



RC7139 – SB0064/18
Richard Watkins
richard.watkins@porirua.govt.nz
(04) 237 1468

Office of the Registrar – General of Land
Private Bag 4721
Christchurch Mail Centre
CHRISTCHURCH 8140

**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 271 DP 498135 lodged for deposit under Plan No 530586.

I, Richard Watkins, Team Leader, Resource Consents of the Porirua City Council, hereby certify that the following conditions (which were condition no.s 51, 52, 72, 74 & 78 of the Subdivision RC7139), to be complied with on an ongoing basis, was imposed by the Porirua City Council on 27 October 2016 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1134 – 1144, 1182 & 1205 - 1208 shall be aware that:

1. *These lots contain ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, CG, CH, CI, DP, DQ, DR, DS, DT, DU, DW, DX, DY, DZ, EA on DP 530586 (hereon referred to as Specific Design Areas). Within these Specific Design Areas all foundations of any building, retaining walls and/or any earthworks must be specifically designed by a suitably qualified Chartered Professional Engineer(s) practicing in geotechnical and structural engineering who shall confirm that they have taken into account the Earthworks and Building Site Certification Report: Aotea Stage 14.1 prepared by Tonkin & Taylor Ltd dated October 2018 Version 2 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*
 - a) *Building and earthworks are not recommended in the Specific Design Areas due to the potential for slope instability. However, development is not precluded and these areas may be able to be developed if ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues both within the lot and adjacent land. These works shall be investigated and designed by a Chartered Professional Engineer(s) practicing in geotechnical and foundation engineering. Any application for resource and/or building consents within the Specific Design Areas shall be accompanied by a report and certification prepared under the supervision of the Chartered Professional Engineer(s) practicing in geotechnical and structural engineering.*
2. *Lots 1134 – 1138 contain moderately to highly weathered greywacke identified at the subgrade surface during site inspection prior to placement of the topsoil layer. The presence of this should be taken into account when designing foundations for any buildings on these allotments.*
3. *Lots 1139, 1141 – 1144, 1182, 1207 & 1208 contain a boundary between fill and cut/natural ground. In the design and construction of building foundations, special attention shall be given for those foundations to be placed between fill and cut/natural ground as identified on Cuttriss*

Drawing 27514ASBE Sheet 3 Rev.A because weaker ground and groundwater seepage may occur
Porirua City Council 04 237 5089
PO Box 50218 enquiries@pcc.govt.nz
Porirua 5240 pcc.govt.nz

porirua city

in these areas. Where these boundaries occur under or in close proximity to building foundations there shall be specific subsurface testing by a Chartered Professional Engineer(s) practicing in geotechnical and structural engineering. It may be required to locally deepen foundations where weak ground is encountered.

4. On Lots 1139, 1140, 1143, 1144, 1182 & 1208 site development works shall be planned to preserve the existing subsoil drains shown on the plan entitled 'Aotea Subdivision Stage 14, Earthworks Asbuilt- Subsoils' Drawing Number 27514ASBBE Sheet 2 Rev.A prepared by Cuttriss Consultants limited. Refer to this plan for the minimum depths to the subsoil drains from the surface of finished lots.
5. Undeveloped batter slopes of lots shall be maintained in vegetation or other cover that minimises erosion and enhances slope stability. Planting the batter slopes using shrubs that have good rooting systems will enhance stability in significant rainfall events. Where these batters are covered only in grass, there is an increased potential for surficial scour occurring. These would be shallow slumps that will not affect the structural integrity of the building lot but may be unsightly until the area re-vegetates.
6. 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.
7. The planting established on the batters shown as areas B, D, G, J, M, P, S, V, Y, AB, AE, CH, DQ, DS, DU, DX, DY, EA on DP 530586 has been established to mitigate the visual effects of earthworks, 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 Aotea Block subdivision Stage 14 Planting Plan prepared by Sweeney Environments Ltd dated May 2016 held on resource consent file (RC7139), shall not be introduced onto the areas identified in this condition. No structures shall be placed or earthworks undertaken in the areas identified in this condition.
8. As part of the approval of this subdivision consent, landuse consent has been issued for future residential activities on certain allotments to be allowed to exceed certain Porirua City District Plan permitted activity standards. These are as follows:
 - a) To allow the construction of buildings, excluding that portion which is garage where the garage door faces directly out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments to Queen Charlotte Drive, Opaoa Way and Rotorua Grove identified as follows:

Lot Number	Yard setbacks
1133	3m front yard (southern)
1134	3m front yard (northern)
1145	3m front yard (eastern)
1156	3m front yard (southern)
1157	3m front yard (all)
1166	3m front yard (western)
1167	3m front yard (western)
1168	3m front yard (western)
1169	3m front yard (western)
1170	3m front yard (western)
1177	3m front yard (north western)
1178	3m front yard (northern)
1179	3m front yard (north eastern)
1180	3m front yard (eastern)
1181	3m front yard (eastern)
1184	3m front yard (eastern)

1199	3m front yard (eastern)
1200	3m front yard (eastern)
1208	3m front yard (western)

Note:

- i) Attaching eaves and gutters may encroach a further 0.6m + 0.15m respectively into the Front Yard from the distance specified above.
- b) To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:

Lot Number	Site coverage
1145	37.5%
1146	40%
1147	40%
1149	37.5%
1150	37.5%
1151	37.5%
1155	37.5%
1158	40%
1159	40%
1160	40%
1161	40%
1162	40%
1180	37.5%
1183	37.5%
1185	40%
1186	37.5%
1190	37.5%
1192	37.5%
1196	37.5%
1197	40%
1199	37.5%
1200	37.5%
1203	37.5%

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

Dated at Porirua this 21st day of December 2018.

Yours faithfully



Richard Watkins
TEAM LEADER RESOURCE CONSENTS
 under Delegated Authority



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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 271 DP 498135 lodged for deposit under Plan No 530586.

I, Richard Watkins, Team Leader, Resource Consents of the Porirua City Council, hereby certify that the following conditions (which were condition no.s 51, 52, 72, & 74 of the Subdivision RC7139), to be complied with on an ongoing basis, was imposed by the Porirua City Council on 27 October 2016 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1145 – 1151, 1154 – 1163, 1183 – 1185, 1199 & 1200 shall be aware that:

1. *These lots contain ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AG, AH, AI, AJ, AL, AM, AO, AP, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, CJ, CK, CL DG, DH on DP 530586 (hereon referred to as Specific Design Areas). Within these Specific Design Areas all foundations of any building, retaining walls and/or any earthworks must be specifically designed by a suitably qualified Chartered Professional Engineer(s) practicing in geotechnical and structural engineering who shall confirm that they have taken into account the Earthworks and Building Site Certification Report: Aotea Stage 14.1 prepared by Tonkin & Taylor Ltd dated October 2018 Version 2 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*
 - a) *Building and earthworks are not recommended in the Specific Design Areas due to the potential for slope instability. However, development is not precluded and these areas may be able to be developed if ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues both within the lot and adjacent land. These works shall be investigated and designed by a Chartered Professional Engineer(s) practicing in geotechnical and foundation engineering. Any application for resource and/or building consents within the Specific Design Areas shall be accompanied by a report and certification prepared under the supervision of the Chartered Professional Engineer(s) practicing in geotechnical and structural engineering.*
2. *Lots 1151 & 1154 contain areas of overcut moderately to highly weathered greywacke rock backfilled with up to 0.5m of engineered fill placed to achieve the design profile of these lots. The presence of this should be taken into account when designing foundations for any buildings on these allotments.*
3. *Lots 1158 - 1163 contain moderately to highly weathered greywacke identified at the subgrade surface during site inspection prior to placement of the topsoil layer. The presence of this should be taken into account when designing foundations for any buildings on these allotments.*

4. Lots 1145 – 1151, 1157, 1183 – 1185 & 1199 contain a boundary between fill and cut/natural ground. In the design and construction of building foundations, special attention shall be given for those foundations to be placed between fill and cut/natural ground as identified on Cuttriss Drawing 27514ASBE Sheet 3 Rev.A because weaker ground and groundwater seepage may occur in these areas. Where these boundaries occur under or in close proximity to building foundations there shall be specific subsurface testing by a Chartered Professional Engineer(s) practicing in geotechnical and structural engineering. It may be required to locally deepen foundations where weak ground is encountered.
5. On Lots 1145, 1148 – 1151, 1157, 1184 & 1185 site development works shall be planned to preserve the existing subsoil drains shown on the plan entitled 'Aotea Subdivision Stage 14, Earthworks Asbuilt– Subsoils' Drawing Number 27514ASBBE Sheet 2 Rev.A prepared by Cuttriss Consultants limited. Refer to this plan for the minimum depths to the subsoil drains from the surface of finished lots.
6. Undeveloped batter slopes of lots shall be maintained in vegetation or other cover that minimises erosion and enhances slope stability. Planting the batter slopes using shrubs that have good rooting systems will enhance stability in significant rainfall events. Where these batters are covered only in grass, there is an increased potential for surficial scour occurring. These would be shallow slumps that will not affect the structural integrity of the building lot but may be unsightly until the area re-vegetates.
7. 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.
8. As part of the approval of this subdivision consent, landuse consent has been issued for future residential activities on certain allotments to be allowed to exceed certain Porirua City District Plan permitted activity standards. These are as follows:
 - a) To allow the construction of buildings, excluding that portion which is garage where the garage door faces directly out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments to Queen Charlotte Drive, Opaoa Way and Rotorua Grove identified as follows:

Lot Number	Yard setbacks
1133	3m front yard (southern)
1134	3m front yard (northern)
1145	3m front yard (eastern)
1156	3m front yard (southern)
1157	3m front yard (all)
1166	3m front yard (western)
1167	3m front yard (western)
1168	3m front yard (western)
1169	3m front yard (western)
1170	3m front yard (western)
1177	3m front yard (north western)
1178	3m front yard (northern)
1179	3m front yard (north eastern)
1180	3m front yard (eastern)
1181	3m front yard (eastern)
1184	3m front yard (eastern)
1199	3m front yard (eastern)
1200	3m front yard (eastern)
1208	3m front yard (western)

Note:

- i) Attaching eaves and gutters may encroach a further 0.6m + 0.15m respectively into the Front Yard from the distance specified above.
- b) To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:

Lot Number	Site coverage
1145	37.5%
1146	40%
1147	40%
1149	37.5%
1150	37.5%
1151	37.5%
1155	37.5%
1158	40%
1159	40%
1160	40%
1161	40%
1162	40%
1180	37.5%
1183	37.5%
1185	40%
1186	37.5%
1190	37.5%
1192	37.5%
1196	37.5%
1197	40%
1199	37.5%
1200	37.5%
1203	37.5%

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

Dated at Porirua this 21st day of December 2018.

Yours faithfully



Richard Watkins
TEAM LEADER RESOURCE CONSENTS
 under Delegated Authority



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TO: Office of the Registrar – General of Land

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I, Richard Watkins, Team Leader, Resource Consents of the Porirua City Council, hereby certify that the following conditions (which were condition no.s 51, 52, 72, 74 & 76 of the Subdivision RC7139), to be complied with on an ongoing basis, was imposed by the Porirua City Council on 27 October 2016 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1166 – 1174, 1187 – 1189, 1191, 1193 – 1198 & 1201 – 1203 shall be aware that:

1. *These lots contain ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as BF, BG, BH, BI, BJ, BK, BL, BM, BN, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CX, CY, DA, DB, DD, DE, DF, DI, DJ, DL, DM, DN, DO on DP 530586 (hereon referred to as Specific Design Areas). Within these Specific Design Areas all foundations of any building, retaining walls and/or any earthworks must be specifically designed by a suitably qualified Chartered Professional Engineer(s) practicing in geotechnical and structural engineering who shall confirm that they have taken into account the Earthworks and Building Site Certification Report: Aotea Stage 14.1 prepared by Tonkin & Taylor Ltd dated October 2018 Version 2 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

a) Building and earthworks are not recommended in the Specific Design Areas due to the potential for slope instability. However, development is not precluded and these areas may be able to be developed if ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues both within the lot and adjacent land. These works shall be investigated and designed by a Chartered Professional Engineer(s) practicing in geotechnical and foundation engineering. Any application for resource and/or building consents within the Specific Design Areas shall be accompanied by a report and certification prepared under the supervision of the Chartered Professional Engineer(s) practicing in geotechnical and structural engineering.

2. *Lots 1173, 1174, 1191, 1193, 1196, 1197 & 1198 contain a boundary between fill and cut/natural ground. In the design and construction of building foundations, special attention shall be given for those foundations to be placed between fill and cut/natural ground as identified on Cuttriss Drawing 27514ASBE Sheet 3 Rev.A because weaker ground and groundwater seepage may occur in these areas. Where these boundaries occur under or in close proximity to building foundations there shall be specific subsurface testing by a Chartered Professional Engineer(s) practicing in*

geotechnical and structural engineering. It may be required to locally deepen foundations where weak ground is encountered.

3. *On Lots 1187, 1188, 1191, 1193 – 1195 and 1201 - 1203 site development works shall be planned to preserve the existing subsoil drains shown on the plan entitled 'Aotea Subdivision Stage 14, Earthworks Asbuilt- Subsoils' Drawing Number 27514ASBBE Sheet 2 Rev.A prepared by Cuttriss Consultants limited. Refer to this plan for the minimum depths to the subsoil drains from the surface of finished lots.*
4. *Undeveloped batter slopes of lots shall be maintained in vegetation or other cover that minimises erosion and enhances slope stability. Planting the batter slopes using shrubs that have good rooting systems will enhance stability in significant rainfall events. Where these batters are covered only in grass, there is an increased potential for surficial scour occurring. These would be shallow slumps that will not affect the structural integrity of the building lot but may be unsightly until the area re-vegetates.*
5. *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.*
6. *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.*
7. *As part of the approval of this subdivision consent, landuse consent has been issued for future residential activities on certain allotments to be allowed to exceed certain Porirua City District Plan permitted activity standards. These are as follows:*
 - a) *To allow the construction of buildings, excluding that portion which is garage where the garage door faces directly out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments to Queen Charlotte Drive, Opaoa Way and Rotorua Grove identified as follows:*

Lot Number	Yard setbacks
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1169	3m front yard (western)
1170	3m front yard (western)
1177	3m front yard (north western)
1178	3m front yard (northern)
1179	3m front yard (north eastern)
1180	3m front yard (eastern)
1181	3m front yard (eastern)
1184	3m front yard (eastern)
1199	3m front yard (eastern)
1200	3m front yard (eastern)
1208	3m front yard (western)

Note:

- i) *Attaching eaves and gutters may encroach a further 0.6m + 0.15m respectively into the Front Yard from the distance specified above.*
- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1145	37.5%
1146	40%
1147	40%
1149	37.5%
1150	37.5%
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1155	37.5%
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1159	40%
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1180	37.5%
1183	37.5%
1185	40%
1186	37.5%
1190	37.5%
1192	37.5%
1196	37.5%
1197	40%
1199	37.5%
1200	37.5%
1203	37.5%

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

Dated at Porirua this 21st day of December 2018.

Yours faithfully



Richard Watkins
TEAM LEADER RESOURCE CONSENTS
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**CONSENT NOTICE PURSUANT TO:
SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Office of the Registrar – General of Land

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I, Richard Watkins, Team Leader, Resource Consents of the Porirua City Council, hereby certify that the following conditions (which were condition no.s 51, 52, 72, 74 & 80 of the Subdivision RC7139), to be complied with on an ongoing basis, was imposed by the Porirua City Council on 27 October 2016 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1152 & 1153 shall be aware that:

1. *These lots contain ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AQ, AR, AS, ED on DP 530586 (hereon referred to as Specific Design Areas). Within these Specific Design Areas all foundations of any building, retaining walls and/or any earthworks must be specifically designed by a suitably qualified Chartered Professional Engineer(s) practicing in geotechnical and structural engineering who shall confirm that they have taken into account the Earthworks and Building Site Certification Report: Aotea Stage 14.1 prepared by Tonkin & Taylor Ltd dated October 2018 Version 2 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

a) *Building and earthworks are not recommended in the Specific Design Areas due to the potential for slope instability. However, development is not precluded and these areas may be able to be developed if ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues both within the lot and adjacent land. These works shall be investigated and designed by a Chartered Professional Engineer(s) practicing in geotechnical and foundation engineering.*

Any application for resource and/or building consents within the Specific Design Areas shall be accompanied by a report and certification prepared under the supervision of the Chartered Professional Engineer(s) practicing in geotechnical and structural engineering.

b) *Driveways may be constructed within area ED on DP 530586 which is at the toe of a cut or fill slope and may be inundated by material falling from this slope but is considered suitable for construction of a driveway where material inundating the driveway may be easily removed and the risk of loss of life or damage to property is very low. Temporary excavation of up to 0.5m below as-built levels at the toe of slopes shown on Cuttriss Drawing 27514ASBE Sheet 1 may be undertaken to form the driveway base, provided that the temporary excavation is for a period of less than one month.*

Any additional excavation that may be required (such as for deeper pavement excavation or services) will require design of temporary or permanent support. Support measures shall be

specifically investigated and designed by a suitably qualified Chartered Professional Engineer(s) practicing in foundation design.

2. *Lot 1152 contains an area of overcut moderately to highly weathered greywacke rock backfilled with up to 0.5m of engineered fill placed to achieve the design profile of these lots. The presence of this should be taken into account when designing foundations for any buildings on this allotment.*
3. *Lots 1152 & 1153 contain a boundary between fill and cut/natural ground. In the design and construction of building foundations, special attention shall be given for those foundations to be placed between fill and cut/natural ground as identified on Cuttriss Drawing 27514ASBE Sheet 3 Rev.A because weaker ground and groundwater seepage may occur in these areas. Where these boundaries occur under or in close proximity to building foundations there shall be specific subsurface testing by a Chartered Professional Engineer(s) practicing in geotechnical and structural engineering. It may be required to locally deepen foundations where weak ground is encountered.*
4. *On Lots 1152 & 1153 site development works shall be planned to preserve the existing subsoil drains shown on the plan entitled 'Aotea Subdivision Stage 14, Earthworks Asbuilt- Subsoils' Drawing Number 27514ASBBE Sheet 2 Rev.A prepared by Cuttriss Consultants limited. Refer to this plan for the minimum depths to the subsoil drains from the surface of finished lots.*
5. *Undeveloped batter slopes of lots shall be maintained in vegetation or other cover that minimises erosion and enhances slope stability. Planting the batter slopes using shrubs that have good rooting systems will enhance stability in significant rainfall events. Where these batters are covered only in grass, there is an increased potential for surficial scour occurring. These would be shallow slumps that will not affect the structural integrity of the building lot but may be unsightly until the area re-vegetates.*
6. *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.*
7. *On Lots 1152 and 1153, where any retaining wall(s) is constructed over one metre in height on the western boundaries which adjoin the reservoir access, these retaining walls shall be located at least 0.5 metres within the lot boundary. Once any retaining wall referred to in this condition is constructed, a climbing framework such as mesh shall be attached to the wall and planted with plants that will grow up the face of the walls. Such plants shall be maintained thereafter. Where any retaining wall referred to in this condition is constructed over two metres in height, then any fence constructed on top of the retaining wall shall have a maximum height of 1.1 metres and be 50% open.*
8. *As part of the approval of this subdivision consent, landuse consent has been issued for future residential activities on certain allotments to be allowed to exceed certain Porirua City District Plan permitted activity standards. These are as follows:*
 - a) *To allow the construction of buildings, excluding that portion which is garage where the garage door faces directly out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments to Queen Charlotte Drive, Opaoa Way and Rotorua Grove to Vest identified as follows:*

Lot Number	Yard setbacks
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1145	3m front yard (eastern)

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Note:

- i) Attaching eaves and gutters may encroach a further 0.6m + 0.15m respectively into the Front Yard from the distance specified above.
- b) To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:

Lot Number	Site coverage
1145	37.5%
1146	40%
1147	40%
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1186	37.5%
1190	37.5%
1192	37.5%
1196	37.5%
1197	40%
1199	37.5%
1200	37.5%
1203	37.5%

- c) To allow earthworks to be undertaken which breach the earthworks height recession plane and associated retaining walls and barrier fences constructed for support within the rear yard on Lots 1152 and 1153. The owner in undertaking such earthworks shall comply with the following:

- *take all practicable steps to ensure that all storm water run-off from the site is treated so that sediment is retained on site and the discharge does not cause adverse effects on the environment by entering either the kerb and channel, the storm water system, or a natural watercourse;*
- *that land disturbed by earthworks activities shall be regularly wetted to ensure that dust nuisance is maintained within the site and*
- *All areas exposed by earthworks, trenching or subdivision construction activities are to be re-grassed/hydro-seeded at the earliest possible opportunity following excavation or at the latest within 1 month after completion of the earthworks.*

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

Dated at Porirua this 21st day of December 2018.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Watkins', written over a horizontal line.

