

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61 and 63 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lot 1210 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AQ and AR on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas AQ and AR may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas AQ and AR shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas AQ and AR all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas AQ and AR all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. The site contains 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 27515ASBE Sheet 1 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. All building and site development works shall be planned to preserve and protect the subsoil drains. Subsoil drain locations are shown on the Cuttriss Drawing 27515ASBE Sheet 2, and are specifically addressed in Table 3-2 of "Aotea Stage 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. Foundations that are located within 1m horizontal distance from the underlying subsoil drains shall not extend more than 1m below the existing ground surface unless they are specifically investigated and designed by a Geotechnical Engineer.
6. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.
7. Undeveloped batter slopes 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.
8. 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.
9. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)

1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%

1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

10. 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.

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61, 63 and 65 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1211 and 1212 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AM, AN, AO and AP on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas AM, AN, AO and AP may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas AM, AN, AO and AP shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas AM, AN, AO and AP all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas AM, AN, AO and AP all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. The site contains 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 27515ASBE Sheet 1 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. All building and site development works shall be planned to preserve and protect the subsoil drains. Subsoil drain locations are shown on the Cuttriss Drawing 27515ASBE Sheet 2, and are specifically addressed in Table 3-2 of "Aotea Stage 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. Foundations that are located within 1m horizontal distance from the underlying subsoil drains shall not extend more than 1m below the existing ground surface unless they are specifically investigated and designed by a Geotechnical Engineer.
6. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.
7. Undeveloped batter slopes 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.
8. 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.
9. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)

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1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
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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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%

1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

10. 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.

11. The planting established on the batters shown as areas AN and AP 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 (Stage 14 Planting Plan dated May 2016 approved in accordance with condition 8 of RC7139) held on resource consent file (RC7139), shall not be introduced onto the areas identified in this condition. No structures or buildings shall be placed or earthworks undertaken in the areas identified in this condition.

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 14th day of January 2020.

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I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61, 63 and 65 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1213 and 1219 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as Y, AA, AK and AL on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas Y, AA, AK and AL may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas Y, AA, AK and AL shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas Y, AA, AK and AL all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas Y, AA, AK and AL all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. The site contains 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 27515ASBE Sheet 1 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.
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 - a) To allow the construction of buildings, excluding that portion which is garage where the garage door faces out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

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Note:

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1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%

1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

9. *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.*

10. *The planting established on the batters shown as areas Y and AL 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 (Stage 14 Planting Plan dated May 2016 approved in accordance with condition 8 of RC7139) held on resource consent file (RC7139), shall not be introduced onto the areas identified in this condition. No structures or buildings shall be placed or earthworks undertaken in the areas identified in this condition.*

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 14th day of January 2020.

Yours faithfully



Stuart Smith
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POLICY, PLANNING & REGULATORY SERVICES
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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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61, 63 and 65 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1214 - 1217 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AC, AD, AE, AF, AG, AH, AI and AJ on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas AC, AD, AE, AF, AG, AH, AI and AJ may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas AC, AD, AE, AF, AG, AH, AI and AJ shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas AC, AD, AE, AF, AG, AH, AI and AJ all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas AC, AD, AE, AF, AG, AH, AI and AJ all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.
5. Undeveloped batter slopes 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. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)

1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.
- ii) Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.

- b) To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

8. *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.*
9. *The planting established on the batters shown as areas AD, AF, AH, and AJ 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 (Stage 14 Planting Plan dated May 2016 approved in accordance with condition 8 of RC7139) held on resource consent file (RC7139), shall not be introduced onto the areas identified in this condition. No structures or buildings shall be placed or earthworks undertaken in the areas identified in this condition.*

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61 and 65 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lot 1220 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as W and X on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas W and X may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas W and X shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas W and X all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas W and X all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. *The site contains 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 27515ASBE Sheet 1 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. *All building and site development works shall be planned to preserve and protect the subsoil drains. Subsoil drain locations are shown on the Cuttriss Drawing 27515ASBE Sheet 2, and are specifically addressed in Table 3-2 of "Aotea Stage 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. Foundations that are located within 1m horizontal distance from the underlying subsoil drains shall not extend more than 1m below the existing ground surface unless they are specifically investigated and designed by a Geotechnical Engineer.*
6. *All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.*
7. *Undeveloped batter slopes 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.*
8. *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.*
9. *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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:*

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)

1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%

1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

10. The planting established on the batters shown as area W 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 (Stage 14 Planting Plan dated May 2016 approved in accordance with condition 8 of RC7139) held on resource consent file (RC7139), shall not be introduced onto the areas identified in this condition. No structures or buildings shall be placed or earthworks undertaken in the areas identified in this condition.

