) earthworks are designed and constructed to maintain stable batters (minimum 1V:3H unless otherwise certified by a suitably qualified and experienced engineer); and
 - (d) any changes to ground levels or drainage patterns do not adversely affect the integrity of National Grid support structures (see **Condition LU27**).
- LU20. At detailed design stage, the consent holder shall submit to the Council a plan of the road level formation for any road located within 23 m of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line, demonstrating that the conductor-to-ground clearance is not reduced to less than 8 m. The plan provided to the Council shall be accompanied by confirmation from Transpower that the clearance requirement is met.
- LU21. No material shall be stockpiled:

- (a) within 12 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line; or
 - (b) within 12 m of the outer-most visible edge of any National Grid support structure.
- LU22. Any stockpile located between 12 m and 23 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line shall not reduce the conductor-to-ground clearance to less than 8 m.
- LU23. No land disturbance (excluding stockpiling, which is addressed by **Conditions LU21 and LU22**) shall be undertaken within 23 m either side of the centreline of either the BPE-HAY-A or BPE-HAY-B National Grid transmission line that would reduce the conductor-to-ground clearance to less than 8 m.
- LU24. The CEMP required by **Condition G22** shall, in relation to works within 50 m of any National Grid asset, be provided to Transpower for comment in accordance with **Condition G19** before it is submitted for certification. The purpose of the CEMP, as it relates to National Grid assets, is to outline the construction methods and management procedures to be implemented on site so that works near the National Grid are undertaken safely and potential adverse effects on National Grid assets are appropriately managed. In relation to those works the CEMP shall include, as a minimum:
 - (a) the name, experience and qualifications of the person(s) nominated by the consent holder to supervise the implementation of, and adherence to, the CEMP;
 - (b) construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within NZECP 34:2001 (or any subsequent revision of the code) for excavation near National Grid support structures (Section 2), building to conductor clearances (Section 3), ground to conductor clearances (Section 4), mobile plant to conductor clearances (Section 5) and people to conductor clearances (Section 9);
 - (c) details of any areas that are “out of bounds” during construction and/or areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the consent holder's cost);
 - (d) how the existing transmission lines and support structures will remain accessible during and after construction activities;
 - (e) how support structures will be protected against physical damage or construction-related impacts during construction activities;
 - (f) how the effects of dust (including any other material resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed;
 - (g) how changes to drainage patterns, runoff characteristics and stormwater will avoid any additional adverse effects on the foundations of any support structure;
 - (h) how construction activities that could result in ground vibration and/or ground instability will be managed to avoid causing damage to the transmission lines or support structures;
 - (i) details of proposed contractor training for those working near the transmission lines; and

- (j) the comments received from Transpower, along with a clear explanation of where any comments have not been incorporated and the reasons why.

Note: Transpower asks that management plans be provided through its Patai portal (<https://transpower.patai.co.nz/>). “Earthworks” has the meaning given in Part A.

LU25. No works within 50 m of a National Grid asset shall commence until the CEMP has been certified, and all such works shall be undertaken in accordance with the certified CEMP.

LU26. Earth Potential Rise (EPR). The consent holder shall ensure that:

- (a) an EPR assessment is obtained from Transpower prior to the detailed design and construction of any building or structure (including fencing and underground services) located within 50 m of a National Grid support structure;
- (b) the assessment identifies the EPR risk associated with the proposed buildings and structures and any mitigation measures to be implemented in their design and construction to minimise that risk;
- (c) any mitigation measures identified in the EPR assessment are incorporated into the detailed design and construction of the buildings and structures within 50 m of a National Grid support structure, at the consent holder's expense; and
- (d) construction of buildings and structures within 50 m of a National Grid support structure does not commence until the mitigation measures identified in the assessment have been incorporated into the detailed design and Transpower has confirmed in writing to the Council that it is satisfied that the design and construction implement those measures.

LU27. Effects of changes to ground levels and drainage on National Grid support structures:

- (a) Any changes to ground levels, the hydrological system or drainage patterns on the site shall not adversely affect the integrity or operation of any BPE-HAY-A or BPE-HAY-B National Grid support structure located on the site.
- (b) Prior to the finalisation of the detailed design of earthworks, final ground levels and the stormwater management and drainage system (**Conditions R72 and S27**), the consent holder shall prepare, in consultation with Transpower, an engineering assessment demonstrating that the proposed works will not adversely affect the integrity or operation of the National Grid support structures. The assessment shall be based on the detailed flood modelling completed as part of detailed design; the detailed earthworks design, final ground levels and the stormwater management and drainage system; any foundation design information, asset records, as-built information or other relevant information reasonably available from Transpower; and the soil conditions at the support structure locations, including the results of any site-specific geotechnical investigations (**Condition S35**).
- (c) Where the assessment identifies that mitigation measures are necessary to avoid or mitigate adverse effects on the integrity or operation of a National Grid support structure, those measures shall be designed by a Chartered Professional Engineer in consultation with Transpower (or, where the mitigation involves works to National Grid assets, by Transpower or its nominated engineering consultant) and undertaken at the consent holder's expense, and any works to National Grid assets shall be undertaken by Transpower or its nominated contractor at the consent holder's expense.

- (d) Works that would result in any change to ground levels, the hydrological system or drainage patterns affecting a National Grid support structure shall not commence until any mitigation measures required under (c) have been incorporated into the final detailed design and Transpower has confirmed in writing to the Council that it is satisfied that the proposed works, including any required mitigation measures, will not adversely affect the integrity or operation of the National Grid support structures.

WORKS WITHIN EXISTING ROAD RESERVE

- LU28. Prior to works commencing within existing road reserves, the consent holder shall notify Council, in writing, of its 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.
- LU29. 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

- LU30. 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.
- LU31. 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.
- LU32. Where First Gas Limited does not provide its written approval in respect of **Conditions LU30** and/or LU31, 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

- LU33. 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 20m² 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.
Retaining Walls	Externally visible retaining walls shall be limited to a maximum height of 1m.

Additional Medium Density Area Controls

LU34. 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

LU35. 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).

LU36. 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.

LU37. 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.
- LU38. The Panel will consider whether the proposal is in general accordance with the plans and details of RM250099FT, demonstrates compliance with the standards in **Conditions LU33 and LU34**, and addresses the requirements of the Kāpiti Coast District Plan Residential Design Guide.
- LU39. 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.
- LU40. The Panel will, if satisfied the proposal is consistent with the requirements of **Condition LU36**:
- (a) Certify that an application is consistent with the matters specified in **Condition LU36**; and
 - (b) Certify minor variations, subject to consistency with the matters specified in **Condition LU43**.
- LU41. 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.
- LU42. 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 LU38** (which will reference the certification by the Applicant – see **Condition LU36**), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.
- LU43. 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.
- LU44. 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.

- LU45. Whether the proposed variation is appropriate will be determined by the Panel with reference to the criteria in **Condition LU44**.
- LU46. 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

- LU47. 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 maximum light reflective value of 30%.
Colour	The external finish of buildings shall be in natural materials and colours in a range of browns, greens, greys and blacks.
Earthworks and Retaining	Externally visible retaining walls shall have a maximum height of 1m.
Setbacks when adjoining Dune Open Space Area	Any building or structure shall be setback a minimum distance of 5m from a boundary with the Dune Open Space Area.

- LU48. 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 maximum light reflective value of 30%.
Colour	The external finish of buildings shall be in natural materials and colours in a range of browns, greens, greys and blacks.
Earthworks and Retaining	Externally visible retaining walls shall have a maximum height of 1m.
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).
Setbacks when adjoining Dune Open Space Area	Any building or structure shall be setback a minimum distance of 5m from a boundary with the Dune Open Space Area.

Additional Expressway Controls

LU49. 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.
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Additional Rural Interface and Paetawa Road Lot Controls

LU50. 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 and 946–954 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.

LU51. All building and structures on lots 944, 945, and 955–963 shall comply with the following standards as provided below:

Maximum Height	4.5m
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

LU52. Land use consent has been issued for future commercial and residential development on Lots 2000–2010. 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: ○ Grouped cumulatively by area in 1 communally accessible location, in which case is may be located at ground level; or ○ 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

- LU53. 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).
- LU54. 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.

- LU55. 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.
- LU56. The Panel will consider whether the proposal is in general accordance with the plans and details of RM250099FT, including either Precinct Plan A (approved plan UD3.01) or Precinct Plan B (approved plan UD3.02), demonstrates compliance with the standards in [Condition LU52](#), and addresses the requirements of the Kāpiti Coast District Plan Centres Design Guide.
- LU57. 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.
- LU58. The Panel will, if satisfied the proposal is consistent with the requirements of [Condition LU56](#):
- (a) Certify that an application is consistent with the matters specified in [Condition LU56](#); and
 - (b) Certify minor variations, subject to consistency with the matters specified in [Condition LU62](#).
- LU59. 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.
- LU60. 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 LU56](#) (which will reference the certification by the Applicant – see [Condition LU54](#)), these recommendations should identify any departures from the standards and the rationale for those with reference to the criteria for departure.
- LU61. 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.

- LU62. 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.
- LU63. Whether any proposed variation is appropriate will be determined by the Panel with reference to the criteria in **Condition LU62**.
- LU64. 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

- LU65. 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.
- LU66. 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 LU33, LU34, LU47, LU48, LU49, LU50, LU51 and LU52** above.
- LU67. 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

- LU68. As relevant to any stage of the proposal, the consent holder shall undertake planting in accordance with the landscape drawing LA5.12 and the certified ERMP and LizMP.
- LU69. At least 20 working days prior to the planting required by **Condition LU68** occurring, the consent 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;
- (f) Corrective actions to be taken should any planting fail;
- (g) Evidence that the details have been provided to Transpower for comment in accordance with **Condition G19**, where planting is proposed within 23 m of the centreline of a National Grid transmission line or within 12 m of a support structure; and
- (h) Evidence that the planting plans and details have been provided to the iwi entities for review and input in accordance with **Condition G17**.

LU70. 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.

LU71. 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.

LU72. The ecological planting required by **Condition LU68** and the details required by **Condition LU69** shall be prepared with reference to the Landscape Management Plan and the Streetscape Planting, Maintenance and Management Plan to ensure complete coverage of all required planting and to avoid duplication.

Landscape Management Plan - Amenity, Buffer and Batter Planting

LU73. At least 20 working days prior to the commencement of earthworks within any stage of the development, or for the development as a whole, the consent holder shall submit to the Council's Manager of Resource Consents and Monitoring for certification, a Landscape Management Plan (LMP) prepared by a SQE person (landscape architect).

LU74. The purpose of the LMP is to identify and implement the amenity, buffer and batter planting requirements for each stage of works.

LU75. The LMP shall address, but not be limited to, the following:

- (a) the location, grade, species, numbers, size, density, spacing and layout of all planting, for each planting area;
- (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) confirmation that all species are native and eco-sourced, identifying the source of the plants for each planting area;
- (e) measurable establishment and survival targets for each planting area, and the triggers for replacement planting;

- (f) the maintenance period for each planting area, and the maintenance, monitoring and reporting requirements and frequency;
- (g) the timeframe for achieving the specified screening heights and/or canopy closure for each planting area, which shall not exceed five years from planting unless the LMP demonstrates why a longer period is required;
- (h) corrective actions to be taken should any planting fail;
- (i) a plan identifying the areas to which the LMP, the ERMP and the Streetscape Planting, Maintenance and Management Plan each apply, demonstrating that all of the planting identified in the Landscape and Visual Assessment (including drawing LA9.00) is provided for in one of those plans; and
- (j) evidence that the LMP has been provided to the iwi entities for review and input in accordance with **Condition G17**, and to Transpower in accordance with **Condition G19**.

LU76. The LMP shall be prepared in general accordance with landscape drawing LA5.12 and shall ensure that, in combination with the required ecological planting, all areas of earthworks are planted or grassed to ensure complete ground coverage of any earthworks batters. Batter planting shown on drawing LA5.12 shall be provided for in the LMP, and batter planting within wetland buffers in the ERMP, so that every earthworks batter is covered by one of those plans. Any cut face that cannot be planted or grassed shall not exceed 1.5 m in height.

LU77. Planting shall be undertaken in accordance with the certified LMP. 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.

LU78. 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.

LU79. Before applying for a certificate under section 224(c) of the Resource Management Act 1991 for any stage (or, if prior to section 224(c) certification subdivision, before that lot is occupied), the consent holder shall provide to the Council a certificate from a SQE Person (landscape architect) confirming that the dune landform shaping, retaining walls, batter treatment, rural and wetland interface buffer planting and all other planting required by the certified LMP for that stage have been completed in accordance with the approved landscape drawings and the certified LMP, and identifying any outstanding maintenance or replacement planting and the timeframe within which it will be completed.