Richard Watkins
TEAM LEADER RESOURCE CONSENTS
under Delegated Authority



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Richard Watkins
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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 271 DP 498135 lodged for deposit under Plan No 530586.

I, Richard Watkins, Team Leader, Resource Consents of the Porirua City Council, hereby certify that the following conditions (which were condition no.s 51, 52, 72, 74, 76 & 78 of the Subdivision RC7139), to be complied with on an ongoing basis, was imposed by the Porirua City Council on 27 October 2016 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1175 - 1181 shall be aware that:

1. *These lots contain ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as areas BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF on DP 530586 (hereon referred to as Specific Design Areas). Within these Specific Design Areas all foundations of any building, retaining walls and/or any earthworks must be specifically designed by a suitably qualified Chartered Professional Engineer(s) practicing in geotechnical and structural engineering who shall confirm that they have taken into account the Earthworks and Building Site Certification Report: Aotea Stage 14.1 prepared by Tonkin & Taylor Ltd dated October 2018 Version 2 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*
 - a) *Building and earthworks are not recommended in the Specific Design Areas due to the potential for slope instability. However, development is not precluded and these areas may be able to be developed if ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues both within the lot and adjacent land. These works shall be investigated and designed by a Chartered Professional Engineer(s) practicing in geotechnical and foundation engineering. Any application for resource and/or building consents within the Specific Design Areas shall be accompanied by a report and certification prepared under the supervision of the Chartered Professional Engineer(s) practicing in geotechnical and structural engineering.*
2. *Lots 1175, 1176 & 1179 - 1181 contain a boundary between fill and cut/natural ground. In the design and construction of building foundations, special attention shall be given for those foundations to be placed between fill and cut/natural ground as identified on Cuttriss Drawing 27514ASBE Sheet 3 Rev.A because weaker ground and groundwater seepage may occur in these areas. Where these boundaries occur under or in close proximity to building foundations there shall be specific subsurface testing by a Chartered Professional Engineer(s) practicing in geotechnical and structural engineering. It may be required to locally deepen foundations where weak ground is encountered.*

3. On Lots 1175 - 1179 site development works shall be planned to preserve the existing subsoil drains shown on the plan entitled 'Aotea Subdivision Stage 14, Earthworks Asbuilt- Subsoils' Drawing Number 27514ASBBE Sheet 2 Rev.A prepared by Cuttriss Consultants limited. Refer to this plan for the minimum depths to the subsoil drains from the surface of finished lots.
4. Undeveloped batter slopes of lots shall be maintained in vegetation or other cover that minimises erosion and enhances slope stability. Planting the batter slopes using shrubs that have good rooting systems will enhance stability in significant rainfall events. Where these batters are covered only in grass, there is an increased potential for surficial scour occurring. These would be shallow slumps that will not affect the structural integrity of the building lot but may be unsightly until the area re-vegetates.
5. 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.
6. The planting established on the batters shown as areas BP, BS, BV, BY, CA, CD, CF on DP 530586 has been established to mitigate the visual effects of earthworks, 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 Aotea Block subdivision Stage 14 Planting Plan prepared by Sweeney Environments Ltd dated May 2016 held on resource consent file (RC7139), shall not be introduced onto the areas identified in this conditions. No structures shall be placed or earthworks undertaken in the areas identified in this condition.
7. 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.
8. As part of the approval of this subdivision consent, landuse consent has been issued for future residential activities on certain allotments to be allowed to exceed certain Porirua City District Plan permitted activity standards. These are as follows:
 - a) To allow the construction of buildings, excluding that portion which is garage where the garage door faces directly out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments to Queen Charlotte Drive, Opaoa Way and Rotorua Grove identified as follows:

Lot Number	Yard setbacks
1133	3m front yard (southern)
1134	3m front yard (northern)
1145	3m front yard (eastern)
1156	3m front yard (southern)
1157	3m front yard (all)
1166	3m front yard (western)
1167	3m front yard (western)
1168	3m front yard (western)
1169	3m front yard (western)
1170	3m front yard (western)
1177	3m front yard (north western)
1178	3m front yard (northern)
1179	3m front yard (north eastern)
1180	3m front yard (eastern)
1181	3m front yard (eastern)
1184	3m front yard (eastern)
1199	3m front yard (eastern)
1200	3m front yard (eastern)

1208	3m front yard (western)
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Note:

- i) Attaching eaves and gutters may encroach a further 0.6m + 0.15m respectively into the Front Yard from the distance specified above.
- b) To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:

Lot Number	Site coverage
1145	37.5%
1146	40%
1147	40%
1149	37.5%
1150	37.5%
1151	37.5%
1155	37.5%
1158	40%
1159	40%
1160	40%
1161	40%
1162	40%
1180	37.5%
1183	37.5%
1185	40%
1186	37.5%
1190	37.5%
1192	37.5%
1196	37.5%
1197	40%
1199	37.5%
1200	37.5%
1203	37.5%

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

Dated at Porirua this 21st day of December 2018.

Yours faithfully



Richard Watkins
TEAM LEADER RESOURCE CONSENTS
 under Delegated Authority



RC7139 – SB0064/18
Richard Watkins
richard.watkins@poriruacity.govt.nz
(04) 237 1468

Office of the Registrar – General of Land
Private Bag 4721
Christchurch Mail Centre
CHRISTCHURCH 8140

**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 271 DP 498135 lodged for deposit under Plan No 530586.

I, Richard Watkins, Team Leader, Resource Consents of the Porirua City Council, hereby certify that the following conditions (which were condition no.s 51, 52, 72 & 74 of the Subdivision RC7139), to be complied with on an ongoing basis, was imposed by the Porirua City Council on 27 October 2016 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1186, 1190, 1192 & 1204 shall be aware that:

1. *Lots 1190 & 1192 contain a boundary between fill and cut/natural ground. In the design and construction of building foundations, special attention shall be given for those foundations to be placed between fill and cut/natural ground as identified on Cuttriss Drawing 27514ASBE Sheet 3 Rev.A because weaker ground and groundwater seepage may occur in these areas. Where these boundaries occur under or in close proximity to building foundations there shall be specific subsurface testing by a Chartered Professional Engineer(s) practicing in geotechnical and structural engineering. It may be required to locally deepen foundations where weak ground is encountered.*
2. *On Lots 1186 & 1204, site development works shall be planned to preserve the existing subsoil drains shown on the plan entitled 'Aotea Subdivision Stage 14, Earthworks Asbuilt- Subsoils' Drawing Number 27514ASBBE Sheet 2 Rev.A prepared by Cuttriss Consultants limited. Refer to this plan for the minimum depths to the subsoil drains from the surface of finished lots.*
3. *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.*
4. *As part of the approval of this subdivision consent, landuse consent has been issued for future residential activities on certain allotments to be allowed to exceed certain Porirua City District Plan permitted activity standards. These are as follows:*
 - a) *To allow the construction of buildings, excluding that portion which is garage where the garage door faces directly out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments to Queen Charlotte Drive, Opaoa Way and Rotorua Grove identified as follows:*

Lot Number	Yard setbacks
1133	3m front yard (southern)
1134	3m front yard (northern)
1145	3m front yard (eastern)
1156	3m front yard (southern)
1157	3m front yard (all)
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1200	3m front yard (eastern)
1208	3m front yard (western)

Note:

- i) *Attaching eaves and gutters may encroach a further 0.6m + 0.15m respectively into the Front Yard from the distance specified above.*
- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
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1146	40%
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1149	37.5%
1150	37.5%
1151	37.5%
1155	37.5%
1158	40%
1159	40%
1160	40%
1161	40%
1162	40%
1180	37.5%
1183	37.5%
1185	40%
1186	37.5%
1190	37.5%
1192	37.5%
1196	37.5%
1197	40%
1199	37.5%
1200	37.5%
1203	37.5%

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

Dated at Porirua this 21st day of December 2018.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Richard Watkins', written over a horizontal line.

Richard Watkins
TEAM LEADER RESOURCE CONSENTS
under Delegated Authority