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61, 63 and 67 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lot 1335 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AU on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within area AU may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within area AU shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the area AU all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within area AU all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. *The site contains 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 27515ASBE Sheet 1 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. *All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.*
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. *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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:*

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
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1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
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1253	3m front yard (Ken Douglas Drive)
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1255	3m front yard (Ken Douglas Drive)
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1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
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1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

8. *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.*
9. *No vehicle access to the site shall be constructed within the parking bay along the site frontage*

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61 and 63 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lot 1337 shall be aware that:

- 1. All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*
- 2. Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*
- 3. The site contains 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 27515ASBE Sheet 1 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. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.*
- 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. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:*

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%

1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

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.

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61, 63 and 67 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lot 1338 shall be aware that:

- 1. All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*
- 2. Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*
- 3. The site contains 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 27515ASBE Sheet 1 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. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.*
- 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. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:*

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%

1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

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. *No vehicle access to the site shall be constructed within the parking bay along the site frontage*

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61 and 63 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1218 and 1329 – 1333 shall be aware that:

- 1. This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AB, AW, AX, AY, AZ and BB on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas AB, AW, AX, AY, AZ and BB may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas AB, AW, AX, AY, AZ and BB shall be accompanied by a report and certification prepared by a Geotechnical Engineer

- 2. All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas AB, AW, AX, AY, AZ and BB all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.

Within areas AB, AW, AX, AY, AZ and BB all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.
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. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)

1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
 - ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*
- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%

1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

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.*

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59 and 61 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1221, 1222, 1227, 1229, 1234, 1239 and 1240 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as C, D, I, N, P, U, V and BA on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas C, D, I, N, P, U, V and BA may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas C, D, I, N, P, U, V and BA shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas C, D, I, N, P, U, V and BA all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas C, D, I, N, P, U, V and BA all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. The site contains 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 27515ASBE Sheet 1 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. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.
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. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
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1255	3m front yard (Ken Douglas Drive)
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1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)

1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%

1337	37.5%
1338	37.5%

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59 and 61 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1223 and 1228 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as O and T on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas O and T may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas O and T shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas O and T all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas O and T all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. *The site contains 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 27515ASBE Sheet 1 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. *All building and site development works shall be planned to preserve and protect the subsoil drains. Subsoil drain locations are shown on the Cuttriss Drawing 27515ASBE Sheet 2, and are specifically addressed in Table 3-2 of "Aotea Stage 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. Foundations that are located within 1m horizontal distance from the underlying subsoil drains shall not extend more than 1m below the existing ground surface unless they are specifically investigated and designed by a Geotechnical Engineer.*
6. *All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.*
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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:*

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)

1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%

1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%
1338	37.5%

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59 and 61 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1224 – 1226, 1230 and 1231 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as L, M, Q, R and S on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas L, M, Q, R and S may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas L, M, Q, R and S shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas L, M, Q, R and S all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas L, M, Q, R and S all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. All building and site development works shall be planned to preserve and protect the subsoil drains. Subsoil drain locations are shown on the Cuttriss Drawing 27515ASBE Sheet 2, and are specifically addressed in Table 3-2 of "Aotea Stage 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. Foundations that are located within 1m horizontal distance from the underlying subsoil drains shall not extend more than 1m below the existing ground surface unless they are specifically investigated and designed by a Geotechnical Engineer.
5. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.
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. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)

1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%
1337	37.5%

1338	37.5%
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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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59 and 61 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1232, 1233, 1235 - 1238 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as E, F, G, H, J and K on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas E, F, G, H, J and K may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas E, F, G, H, J and K shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas E, F, G, H, J and K all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas E, F, G, H, J and K all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. *All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.*
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. *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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:*

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
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1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
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1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)
1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)

1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
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1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
 - ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*
- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%

1336	37.5%
1337	37.5%
1338	37.5%

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

Office of the Registrar – General of Land

**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 100 DP 535167 and Lot 279 DP 530586 lodged for deposit under Plan No 540151.

I, Stuart Smith, Senior Resource Consents Planner of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 35, 59, 61 and 63 of the Subdivision RC7704), to be complied with on an ongoing basis, were imposed by the Porirua City Council on 22 November 2018 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 1334 and 1336 shall be aware that:

1. *This lot contains ground that does not satisfy the requirements of NZS 3604:2011 or ground that is adjacent to such areas identified as AT an AV on DP 540151 (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 14.2 Earthworks" prepared by Tonkin & Taylor Ltd dated May 2019 ref: 85323.400.v2. In particular the following considerations and requirements shall be taken into account:*

Building and earthworks are not recommended in this area due to the potential for slope instability. However, cuts and fills of less than 0.3m in depth within areas AT an AV may be undertaken with low risk to the overall stability of the slopes provided good engineering practice is followed including the requirements of Section 3.2.1. Development is not precluded and these areas may be able to be developed if specific assessment, ground improvement or other mitigation measures are constructed in conjunction with any development to address the potential slope stability issues. Development works (other than cuts and fills less than 0.3m in depth) shall be investigated and designed by a Geotechnical Engineer.

