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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER  
NUMBER 342527  
AND RESOURCE CONSENT NO. RM 030393**

**(BEING THE SUBDIVISION OF LOT 1 DP 16680,  
LOTS 3 & 4 DP21959 AND LOT 1 DP51317),  
AT DUNSTAN STREET, OTAKI  
FOR DUNSTAN PROPERTY DEVELOPMENTS**

**The Regional Regulatory Titles Officer at Wellington**

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 1 to 3, 14 to 17 and 21:** No earthworks are to be undertaken within, and no building, structure or part of any building or structure shall be erected on the overflow path area. These overflow areas are identified on each lot as follows:
  - a) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
  - b) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
  - c) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
  - d) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
  - e) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
  - f) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
  - g) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
  - h) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: The drawings referred to above are held on file RM030393 at the offices of the Kapiti Coast District Council and may be inspected at any time the offices are open to the public.

**Kapiti Coast District Council**

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)

There's a future here • Me huri whakamuri, ka titiro whakamua

- 2 (a) With respect to Lots 1 to 3, 14 to 17 and 21: No internal fence constructed within the overflow path area shall be of a solid structure or design, which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path; and
- (b) With respect to Lots 1 to 3, 14 to 17 and 21: Any hedge that is to be planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.

The overflow areas relating to conditions 2(a) and 2(b) are identified on each lot as follows:

- (i) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
- (ii) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
- (iii) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
- (iv) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (v) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vi) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vii) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (viii) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

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3. With respect to ALL allotments: Foundation design and construction for any new building or additions and alterations to any building shall take into account the recommendations within the Report on Soil Investigation and Testing for Dunstan Estate (35 Dunstan St, Otaki) prepared by Samcon Civil Engineers, dated November 1, 2004 and submitted to Council in relation to application No. RM030393. A copy of the report is available in Council's Office at any time the office is open to the public.
4. With respect to ALL allotments: It shall be the ongoing responsibility of the owner of each allotment, following establishment of a suitable on-site stormwater disposal system, which shall take into account the findings and recommendations contained the report from Samcon Civil Engineers dated June 6, 2004 and entitled "Stormwater Disposal – Proposed Residential Development 19 & 35 Dunstan Street, Otaki" to maintain the system in accordance with the recommendations contained in that report, a copy of which is held on file RM030393 and is available in Council's Office at any time the office is open to the public.
5. With respect to Lots 1 to 4 and 7 to 14: The maximum height of any fence constructed along the north western boundary of adjoining Otaki College shall be 1.5m

6. **With respect to Lots 17 and 18:** Any dwellings or accessory buildings to be erected on the lots shall be limited to a maximum height of 20.2 metres (Mean Sea Level (Wellington Datum 1953)).
7. **With respect to Lots 17 to 20:** The Stormwater Swale which has been constructed along the common boundaries with Lots 17 to 20 and the adjacent properties to the southeast with frontage onto Dunstan Street shall not be filled in any way and no building or other structure or part of a building or structure shall be erected within the swale formation. No internal fence that is to be erected across the swale shall be of a solid structure or design which may dam water or trap debris.
8. **With respect to Lots 7, 13 and 18:** Access to these allotments shall be restricted to the formed cul-de-sac heads.
9. **With respect to Lot 5:** Access to this allotment shall be restricted to the formed cul-de-sac head or from the Right of Way serving Lots 1 to 5.

Issued in respect of application No. RM 030393 on this 21<sup>st</sup> day of April, 2005.



**Trevor Garnett**  
**AUTHORISED OFFICER**



**Wayne Gair**  
**AUTHORISED OFFICER**