LU80. The LMP shall be prepared with reference to the Ecological Restoration Management Plan and the Streetscape Planting, Maintenance and Management Plan to ensure complete coverage of all required planting and to avoid duplication.

LU81. The LMP, for any particular stage, shall consider opportunities for establishing buffer planting where an existing dwelling is located on an adjoining site. As part of submitting for an LMP for any stage to the Council for certification, the LMP shall identify any such opportunity, whether planting will be undertaken prior to earthworks, and if not, an explanation as to why doing so is not practicable.

WETLAND BUFFER PLANTING AND RESTRICTIONS (Lots 1-7)

- LU82. 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.
- LU83. 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.
- LU84. 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)

- LU85. 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)

- LU86. 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 in accordance with the certified LMP at 1.5m centres, to achieve coverage of a minimum 50% of the relevant external rural interface boundary and achieve a functional screening height of 4m for a depth of 5m.
- LU87. 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.
- LU88. 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)

- LU89. 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.
- LU90. 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.
- LU91. 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

- LU92. 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

- LU93. 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.
- LU94. 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 LU1** 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

- LU95. 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 LU93**.
- LU96. The consent holder shall design, construct, and install a pet control fence along the side of Te Harakeke Swamp wetland adjacent to parts of the development that adjoin Te Harakeke Swamp 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.
- LU97. 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.

- LU98. 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.
- LU99. 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.
- LU100. 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.
- LU101. 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.
- LU102. Residents shall be encouraged through the educational material required under **Condition LU105** to report any damage to or concerns about the pet control fence.
- LU103. 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.

LU104. 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.

LU105. 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

LU106. Option B applies where the consent holder has notified the Manager of the selection of Option B in accordance with **Condition LU93**.

LU107. The consent holder shall register a land covenant 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.

- LU108. The form and content of the land covenant required under **Condition LU107** 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.
- LU109. 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.
- LU110. 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.
- LU111. 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.
- LU112. 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 C1 – Cat Exclusion Covenant on Paetawa Road Lots, 10-Year Pest Control and Education

- LU113. Option C1 applies where the consent holder has notified the Manager of the selection of Option C1 in accordance with **Condition LU93**.
- LU114. Prior to the issue of any section 224(c) certificate for the stage of the subdivision creating the proposed 7 lots accessed from Paetawa Road, the consent holder shall register a land covenant 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.
- LU115. The form and content of the land covenant required under **Condition LU114** 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.
- LU116. The consent holder shall include the cat exclusion 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.
- LU117. 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.
- LU118. 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.

LU119. 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) for the lots accessed from Paetawa Road, the cat exclusion obligations imposed by the land covenant registered on the title of the lot;
- (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; and
- (f) 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.

Option C2 – Cat Exclusion Covenant, No Additional Pest Control Beyond Ecological Restoration Management Plan Requirements

LU120. Option C2 applies where the consent holder has notified the Manager of the selection of Option C2 in accordance with [Condition LU93](#).

LU121. Prior to the issue of any section 224(c) certificate for any stage of the subdivision the consent holder shall register a land covenant on the record of title for each such lot providing that:

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

LU122. The form and content of the land covenant required under [Condition LU121](#) 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.

LU123. The consent holder shall include the cat exclusion 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.

Dog Management

LU124. 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).

LU125. 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.

- LU126. 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.
- LU127. The consent holder shall include the dog management obligations set out in **Conditions LU124-LU126** 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.
- LU128. 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 LU124-LU126**. The form and content of the consent notice shall be approved by the Manager prior to registration.

MAHINGA KAI ACCESS PROTOCOL

- LU129. ~~Within 12 months of the commencement of this consent, the consent holder must prepare, in consultation with the iwi entities, a Mahinga Kai Access Protocol providing for reasonable access, at no charge, for the iwi entities to the open space and ecological restoration areas within the site, to exercise customary mahinga kai, rongoā and taonga species gathering activities, with such access and gathering to be subject to all applicable laws. Deleted – adopt similar to condition G40, Part B to D as required – noting the panel’s directions to the applicant with respect to refining conditions, double-ups etc (to replace LU129 to LU132)~~
- LU130. ~~The Protocol must address: Deleted – see Condition G40.~~
- ~~(a) —the areas to which it is available (shown on a plan);~~
 - ~~(b) —the species that may be gathered;~~
 - ~~(c) —any reasonable restrictions on timing, method and volume having regard to ecological sensitivity;~~
 - ~~(d) —reasonable prior notice;~~
 - ~~(e) —health and safety requirements; and~~
 - ~~(f) —review at intervals of not more than three years.~~
- LU131. ~~The consent holder must implement the Protocol for so long as it owns the relevant areas and, on any transfer of those areas, must use all reasonable endeavours to secure continued access on equivalent terms. Deleted – see Condition G40.~~

CULTURAL NARRATIVE, INTERPRETATION AND NAMING

- LU132. ~~The consent holder must fund~~As part of implementing the Cultural Identity and Interpretation Strategy (Condition G41), the consent holder must fund the design, fabrication and installation of interpretation panels at key locations within the open space areas, telling the story of the site’s landscape, named places and cultural history in te reo māori and English. The content, design and placement of the panels must be agreed with the iwi entities.
- LU133. The consent holder must make provision within the open space areas for a pou or tohu to be erected by Ātiawa ki Whakarongotai Charitable Trust at any culturally appropriate locations agreed with the consent holder (with agreement to not be unreasonably withheld). The consent holders agreement will not be required for the erection of pou or tohu at the Dune Hilltop site (see

Conditions S133-S135 of the subdivision consent). Design and crafting of any pou or tohu will be at the cost of Ātiawa ki Whakarongota Charitable Trust.

PLANT SUPPLY AND RESTORATION PLANTING

- LU134. Subject to the iwi entities being able to supply plant material of the required species, provenance, size and quality at competitive pricing and on competitive terms, the consent holder shall treat both entities (or a nominated nursery operator) as preferred suppliers of eco-sourced native plant material for the restoration planting programme conducted under the Ecological Restoration Management Plan.
- LU135. The consent holder shall give the iwi entities not less than 6 months advance notice of each significant planting schedule under the Ecological Restoration Management Plan (being a planting schedule with an estimated value exceeding \$10,000 excluding GST), or as soon as reasonably practicable where a schedule is compressed or amended.
- LU136. Whenever the consent holder proposes to let a contract for the supply of plants or planting within such a schedule it must invite the iwi entities to submit a quote and must give genuine and favourable consideration to a conforming quote that is competitive on price and terms. Where a contract is not awarded to an iwi entity, the consent holder must advise the unsuccessful bidder of the outcome and the principal reasons.
- LU137. Nothing in Conditions LU134 – LU136 obliges the consent holder to award any contract to either iwi entity, and nothing limits the consent holders obligations in addressing conditions relating to the Ecological Restoration Management Plan.

FILL AND METAL APPROVAL PROTOCOL

- LU138. Imported fill must be sourced only from approved cleanfill or quarried material suppliers.
- LU139. The consent holder must give Ātiawa ki Whakarongotai Charitable Trust advance notice of any proposed importation of bulk fill or metal, specifying the source and volume. Ātiawa ki Whakarongotai Charitable Trust may, within five working days of receiving notice, comment on the proposed source or seek further information.
- LU140. Where a sources suitability is challenged, the consent holder must consider the objection, and if it determines to proceed, must advise Ātiawa ki Whakarongotai Charitable Trust of its reasons for that decision.
- LU141. Records of imported fill and metal must be kept and made available to Ātiawa ki Whakarongotai Charitable Trust on request.
- LU142. Conditions LU138-LU141 do not limit any requirement of the archaeological authority for the proposal or the accidental discovery conditions, and do not confer a right of approval or veto. Works may proceed where no comment is received within the period specified in Condition LU139.

ACCIDENTAL DISCOVERY

- LU143. 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 the iwi entities;
- (c) inform Heritage New Zealand and apply for an appropriate authority if required;
- (d) inform Greater Wellington Regional Council, notifications@gw.govt.nz
- (e) take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.

No works may resume on site until the consent holder has provided to the Manager written notification that consultation with the parties identified above has been undertaken.

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 30 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 G

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

7. 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

8. Transpower Coordination Plans prepared by Landlink, dated 4 August 2026, including:

Transpower – S53 Query Response (plan of the National Grid Yard, the conductor blowout envelope and support structures)	2911-P0-100	REV B
Pylon Cross Section (1 of 2)	2911-P0-055	REV B
Pylon Cross Section (2 of 2)	2911-P0-056	REV B