



# View Instrument Details

Instrument No. 12075614.7  
Status Registered  
Date & Time Lodged 27 Aug 2021 13:52  
Lodged By Vane, Davina Lila  
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
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**Annexure Schedule** Contains 3 Pages.

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**Signature**

Signed by Grant Alister Harris as Territorial Authority Representative on 27/08/2021 12:00 PM

**\*\*\* End of Report \*\*\***



RC7826 - SL0006/19- SB0018/21  
 Olivia Campbell  
 olivia.campbell@porirua.govt.nz  
 (04) 237 1428

Office of the Registrar – General of Land  
 Toitū Te Whenua Land Information New Zealand  
 155 The Terrace  
 PO Box 5501  
 Wellington 6145

**CONSENT NOTICE PURSUANT TO:  
 SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Office of the Registrar – General of Land

In the Matter of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 in respect of a fee simple subdivision of Lot 1508 DP528689 lodged for deposit under Plan No **DP557561**,

I, Olivia Campbell, Senior Planner Resource Consents of the Porirua City Council, hereby certify that the following conditions (which were conditions 107, 109, 114, 116, 118, 120 and 122) of the Subdivision RC7826 - SL0006/19 to be complied with on an ongoing basis, were imposed by the Porirua City Council on 5<sup>th</sup> June 2020, giving consent to the subdivision described herein:

**(1) GEOTECHNICAL LIMITATIONS – SUBSOIL DRAINAGE (Condition 95)**

The future owners of Lots 224 and 233 shall comply with the following:

**Lots 224 and 233** contain subsoil drainage having been installed during bulk earthworks as depicted in Calibre drawing C78, project no: 709306.003 in Appendix A of the Geotechnical Completion Report prepared by Calibre Consulting Limited titled '*Kenepuru Landing Development - Earthworks Supervision and Certification, Lot 1508 DP 528689, reference 773-WLGGE204651-AM*' dated 26 January 2021 being held on Resource Consent file RC7826 SB0018/21.

The function of the subsoil drains installed shall not be compromised by any building development or landscaping works. Any bored or driven piles must be positioned to avoid damaging the drains.

**(2) PLANTING, FENCING AND NO BUILD AREAS (Condition 107)**

The future owners of Lot 230-241, 243-248 (and Lots 249-256 being lots along the common boundary of Lot 11 DP428849) shall comply with the following:

- (i) The 7.5m strip within Lots 239-241 and Lots 243-248 from the boundary of Raiha Street identified as areas **CJ, CK, CL, CM, CN, CO, CP, CQ, CR** on Deposited Plan 557561, and areas shown as **CA, CB, CC, CD/CT, CE, CF, CG, CH, CI** on Deposited Plan 557561 within Lots 230-238 must be planted as shown in the certified Landscape Planting and Mitigation Plan (LPMP) prepared by Isthmus dated 02 September 2020 being held on Resource Consent file RC7826 SB0018/21. This planting must be maintained and replaced by the consent holder for four years, no matter the loss. It is the consent holder's responsibility to ensure landowners do not remove vegetation.
- (ii) Any mitigation planting shall not be removed or destroyed and species, other than those identified in the certified LPMP must not be planted in the above identified areas.
- (iii) There are to be no structures or buildings constructed within the areas shown as **CA, CB, CC, CD/CT, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR** on Deposited Plan 557561 within Lots 230-241 and Lots 243-248.
- (iv) Any fencing along the top of the batter within Lots 239-241 and Lots 243-248 shall be pool style fencing only. Solid timber fencing is not permitted due to the visual impact.
- (v) Any fencing along the common boundary of Lot 11 DP428849 (Lots 249-256) shall be pool style fencing only with a maximum height of 1.2m.

Advice note: At Lot 241, the notice only applies where the boundary directly adjoins Raiha Street.

**(3) FENCING (Condition 109)**

The future owners of Lots 207-213 shall comply with the following:

The Porirua City Council shall not be responsible for the cost of erecting or maintaining any fence along a boundary of any land vested in the Council as reserve or any other land owned by the Council.

**(4) PLANTING MAINTENENCE (Condition 114)**

The future owners of Lots 171-184 and Lots 201-221 shall comply with the following:

The planting in front of the medium density housing been established to mitigate the visual effects of medium density development. This planting is to be maintained for a minimum period of 4 years from the date of initial establishment and shall be retained in perpetuity. This planting shall not be removed or destroyed and other species, other than those identified in the approved Streetscape Planting plan approved in accordance with condition 31 held on resource consent file (RC7826), shall not be introduced onto the areas identified in this condition.

**(5) PLANTING AND LANDSCAPE SCREENING (Condition 116)**

The future owners of Lots 180 & 181 and Lots 207-213 shall comply with the following:

The planting and landscape screening for each lot approved in accordance with condition 21 held on resource consent file (RC7826) shall be maintained in perpetuity to ensure privacy between open space areas of each dwelling on adjacent lots is achieved, while also ensuring overlooking of the park and path is achieved.

**(6) WASTE BIN STORAGE MAINTENENCE (Condition 118)**

The future owners of Lots 171-184 and Lots 201-221 shall comply with the following:

The waste bin storage for each lot approved in accordance with condition 22 held on resource consent file (RC7826) shall be maintained in perpetuity to ensure that waste bin storage areas are not located parallel to the road frontage and reduce street presence.

**(7) GEOTECHNICAL RESTRICTIVE COVENANT AREA (Condition 120)**

The future owners of Lots 203-206, Lots 225-228, Lots 230-241, Lots 243-256, Lots 258-263, and Lots 265-273 shall comply with the following:

Any earthworks and construction, alteration or modification of a structure or retaining wall located in restrictive geotechnical covenant areas for specific design identified as areas:

***FS, FR, FQ, FP, EY, EX, EW, EV, ET/CA, ER/CB, EP/CC, EL/EN/CD/CT, EJ/CE, EH/CF, EF/CG, ED/CH, EB/CI, DZ/CJ, DX/CK, DV/CL, DT/CM, DR/CN, DP/CO, DN/CP, DL/CQ, DJ/CR, DH, DG, DF, DE, DD, DC, DB, DA, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO***

on Deposited Plan 557561 must be carried out in accordance with specific engineering design by a suitably qualified Chartered Professional Engineer practicing in Geotechnical Engineering or experienced Engineering Geologist that takes into account the slope stability matters identified in the Geotechnical Completion Report prepared by Calibre Consulting Limited titled 'Kenepuru Landing Development - Earthworks Supervision and Certification, Lot 1508 DP 528689, reference 773-WLGGE204651-AM' dated 26 January 2021 being held on Resource Consent file RC7826 SB0018/21.

The report or certificate must confirm that:

- (i) The risk of the activity is no more than low; and
- (ii) Associated works will not worsen or accelerate land instability on the site or surrounding area.

EXEMPT from the above requirement is the installation of residential boundary fences, utilities services (excluding drainage) provision and any earthworks less than 300mm in height /depth

**(8) STORMWATER QUALITY (Condition 122)**

**The future owners of Lots 171-184 and Lots 201-273 shall comply with the following:**

On all lots, bare galvanised, zinc aluminium coating or unpainted metal that would lead to contamination of stormwater runoff upon corrosion is not to be used for roofing or building materials.

PURSUANT TO Section 221(4)(b) of the Resource Management Act 1991, these conditions are to be registered as a covenant running with the land under the Land Transfer Act 2017.

Dated at Porirua this 13<sup>th</sup> of August 2021.

Nga mihi,



Olivia Campbell  
**SENIOR PLANNER RESOURCE CONSENTS**  
under Delegated Authority