Any application for resource and/or building consents within areas AT an AV shall be accompanied by a report and certification prepared by a Geotechnical Engineer

2. *All temporary and permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls greater than 1.5 m in height shall be specifically investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.*

Within the areas AT an AV all temporary or permanent cuts greater than 0.3m in depth, including cuts to be retained, shall be specifically investigated and designed by a Geotechnical Engineer. Retaining walls shall be specifically designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

3. *Any fill greater than 0.8 m thick, and all fill proposed to be beneath structures (including hardstanding and driveway areas), shall meet the requirements of NZS 4431:1989, and shall include adequate stripping, benching, and underdrainage.*

Within areas AT an AV all fills greater than 0.3m in depth shall be investigated and designed by a Geotechnical Engineer. The Engineer shall consider the effect of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and adjacent land.

4. The site contains 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 27515ASBE Sheet 1 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. All stormwater from roofs, hard-standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to the Porirua City Council stormwater system. All stormwater from other areas such as vegetated surfaces that discharge over the crest of a cut or fill slope shall be in a dispersed manner that will not give rise to concentrated stormwater flows and shall be limited to an individual lot area.
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. 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 out to the Road, to be closer than 5 metres to the Front Boundary on certain allotments identified as follows:

Lot Number	Yard setbacks
1210	3m front yard (Road 14 only - northern)
1211	3m front yard (Road 14)
1212	3m front yard (Road 14)
1213	3m front yard (Road 14)
1214	3m front yard (Road 14)
1215	3m front yard (Road 14)
1216	3m front yard (Road 14)
1217	3m front yard (Road 14)
1218	3m front yard (Road 14)
1220	3m front yard (Road 14)
1244	3m front yard (Queen Charlotte Drive only – southwestern)
1246	3m front yard (Waitaria Terrace)
1247	3m front yard (Both Waitaria Terrace and Ken Douglas Drive)
1249	3m front yard (Ken Douglas Drive)
1250	3m front yard (Ken Douglas Drive)
1251	3m front yard (Ken Douglas Drive)
1252	3m front yard (Ken Douglas Drive)
1253	3m front yard (Ken Douglas Drive)
1254	3m front yard (Ken Douglas Drive)
1255	3m front yard (Ken Douglas Drive)
1256	3m front yard (Ken Douglas Drive)
1257	3m front yard (Ken Douglas Drive)
1258	3m front yard (Ken Douglas Drive)
1264	3m front yard (Ken Douglas Drive only - western)
1293	3m front yard (Waitaria Terrace only - south-eastern)

1294	3m front yard (Queen Charlotte Drive)
1304	3m front yard (Road 9 only – south-eastern)
1311	3m front yard (Road 9)
1312	3m front yard (Road 9)
1315	3m front yard (Road 9)
1316	3m front yard (Road 9)
1323	3m front yard (Road 9 only – north-western)
1328	3m front yard (John Burke Drive only - eastern)
1329	3m front yard (John Burke Drive only - 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.*
- ii) *Those parts of Buildings approved in this resource consent to be closer than 5m to the Front Boundary as identified above shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.*

- b) *To allow the construction of buildings to exceed Site Coverage to a certain level on various allotments as follows:*

Lot Number	Site coverage
1215	37.5%
1216	37.5%
1218	40.0%
1224	40.0%
1225	40.0%
1226	40.0%
1228	40.0%
1229	40.0%
1230	40.0%
1231	40.0%
1232	40.0%
1233	40.0%
1234	40.0%
1235	40.0%
1236	40.0%
1237	40.0%
1238	40.0%
1239	40.0%
1240	40.0%
1241	37.5%
1242	40.0%
1246	40.0%
1247	40.0%
1262	40.0%
1270	37.5%
1271	37.5%
1272	37.5%
1273	37.5%
1274	37.5%
1275	37.5%
1276	40.0%
1290	37.5%
1291	37.5%
1296	37.5%
1330	40.0%
1331	40.0%
1332	40.0%
1335	37.5%
1336	37.5%

1337	37.5%
1338	37.5%

8. *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.*

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 14th day of January 2020.

Yours faithfully



Stuart Smith
SENIOR RESOURCE CONSENTS PLANNER
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority