Kia ora

Ref: RCA26130
Officer name: Olivia Campbell
Email: Olivia.Campbell@poriruacity.govt.nz
Phone: 04 237 1084

27th July 2026

Pukerua Holdings Limited
c/o: Scope Planning
12 Allen Street,
Te Aro, Wellington 6011
stephanie@scopeplanning.co.nz

Dear Stephanie,

NOTICE OF DECISION – RCA26130 – S127 CHANGE OF CONDITIONS FOR THE MURI BLOCK DEVELOPMENT APPROVED UNDER RC8763 SL0075/22 RCA23028 FOR A 144-LOT RESIDENTIAL SUBDIVISION (REVISED TO 133 LOTS) WITH BULK EARTHWORKS REGARDING REMOVAL OF 11 LOTS, STAGING CONFIGURATION CHANGES, THREE WATERS CONDITIONS, DELETION OF RESERVE LOT 702, OTHER ADMINISTRATIVE MATTERS AND CREATION OF AN EASEMENT IN GROSS OVER LOT 1000 DEPOSITED PLAN 608433 AT 34 MURI ROAD, PUKERUA BAY BEING LOT 1 DEPOSITED PLAN 608433 AND LOT 1000 DEPOSITED PLAN 608433.

I am pleased to inform you that your s127 Resource Consent application by Pukerua Holdings Limited as set out above was considered under delegated authority and granted on the 27th of July 2026. The decision and the consent conditions are outlined below. The officers report and stamped approved plans are attached.

Please review the conditions in the attached report as you will be required to comply with these. It is very important that you understand your obligations and undertake the necessary actions or work to comply with all the conditions of your consent.

If you have any questions or concerns about any aspect of your consent or its conditions, I would be happy to discuss them with you. Please also refer to the following general information for consent holders:

1. You may commence your activity in accordance with your consent conditions, unless you lodge an objection to Porirua City under section 357 of the Resource Management Act 1991. Your commencement date will then be the date on which the decision on the objection is determined.

2. This resource consent will expire five years after the date of commencement of consent unless:
   a. it is given effect to before the end of that period; or
   b. upon an application made before the consent lapses for an extension of consent. The statutory considerations, which apply to extensions, are set out in Section 125(1A)(b) of the Resource Management Act 1991.

3. If you are dissatisfied with any aspect of the decision on your consent application, you have the right to lodge an objection with the Council under section 357 of the Resource Management Act 1991. You have 15 working days from the date you receive this letter of notification within which to lodge your objection to the decision. Your objection should contain a statement as to what part of the consent you object to and should clearly explain the reasons for your objection. On receiving an objection in writing, the Council shall hear the objection and may uphold the objection wholly or partly.

4. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004 and comply with all relevant Council bylaws.

Ngā mihi,

Olivia Campbell
Principal Resource Consents Planner
Policy Planning and Regulatory Services

DECISION REPORT – S127 CHANGE OF CONDITIONS

Council Reference	RCA26130
Applicant	Pukerua Holdings Limited
Site Address	34 Muri Road, Pukerua Bay
Legal Description	Lot 1 Deposited Plan 608433 and Lot 1000 Deposited Plan 608433
Proposal	s127 application to amend conditions of RC8763 SL0075/22 RCA23028 relating to a 144-lot residential subdivision (revised to 133 lots) with bulk earthworks regarding removal of 11 lots, staging configuration changes, three waters conditions, deletion of Reserve Lot 702, other administrative matters and creation of an easement in gross over Lot 1000 Deposited Plan 608433.
Proposed District Plan	Medium Density Residential Zone
Activity Status	S127 – Discretionary Activity

Report prepared by: Olivia Campbell, Principal Planner, Resource Consents
Report peer reviewed by: Dan Kellow, Planning Consultant, Resource Consents
Date consent application received: 16 April 2026

1. BACKGROUND

1.1 Approved Resource Consent – 144 lot subdivision RCA23028 (RC8763 SL0075/22)

On the 18th January 2024, resource consent was granted for subdivision of the four free-hold titles (total area 128ha) to create 144 residential allotments, road (public and private) allotments, drainage, scenic and recreation reserves and a balance lot together with land use consents for associated earthworks, Significant Natural Area ("SNA") clearance, infrastructure servicing, roading, and the construction of 92 residential dwellings as an integrated medium density development over three stages. The approved RCA23028 subdivision contained 3 sub-stages to be brought forward with the delivery of various infrastructural upgrades, including a new reservoir for bulk water supply and wastewater attenuation. RCA23028 also consented an earthworks stockpile area within the Balance Lot 1000 that was zoned Rural in the Operative Plan but has been rezoned under the now Operative District Plan to Northern Growth Area Zone (and Rural Lifestyle Zone).

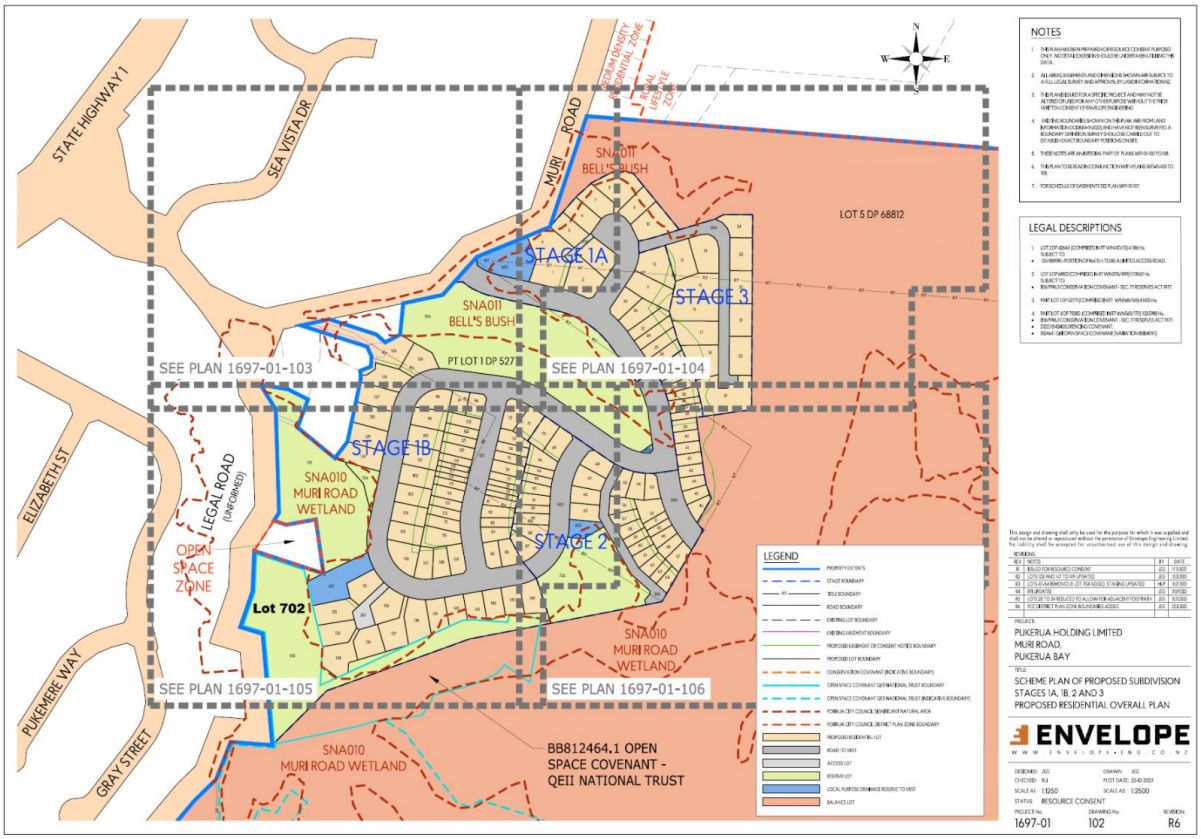


Figure 1. Stamped Approved Scheme and Staging Plan RCA23028

1.2 Approved Resource Consent RCA24131– Land Rationalisation subdivision

On the 23rd of May 2024, resource consent was granted for a subdivision to rationalise four freehold titles being the landholdings representing the subject site under RCA23028, into two allotments, with Lot 1 comprising of the consented development site under RCA23028 (being 11.6ha) and the remaining balance Muri Block Lot 1000 (being 117.3ha). The application outlined the subdivision was a land rationalisation exercise to enable funding arrangements to be secured against the new title comprising the Stage One area (proposed Lot 1) ahead of the subdivision works commencing.

1.3 Approved Resource Consent RCA24252 – Boundary adjustment

On the 12th of September 2024, resource consent was granted for a boundary adjustment to more appropriately align the boundaries between Lot 1 (the development Lot) and Lot 1000 (the balance lot) having regard for an existing QEII covenant which could be more appropriately encapsulated in its entirety into Lot 1000.

1.4 Approved Resource Consent RCA24215 – Reservoir landuse and subdivision

On the 2nd of February 2026, landuse resource consent was granted for the construction of a water supply reservoir with associated earthworks, reticulated mains, pumping station, accessway and subdivision consent to create two infrastructure allotments around the reservoir and pumping station. The reservoir is located within balance Lot 1000 on the highest elevation point to the east of the development in Lot 1 and directly adjoins a Department of Conservation covenant over SNA Bells Bush. Development of stages 5 and 6 of the Muri development (as now described in this current application) are dependent on construction of the reservoir and pumping station for dwellings to meet minimum water pressure and water capacity requirements having regard for the existing reservoir in Pukerua Bay.

1.5 Summary rationale for this s127 application

The applicant has sought to amend numerous conditions of the approved subdivision and landuse consent conditions of RCA23028. These are outlined in more detail in the following sections but in summary are to resolve staging and other engineering matters that have arisen since the original consent was issued, summarised into key matters which include:

A. **Reconfiguration of staging** (previously stages 1A, 1B, 2 and 3), now stages 1 - 6.
   - Stage 1A and 1B will be reconfigured into Stages 1, 2, 3 and 4,
   - Stages 2 and 3 will be renamed as Stages 5 and 6.
   - Move Lot 125 from Stage 2 into Stage 1.

B. **Removal of Road 06 / 07 (Lot 504) and removal of 11 lots (Lots 14 – 24)** which were to be served from road 06/07, to now be incorporated into a balance Lot 1000 (previously shown as stage 3). Associated changes to bulk earthworks and batter slope landscaping are proposed as a result of the deletion of roads 6/7 and Lots 14-24

C. **Deletion of Lot 702 Reserve to vest.** The land occupied by Lot 702 is now outside Lot 1 within the balance allotment Lot 1000 as a result of subdivision and boundary adjustments outlined under sections 1.2 and 1.3 above. Due to existing QEII covenants over the land, a Council reserve has been reconsidered and accepted to be deleted from the overall scheme at this stage.

D. **Other Three Waters matters** including change the Engineering Servicing to remove the pump station(s) within the site and provide additional storage volume at PS30 (aka PS230) and recognition of the potential change in land tenure for Three Waters stormwater land assets (Tiaki Wai) for Lots 600-603.

The applicant in their submitted AEE explains the rationale to the proposed amendments to plans and conditions to be:

- the sub-stages are proposed in order to provide better reflect construction and delivery constraints allowing smaller, more practical stages.
- The sub-stages allow deferment of the local purpose reserve and pedestrian walkway through Lot 701 until Stage 4,
- The staging will continue to comply with the overarching requirements of the consent for water, wastewater and stormwater servicing, legal and physical access, and completion of civil works.

2. SPECIFIC CONDITIONS TO BE AMENDED

Given the extensive nature of minor changes, strikethrough ~~delete~~ underline add explanations are not considered warranted in this planning report for the sake of brevity, however all changes are shown as referenced with footnotes and associated explanations for the change in the revised condition list of the decision. Conditions which remain unchanged have been reduced in font size so changes from the original consent are obvious.

2.1 Reconfiguration of staging (previously stages 1A, 1B, 2 and 3), now stages 1-6.

These amendments to the approved consent result in amendments mostly to plan references, lot renumbering and staging references within **conditions 1-3, 27, 29, 30, 51, new condition 51a, 52-56, 62, 74-76, 100, 102, 103, 119, new 119A, 140, 141, 143, 145, 149, 162, 163, 166, 167, 168, 169, 170, 171, 174, 175, 188, 189, 194, 195 and 196.** Under the s127 application the applicant was seeking reconfiguration of stages with the following justification provided:

> *This application seeks to amend the stages set out in Condition 2 of RC8763 to enable a more practical delivery of titles. The consent currently provides for Stages 1A, 1B, 2 and 3 and it is proposed that:*
> - *Consented Stages 1A and 1B are reconfigured into four separate stages, being proposed Stages 1, 2, 3 and 4; and*
> - *Consented Stages 2 and 3 are renumbered as Stages 5 and 6.*
>
> *The revised staging results in the delivery of the local purpose reserve and associated pedestrian walkway connection to Muri Road in proposed Stage 4, rather than Stage 1A. While this represents a deferral in delivery, it is expected that Stage 4 will be titled around the same time as the completion and occupation of the initial dwellings within Stages 1–3. As such, the availability of the reserve and walkway will align with when it is functionally required by residents. Engagement has been undertaken with Porirua City Council's Parks Team in respect of this revised delivery timing, and no in-principal concerns have been raised regarding the proposed deferral.*
>
> *All works within each revised stage will continue to comply with the overarching requirements of the consent, including the provision of water supply, wastewater, stormwater infrastructure, legal and physical access, and completion of civil works as required prior to s224(c) certification. Overall, the proposed staging does not alter the overall extent or yield of the consented subdivision. Rather, it enables titles to be issued progressively in smaller stages, while still ensuring that all necessary infrastructure, servicing, and access requirements are delivered in accordance with the consent.*

The new staging 1-6 is shown on the amended scheme plan in Figure 2 below:

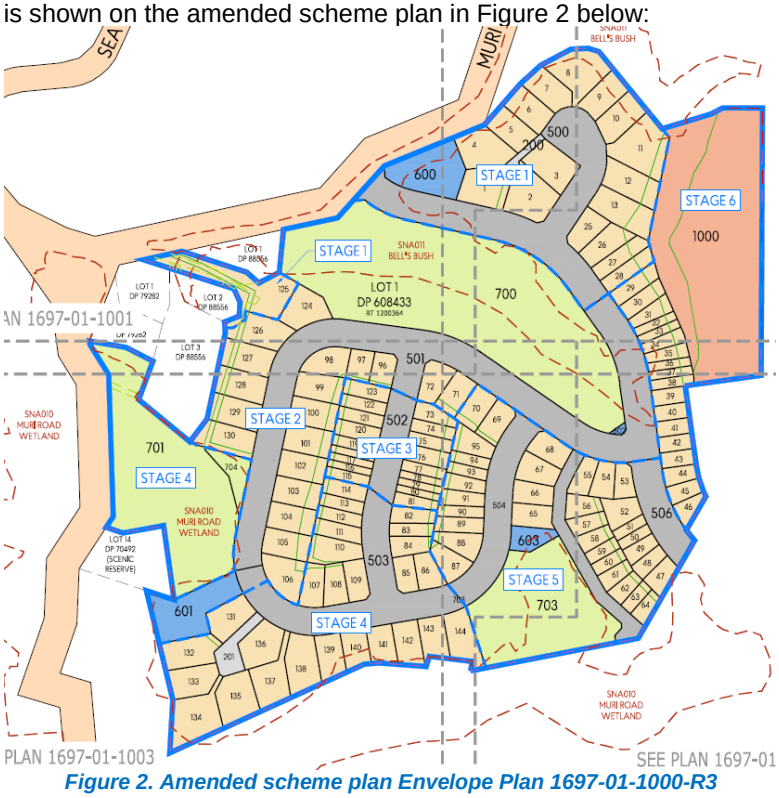


Figure 2. Amended scheme plan Envelope Plan 1697-01-1000-R3

The proposed changes to staging were discussed with the following advisors who provided the following comments (in summary).

- **Transport**: No objection to change in staging, plans align with the transport engineering approval plans relodged and reapproved under reference RCA24164-EA during the assessment of this application.
- **Parks**: No objection to change in staging, including delivery of Scenic Reserve Lot 700 in stage 2, Local Purpose Reserve (pocket park) Lot 704 and Scenic Reserve Lot 701 within stage 4 and Lot 703 within stage 5.
- **Wellington Water**: Commentary received from Zeean Brydon as outlined in section 2.5 below, supporting amendments to staging subject to condition amendments.

In summary, through the passage of this application additional matters were identified requiring correction and amendment as a result of the staging reconfigurations in all plans, including the scheme plans (for easements) and as a result a full updated set of plans has been referenced.

These plans now align with the transport engineering approval plans relodged and reapproved under reference RCA24164-EA (Three Waters revised engineering approval under assessment at the time of drafting this report). All references are now reflected in the updates to conditions, with footnotes reflecting where changes have occurred with justification.

Moving of Lot 125 into Stage 1 (previously stage 1B)

One specific change (as discussed in more detail under section 2.5 below) is the moving of the creation of Lot 125 into stage 1 instead of in later stages (previous stage 1B). Lot 125 is accessed off the right of way serving the existing site known as 34 Muri Road accessing the historic farm homestead and greater landholding. This right of way (to be held within Lot 125) is to be enclosed as an isolated allotment (turning its back onto the development site) retaining all existing benefitting parties once the new intersection and road is constructed into stage 1 (currently underway).

The undertaking of civil works (laying a wastewater main) and creation of a title (with easements) of Lot 125 within stage 1 has been requested by the applicant to reduce ongoing construction effects for the adjoining users of the rights of way (Lots 1 and 2 DP 88556 and Lot 1 DP79282) being 26, 32 and 36 Muri Road. Tiaki Wai Land Development Engineer Zeean Brydon has requested additional wording within condition 54 which states:

> *The new public wastewater network includes the extension of a public wastewater line through proposed Lot 125 that must be constructed in Stage 1.*

This additional condition will ensure that no further works need to be undertaken in future stages within Lot 125 which may cause disruption to a new landowner or present legal challenges when in new ownership different to the developer, although an easement in gross with Tiaki Wai as grantee will also be created on the lot.

Summary of staging changes

In summary, these staging changes have been found to be acceptable by technical advisors being technical in nature only. Other than removal of the 11 lots (previous stage 3) the amendments to staging does not amend the nature or scale of the approved 144 (now 133) lot residential subdivision, other than to lessen the scale of the proposed development footprint (as discussed in detail under section 2.2 below).

2.2 Removal of Road 06 / 07 (Lot 504) and removal of 11 lots (Lots 14 – 24).

Under the s127 application the applicant was seeking deletion road 06/07 and Lots 14-24 (11 lots total) with the following justification provided:

> *Minor changes to the approved subdivision layout arising from detailed design. Further investigation has confirmed that consented Road 06 is impracticable and unfeasible to construct. As a result, Road 06 is proposed to be removed from the scheme. Adjoining allotments have been reconfigured accordingly to respond to this change and consented lots 14- 24, that were to be accessed from Road 06 have been consolidated into balance lot 1000. Future development of this balance lot may be pursued through a separate resource consent, subject to the resolution of suitable access arrangements. The consented design is illustrated in Figure 1 (3) below and the proposed revised design is in Figure 2 (4).*



FIGURE 1: CONSENTED SUBDIVISION LAYOUT (Source: Envelope Plan 1697-01-301-R5)



FIGURE 2: REVISED SUBDIVISION LAYOUT (Source: Envelope Plan 1697-01-301-RC1)

Figures 3 and 4: Layouts showing previously consented and revised layouts of Lots 14-24

Removal of Lots 14-24 which were to be served from road 6 and 7 are now proposed to be incorporated into a balance Lot 1000 (previously shown as stage 3). As shown in the images above this has resulted in associated changes to bulk earthworks in this area of the site, and through the application assessment the applicant was requested to address potential runoff and required batter slope landscaping in this area as a result of the change to the development landform.

As a result, conditions relating to batter slope landscaping plans (conditions 21 and 94) have been amended on the updated scheme plan in condition 74 on Lots 12 and 13 [shown as VA and VC], Lots 26-38 [shown VE-VU]; Lots 69-71 [shown as VY, VZ, WA]: Lots 73-84 [shown as WB-WM]: Lots 87-95 [shown as WN-WV]; Lots 96-123 [shown as WW-XW] and Lot 1000 [shown as VM].

Condition 118 in relation to the land transfer plan has been updated to reflect all batter slope areas to be protected as vegetation protection areas as per (amended consent condition 174).

Therefore these amendments to remove this stage (and 11 lots and roading) from the development results in numerous changes to conditions as follows: **conditions 1-3, 21, 27, 29, 30, 51, new condition 51a, 52-56, 62, 74-76, 94, 100, 102, 103, 119, new 119A, 140, 141, 143, 145, 149, 162, 163, 166, 167, 168, 169, 170, 171, 174, 175, 188, 189, 194, 195 and 196.**

As stated above, given the extensive nature of minor changes, strikethrough delete underline add explanations are not considered warranted for the sake of brevity, however all changes are shown as referenced with footnotes and associated explanations for the change in the revised condition list of the decision.

The proposed changes to staging were discussed with the following advisors who provided the following comments (in summary).

- **Transport**: No objection to change in staging and removal of Road 6 and 7 due to steep unworkable grade. The reconfigured road design for Road 1 to serve stage 1 is also acceptable and plans align with the transport engineering approval plans relodged and reapproved under reference RCA24164-EA during the assessment of this application.
- **Parks**: No objection to the removal of these lots. Supportive of changes to require batter slope to be subject to a landscaping plan showing revegetation of the batter slope and subject to vegetation protection area.
- **Wellington Water**: **Wellington Water**: Commentary received from Zeean Brydon as outlined in section 2.5 below, supporting subject to condition amendments.

2.3 Deletion of Lot 702 Reserve to vest.

This component of the subdivision was not originally included in the application but was discovered during the assessment process. This matter was clarified with the applicant and decided that as a result of subdivision and boundary adjustments outlined under sections 1.2 and 1.3 above, the land to be vested as Lot 702 is now outside of Lot 1 and is located within the balance allotment Lot 1000

The proposed removal of Lot 702 was discussed with the following advisors who provided the following comments (in summary).

- **Parks**: the Parks team following consultation confirmed that given the presence of a Queen Elizabeth Trust covenant over the wetland within the area shown as Lot 702, that appropriate legal protections and ongoing management already exist for conservation purposes, and a ‘double up’ of protection being vested as a reserve may not be appropriate nor necessary. Accordingly, the Parks team support the application to delete Lot 702. The Parks team note that none the less, the area of land now within Lot 1000 balance allotment will be subject to further redevelopment in future stages of the greater Muri Block. This means the landownership of this wetland area and potential changes to land tenure can be re-adjudicated at a later stage.
- **Wellington Water**: Ms Brydon raised concern regarding the easement over outlet from Lot 601, within balance allotment as outlined in section 2.5 below, supporting subject to condition amendments.

These amendments to the approved consent result in amendments mostly to plan references, lot renumbering and staging references within **conditions 1-3, 27, 29, 30, 51, new condition 51a, 52-56, 62, 74-76, 100, 102, 103, 119, new 119A, 140, 141, 143, 145, 149, 162, 163, 166, 167, 168, 169, 170, 171, 174, 175, 188, 189, 194, 195 and 196.**

As above, given the extensive nature of minor changes, strikethrough delete underline add explanations are not considered warranted for the sake of brevity, however all changes are shown as referenced with footnotes and associated explanations for the change in the revised condition list of the decision.

Easement in gross for stormwater outlet from Lot 601

During the passage of the application discussions were undertaken with the applicant in regards to the ability to discharge stormwater from the basin within Lot 601 into the area to be occupied by Lot 702 that is now proposed to be deleted. Under the original application the stormwater was to be discharged into this reserve which was deemed appropriate from an ecological perspective via the applicants ecologist (Boffa Miskell) and PCC ecologist (Dr Gary Bramley).

As a result of the removal of Lot 702, Tiaki Wai Engineer Zeean Brydon recommended that in lieu of the reserve, an easement in gross be guaranteed to enable discharge into Lot 1000. Accordingly, conditions were drafted and agreed to by the applicant (landowner of Lot 1000).

The applicant has advised that they are still the owner of the land Lot 1000, formerly Lot 702 and therefore can agree to the required easements, and they have accepted a condition requiring the easement to be created before s224. The easement will require a separate land title plan to be created, one that is outside of the subdivision boundary, and it is considered therefore that this requires a separate condition (i.e. one separate to the subdivision easement condition).

I have discussed this approach Tiaki Wai Engineers, and it has been agreed that given the applicant owns the land and has agreed / proffered a condition this can be accepted as not requiring 'third party approval'. Additionally, it will be up to the applicant to manage the risk associated with this condition. If they sell the land etc and there is a new owner who does not agree to the easement, then they will not be able to achieve s224. Alternatively, a new s127 application may be required to relocate the discharge outlet to a different location (potentially to the north to council reserve). This is outside the scope of this application.

For clarity, new conditions 51a and 119A state:

> **Landuse consent:**
>
> 51aa Prior to the occupation of any dwelling in stage 2 the consent holder must provide evidence that the easement in gross over Lot 1000 Deposited Plan 608433 for the stormwater outlet discharging stormwater from Lot 601 has been duly granted.
>
> *Advice note: refer to s224c condition 119A.*
>
> **Subdivision consent:**
>
> 119A Easement in gross over Lot 1000 DP608433
>
> Prior to certification under Section 223 of the Resource Management Act 1991 for Stage 2, the consent holder shall provide evidence that the easement in gross over Lot 1000 DP608433 for the stormwater outlet discharging stormwater from Lot 602 has been duly granted.
>
> *Advice note: The applicant has indicated that Lot 1000 DP608433 is in the ownership of the applicant at the time of issuing this consent and agrees in principle to the granting of the easement. Should Lot 1000 DP608433 be disposed of into separate ownership where an easement cannot be obtained, the applicant acknowledges that the risk of the inability to obtain s223 and s224c certification in the absence of an easement (and compliance with this condition) lies with them.*

In summary, the removal of Lot 702 has been agreed by all advisors and conditions throughout the decision referencing Lot 702 have been amended to delete wording, with supporting footnotes providing explanation for transparency of changes.

2.3 Other Three waters matters

Other Three Waters matters within the application arose during assessment of the application including changes to the Engineering Servicing to remove the pump station(s) within the site and provide additional storage volume at PS30 (aka PS230) and recognition of the potential change in land tenure for Three Waters assets (Taiki Wai). These are outlined in detail in Ms Brydon's comments in section 2.5 below.

Lots 600-603 contains the stormwater detention pond to service the subdivision development site, capturing and treating stormwater before release into the surrounding catchment. PCC now understands Lots 600-603 will become Tiaki Wai Metro Water land assets post s224c certification as the new Water entity has been stood up in July 2026.

Furthermore, recent legal advice received by PCC suggests that reserve tenure status is not preferred as Tiaki Wai may not be an administrator under the Reserves Act. Accordingly, the applicant has agreed to include an either-or option to add condition, which involves confirmation pre-s223 Land Transfer Plan drafting whether Lot 201 is to be vested as reserve, or fee simple title c/o The GM of Infrastructure. This condition has been included in the condition set and agreed to by the applicant as new condition 118A as follows:

118A. Land Transfer Plan Detail to be confirmed Lots 600, 601, 602, 603

Prior to approval under Section 223 of the Resource Management Act 1991, the consent holder shall confirm with the General Manager Infrastructure (who shall liaise with the Property Manager of Wellington Water) the land tenure status of Proposed Lots 600, 601, 602 and 603, whether those lots shall be created as a Reserve to vest or Freehold title. The consent holder shall amend the Land Transfer plan accordingly. If no decision is provided within 5WD of the lodgement of the s223 Lots 600, 601, 602 and 603 shall be shown as freehold lots.

Advice note 1: Legal advice has been received c/o the Wellington Water Metro Water Transition process that instead of vesting land as a Reserve under the Reserves Act 1977, freehold title may be preferred. Please consult with the General Manager Infrastructure, Manager Resource Consents for further information.

Advice note 2: Should 600, 601, 602 and 603 *be created as freehold lots a consent notice condition under s221 of the RMA shall be requiring restricted the use of the sites to infrastructural purposes only as per condition 169A.*

A supporting new s221 consent notice condition at condition 169A has also been added as follows:

169A. Consent Notice - Lots 600, 601, 602, 603

This condition will only apply if condition 118A determines that Lots Lots 600, 601, 602, 603 are created as freehold titles (not Reserves under the Reserves Act).

The future owner of Lots Lots 600, 601, 602, 603 shall be aware of and comply with the following on an ongoing basis:

Lots 600, 601, 602, 603 were created to accommodate stormwater assets to be transferred to and owned by Tiaki Wai Metro Water from July 2026. The ongoing use of the site is restricted to infrastructural purposes only which includes the drainage and water supply, ancillary buildings, structures, infrastructure and access.

Advice note: Should these allotments be subject to a Designation this consent notice shall be cancelled.

These amendments to the approved consent result in amendments mostly to plan references, lot renumbering and staging references within conditions 1-3, 27, 29, 30, 51, new condition 51a, 52-56, 62, 74-76, 100, 102, 103, new 118A, 119, new 119A, 140, 141, 143, 145, 149, 162, 163, 166, 167, 168, 169, new 169A 170, 171, 174, 175, 188, 189, 194, 195 and 196.

2.4 Tiaki Wai assessment

Tiaki Wai Engineer Ms Brydon has reviewed the application and provided the following assessment:

Stage 1A – now identified as Stage 1

Current Consent	***S127***
Residential Lots 1 to 12 and 26 to 30	*Residential Lots 1 to 13, 25 to 28 and Lot 125*
Road Lot 500	*Road Lot 500*
JOAL Lot 200	*JOAL Lot 200*
Local Purpose Drainage Lot 600	*Local Purpose Drainage Lot 600*

There are minor changes to the Stage 1 layout to remove Road 6 and reconfigure the lots. With regards to the consent the following comments are noted:

- *With the removal of Road 06 and 07 it was not clear if the area above the residential lots 11 to 13 and 25 to 38 will be earth worked. The applicant has confirmed that this area has already been largely earthworked and that the hill catchment above the residential lots is limited. It is considered acceptable for this area to be left and for flows from the uphill catchment to be managed as sheet flow through the residential lots at the time of building consent.*
- *The number of lots and impermeable area will be reduced with the removal of Roads 06 and 07 and the associated lots this may allow a slight reduction in the water demand, wastewater discharge and stormwater flows volumes – if the applicant wants they can revisit the stormwater system sizing, wastewater mitigation, water reservoir sizing.*
- *The change to the layout will require a minor amendment to the Engineering Approval issued April 2025 – this should be noted on the s127 conditions.*
- *The applicant is proposing to move Lot 125 from Stage 2 into Stage 1. The public wastewater main servicing Stage 2, 3, and 4 runs through Lot 125. WWL have discussed the best mechanism for securing the servicing through Lot 125, to this end it is considered that the public main will need to be installed through Lot 125 at Stage 1 with appropriate easements created to protect the main. The conditions have been updated to reflect this.*
- *The consent currently notes the requirement for 2 kerbside rain garden devices in Lot 500, this is incorrect – the plans show 3 being installed. These will all be delivered in Stage 1.*
- *The consent conditions proposed by the applicant imply wastewater pumping is required for Stage 1 – this does not align with the correspondence provided by WWL (provided in response to the s127 s92) which confirms Stage 1 (17 lots) can be discharged without mitigation.*

Stage 1B:

Current Consent	***S127***
Residential Lots 71 to 86, 96 to 144,	*Residential Lots:* *Stage 2 – 71, 72, 96 to 106, 124 and 126 to 130* *Stage 3 - 73 to 81, and 115 to 123* *Stage 4 – 82 to 86, and 107 to 114 and 131 to 144*
Road Lot 501	*Road* *Stage 2 – Lot 501,* *Stage 3 – Lot 502,* *Stage 4 – Lot 503*
JOAL Lot 201	*JOAL – Stage 4 – Lot 201*
Reserve Lots 700, 701, 702 and 704	*Reserve Lots* *Lot 704 relabelled as 702,* *Lot 702 from existing consent removed.* *Stage 2 will deliver Lot 700* *Stage 4 will develop Lot 701 the new 702.*
Local Purpose Drainage Lot 601 and 602	*Lot 601 is proposed to be delivered in Stage 4 – this needs to be delivered in Stage 2* *Lot 602 is proposed to be delivered in Stage 2.*

- *PCC Planners and Parks and Reserves to comment on the removal of Lot 702 (previously consented).*
- *With the removal of Lot 702 the stormwater discharge from Lot 601 is now outside of the development – this is unacceptable to WWL as it does not allow appropriate access / easements to be created. The applicant has advised that the applicant:*
  - *is still the owner of the land formerly Lot 702 and therefore can agree the required easements,*
  - *will accept a condition requiring the easement to be created before s224. The easement will require a separate land title plan to be created, one that is outside of the subdivision boundary and it is considered therefore that this requires a separate condition (i.e. one separate to the subdivision easement condition).*

WWL have discussed this approach with the PCC Planners who confirm that:
- *given the applicant owns the land and has agreed / proffered a condition this can be accepted as not requiring 'third party approval'.*
- *It will be up to the applicant to manage the risk associated with this condition. If they sell the land etc and there is a new owner how does not agree to the easement then they will not be able to achieve s224.*

The applicant's proposal is to include a condition that requires the easement to be shown on the LT plan (condition 118 of the subdivision consent). Wellington Water consider that this is ambiguous in that:
- *The LT plan might include the easement within the 'schedule' rather than the memorandum and there would therefore be no guarantee of it's implementation,*

- *As the land is outside of the subdivision the easement is also required under the Land Use consent to secure access to the pipe and outlet.*

Accordingly, Wellington Water have proposed an additional condition which clearly states that the easement must be duly granted prior to s223 (subdivision) or occupation / certification on the Land Use.

- *The local purpose drainage reserve (Lot 601) is required to manage stormwater from Stages 2, 3 and 4. To mitigate the effect of the development the local purpose drainage reserve must be delivered in Stage 2. The s127 conditions need to reflect this.*

- *The engineering plans provided with the s127 have amended the wastewater servicing for Stage 2, 3 and 4 to remove the pump station previously approved. This has been accepted by Wellington Water on the basis that improvements (additional storage) will be implemented at PS30 (aka PS230) - (Email AOC 13 Oct 2025 and updated Engineering Plans stamped). The email accepts the 17 lots (stage 1) ahead of the upgrade to PS30 – the applicant's amended conditions don't reflect this and have been updated. The Engineering Approval amendment and conditions proffered by the applicant do not align with the servicing shown within the s127. The conditions have been aligned with the s127 servicing but, as the changes are not entirely clear, have also be left open for site mitigation (if required).*

- *The change to the staging may trigger a minor additional amendments to the Engineering Approval issued April 2025 to ensure appropriate termination of water, stormwater and wastewater at the end of each stage. This has been noted on the s127 conditions.*

- *The consent currently notes the requirement for 2 kerbside rain garden devices in Lot 501, this is incorrect – the plans show 5 being installed. These will all be delivered in Stage 2. The applicants proposed conditions incorrectly assign some of these rain gardens to Stages 3 and 4, however overly of the plans clearly shows them in Stage 2 and whilst they may treat stormwater runoff from Stages 3 and 4 they will need to be installed in Stage 2 when the new road is formed. The proffered conditions have been amended to reflect this.*

Stage 2:

Current Consent	***S127***
Residential Lots 31 to 70 and 88 to 95	*Residential Lots* *Stage 5 – Lots 47 to 70, and 87 to 95* *Stage 6 – 29 to 46 and Balance Lot 1000*
Road Lot 503	*Road - Relabelled as Lot 506* *Stage 5 – Lot 504 and 506*
JOAL Lot 202	*Stage 5 - Joal Lot 505*
Reserve 703	*Stage 5 - Reserve Lot 703*
Local Purpose Drainage Lot 603	*Stage 5 – Local Purpose Drainage Lot 603*

- *Stage 2 has been split into Stages 5 and 6, with Stage 5 including all of the roads, JOALs, reserve and local purpose drainage Lot. Stage 6 is additional residential lots which front onto the new roads.*

- *A comment has been raised above regarding the potential servicing of Stage 6 during Stages 1 and 2 to prevent digging up the road installed. The conditions have been checked to ensure a consent notice on Stage 6 that prohibits development until such time as the new Muri Road reservoir is commissioned.*

Stage 3

Current Consent	***S127***
Residential Lots 13 to 24	*Removed*
Road Lot 504	*Removed*

3. THE SITE

Operative District Plan 2025

The site subject to this application is zoned Medium Residential and Rural Lifestyle Zone (Balance Lot) within the Northern Growth Development Area as per the Operative District Plan. The site contains SNA's and flood areas which have been previously discussed and assessed under previous applications outlined above. There are no other features or overlays of relevance that require consideration under this s127 application. The site was examined in great detail in the previous resource consent applications and does not require further description for the sake of brevity.

3.0 RELEVANT PLANNING PROVISIONS

3.1 Section 127 RMA

Section 127 of the Resource Management Act provides for the change or cancellation of conditions of a resource consent as follows:

127. Change or cancellation of consent condition on application by consent holder

(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:
- *(a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
- *(b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*

(2) [Repealed]

(3) Sections 88 to 121 apply, with all necessary modifications, as if—
- *(a) the application were an application for a resource consent for a discretionary activity; and*
- *(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

(3A) If the resource consent is a coastal permit authorising aquaculture activities to be undertaken in the coastal marine area, no aquaculture decision is required in respect of the application if the application is for a change or cancellation of a condition of the consent and does not relate to a condition that has been specified under section 186H(3) of the Fisheries Act 1996 as a condition that may not be changed or cancelled until the chief executive of the Ministry of Fisheries makes a further aquaculture decision.

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
- *(a) made a submission on the original application; and*
- *(b) may be affected by the change or cancellation.*

In respect of s127(1)(a) – The applicant has sought a change to the scheme plans in advance of a s223 application, so this clause is met.

In respect of s127(1)(b) – The application does not relate to a request for a change to the duration of the consent.

In respect of s127(3)(a) – The proposal is assessed as a Discretionary Activity in the following sections.

In respect of s127(3)(b) – Only those effects of the proposed changes/cancellation of the conditions have been considered in the following assessment.

In respect of s127(3A) – The existing consent is not a coastal permit so this provision is not applicable.

In respect of s127(4) – The assessment considers those who may be affected by the proposed changes / cancellation of the conditions.

4.0 ASSESSMENT

4.1 Assessment of Environmental Effects

An assessment of proposed changes of conditions under Section 127 of the Resource Management Act 1991 (the Act) is required to consider the effects of the proposed changes. The relevant matters for consideration in this respect are the differences between any adverse effects of the land development activity as originally approved, and any adverse effects that would arise from the proposal in its varied form, as allowed for by the proposed changes to the conditions.

In respect of this application, having considered the nature of the activity and the relevant objectives and policies of the District Plan, which provide guidance on the effects that the Council is seeking to manage and the outcomes it is seeking to achieve through the Plan, I consider that the actual and potential effects of the proposed change to the conditions are limited to three water servicing effects only and construction and traffic management effects, which I discuss below.

Servicing effects

Tiaki Wai Engineer Zeean Brydon has raised no concerns regarding the application and has confirmed the amendments are within the scope of the existing conditions of consent subject to amended plans In terms of the three waters, each residential property will remain appropriately serviced with potable water connections, wastewater and stormwater drainage in configurations which will be subject to revised engineering approvals (currently under assessment). None of the amendments sought will materially change the effects resulting from the proposal and there will be no noticeable difference from the approved plan set other than staging changes when three waters assets will be delivered, and therefore effects are negligible. As such there is no difference in servicing effects between what was approved under RCA23028 and what is sought under this change of consent conditions.

Transport effects

PCC Transport Engineer has raised no concerns regarding the application and has confirmed the amendments to remove roads 6/7 and reconfigure road 1, with amendments to conditions, are within the scope of the existing conditions of consent subject to amended plans. Revised engineering plan approval for the revisions has already been assessed and approved separately as discussed elsewhere. Therefore, the access and transport effects of the amended conditions as sought will be no greater than those already assessed and managed under the original consent. Additionally, the continuation of the approved access arrangements, truck movement controls, noise and construction management, and traffic management measures in the existing consent conditions currently being enforced by the Compliance team will ensure that effects on the wider surrounding residential receiving environment and transport network remain less than minor.

Additionally, potential sediment and discharge effects will be managed to a less than minor extent due to the continued adherence to conditions of consent imposed by GWRC and reflected in the original decision unchanged by this s127.

Effects associated of deletion of Lot 702 Reserve

As outlined above, the deletion of Reserve Lot 702 has been accepted by the Parks team and matters relating to stormwater outlets and appropriate easements in gross over Lot 1000 have been discussed and agreed with the applicant. I therefore consider deletion of Lot 702 will not create any effect greater than those already assessed and managed under the original consent and the request to delete the references to Lot 702 through the conditions and on the revised scheme plan is acceptable with any adverse effect less than minor.

Conclusion

Given the unchanged nature of effects and adherence to consented controls, the scope of effects of the proposed changes remains within the scope of the granted consent.

Overall, the actual and potential effects of the proposed changes to conditions 1-3, 27, 29, 30, 51, new condition 51a, 52-56, 62, 74-76, 100, 102, 103, new 118A, 119, new 119A, 140, 141, 143, 145, 149, 162, 163, 166, 167, 168, 169, new 169A 170, 171, 174, 175, 188, 189, 194, 195 and 196 are considered to be less than minor on the environment. Therefore, the amendments to conditions under s127 are considered to be appropriate and acceptable.

4.2 Adversely Affected Persons

Section 127(4) of the Act requires consideration to be given to those persons who made submissions to the resource consent application as well as assessing whether any persons will be adversely affected by the change of conditions.

The original resource consent was processed on a non-notified basis. This s127 application does not trigger public or limited notification under the RMA. The effects of this s127 application Stage 2 remain the same as those previously assessed, and the original notification determination remains valid. It is considered that the proposed amendment to the conditions of consent as outlined above will have less than minor effects on any adjoining property and any potential adverse effects are considered to be less than minor.

5.0 STATUTORY POLICY ASSESSMENT

As the proposed changes do not introduce any new or more significant effects, the original assessment of the application against District Plan provisions remains valid. Accordingly, the proposal remains consistent with the objectives and policies of the District Plan, and there is no basis for reconsideration of these matters.

6.0 CONCLUSION AND REASON FOR DECISION

On the above basis, I consider that the provisions of Section 127 of the Resource Management Act 1991 have been met, and that it would be appropriate to amend conditions 1-3, 27, 29, 30, 51, new condition 51a, 52-56, 62, 74-76, 100, 102, 103, new 118A, 119, new 119A, 140, 141, 143, 145, 149, 162, 163, 166, 167, 168, 169, new 169A 170, 171, 174, 175, 188, 189, 194, 195 and 196.of **RCA23028** relating to a 144 (now 133) lot residential subdivision in accordance with the applicant's Assessment of Environmental Effects (AEE) and based on the above assessments, and the assessment undertaken in respect of notification, it is considered that, subject to conditions as amended, the environmental effects of the proposal will be no more than minor.

The proposal as amended is also considered consistent with the relevant objectives and policies in the Operative Porirua City District Plan (2025), and Part 2 of the Act.

7.0 RECOMMENDATION AND DECISION

That the request to amend conditions 1-3, 27, 29, 30, 51, new condition 51a, 52-56, 62, 74-76, 100, 102, 103, new 118A, 119, new 119A, 140, 141, 143, 145, 149, 162, 163, 166, 167, 168, 169, new 169A 170, 171, 174, 175, 188, 189, 194, 195 and 196 of **RCA23028** pursuant to Section 127 of the Resource Management Act 1991 under reference RCA26130, be **granted** and the revised conditions to read as set in its entirely below.

Advice note: Smaller text indicates conditions that are unchanged from the original decision RCA23028, amended conditions are explained with associated footnotes (for example 1,2,3)

That the Resource Consent application by Pukerua Bay Holdings for: **Subdivision** to create 133[1] residential allotments, road (public and private) allotments, drainage, scenic and recreation reserves and a balance lot together with **Land use** consents for associated earthworks, Significant Natural Area ("SNA") clearance, infrastructure servicing, roading, and the construction of 84 residential dwellings as an integrated medium density development at **34 Muri Road, Pukerua Bay,** being Lot 1 DP608433[2] and creation of an easement in gross over Lot 1000 Deposited Plan 608433[3],

be considered as a non-notified application under sections 95A, 95D and 95E of the Resource Management Act 1991 (the Act) for the following reasons:

1. *The activity will not have or be likely to have adverse effects on the environment that are more than minor beyond the subject land and adjacent land; and*
2. *Pursuant to Section 104 of the Act, the effects of the proposal on the environment will be acceptable;*
3. *The proposal will provide positive benefits to Porirua City and the wider Region;*
4. *The proposal is consistent with the objectives and policies of the Operative and Proposed District Plan, and is consistent with the Regional Policy Statement and the National Policy Statement on Urban Development Capacity; and*
5. *Overall, the proposal achieves the purpose of the Resource Management Act 1991 (Part 2 of the Act).*

That the undersigned officers acting under authority delegated from the Council and pursuant to Sections 104, and 104B, of the Act hereby **GRANT** consent for proposal as a discretionary activity subject to the following conditions which were imposed under Sections 108, 108AA, and 220 of the Act.

The Land Use consent shall be subject to the conditions listed under A and the Subdivision Consent shall be subject to the conditions listed under B below:

[1] Lots 14 to 24 (total 11 lots) were deleted under s127 RCA26130 bringing approved Lots from 144 to 133.
[2] Legal description updated to reflect changes to titles since S127 application, Lots are now one development Lot 1 DP608433 and balance Lot 1000 DP608433 – refer to application RCA24131.
[3] The application includes new conditions requiring an easement in gross over a SW outlet from Lot 601 to Lot 1000 DP608433 as agreed by the applicant.

Decision A: **Landuse Conditions 1-73**
Decision B: **Subdivision Conditions 74-200**

DECISION A - LAND USE CONDITIONS

1. In General Accordance

That the development be in general accordance with the information and plans submitted with the application and held on Council file RCA23028 and stamped 'Approved Plans for Resource Consent RCA23028 as amended by Section 127 Application RCA26130[4] including attachments as follows:

Plans by Envelope Engineering, titled as follows:

a. **SCHEME PLANS** – Titled Scheme Plan of proposed subdivision Stages 1 to 6[5]: Pukerua Holdings Limited, Muri Road, Pukerua Bay - 1697-01 as follows:

100 Series	Rev	**Scheme Plans and date**
1697-01-1000	R3[6]	Overall Plan – dated 18-6-26
1697-01-1001	R3[7]	Sheet 1 of 5 – dated 18-6-26
1697-01-1002	R3[8]	Sheet 2 of 5 – dated 18-6-26
1697-01-1003	R3[9]	Sheet 3 of 5 – dated 18-6-26
1697-01-1004	R3[10]	Sheet 4 of 5 – dated 18-6-26
1697-01-1005	R3[11]	Sheet 5 of 5 – Easement Schedules
1697-01-1006	R2	Lot 125 Detail – dated 18-6-26

b. **CIVIL ENGINEERING PLANS** - Proposed Roading, Muri Road Upgrades, Proposed Drainage, Proposed Water & Services plans Pukerua Holdings Limited, Muri Road Development Stage 1, Pukerua Bay, dated 30 October 2023 (except as revised through S127 application RCA26130)[12], as follows:

200 SERIES	Rev	**Earthworks**
1697-01-200	R2	Existing Contours Plan - Overall
1697-01-220	R3[13]	Proposed Contour Plan - Overall
1697-01-221	R3[14]	Overall Plan (dated 13/04/2026)
1697-01-222	R3	Proposed Contour Plan - Sheet 2
1697-01-223	R3	Proposed Contour Plan - Sheet 3
1697-01-224	R2	Proposed Clean fill Site - Layout
1697-01-230	R2	Proposed Cut/Fill Contour Plan - Overall Layout
1697-01-231	R2	Proposed Fill Site Cut/Fill Contour Plan- Sheet 1
1697-01-240	R3	Proposed Erosion Sediment Control Plan - Overall Layout
1697-01-241	R4	Proposed Erosion Sediment Control Plan - Catchments
1697-01-242	R4	Proposed Erosion Sediment Control Plan - Sheet 1

[4] IGA description to include s127 ref: RCA26130
[5] Staging reference change from 3 stages to 6 stages under s127 ref: RCA26130
[6] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[7] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[8] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[9] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[10] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[11] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[12] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130
[13] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130
[14] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

1697-01-243	R4	Proposed Erosion Sediment Control Plan - Sheet 2
1697-01-244	R4	Proposed Erosion Sediment Control Plan - Sheet 3
1697-01-245	R4	Proposed Erosion Sediment Control Plan - Sheet 4
1697-01-250	R3	Proposed Erosion Sediment Control Details - Sheet 1
1697-01-251	R3	Proposed Erosion Sediment Control Details - Sheet 2
1697-01-260	R2	Earthworks - Proposed Cross Sections Layout
1697-01-261	R2	Earthworks - Proposed Cross Sections
1697-01-262	R3	Earthworks - Proposed Cross Sections Layout
1697-01-263	R2	Earthworks - Proposed Cross Sections
300 SERIES		**Roading**
1697-01-300	E7[15]	Proposed Roading Plan- Overall Layout (dated 15/05/2026)
1697-01-301	E6[16]	Proposed Roading Plan - Layout Sheet 1 (dated 15/05/2026)
1697-01-302	R5	Proposed Roading Plan - Layout Sheet 2
1697-01-310	R4	Proposed Roading Plan - Sheet 1
1697-01-311	E6	Proposed Roading Plan - Sheet 2 (dated 15/05/2026)
1697-01-312	E6	Proposed Roading Plan - Sheet 3 (Dated 15/05/2026)
1697-01-313	R5	Proposed Roading Plan - Sheet 4
1697-01-314	R4	Proposed Roading Plan - Sheet 5
1697-01-315	R4	Proposed Roading Plan - Sheet 6
1697-01-316	R4	Proposed Roading Layout Pedestrian Pathway
1697-01-330	R4	Proposed Roading Plan - Long Sections - Road 01
1697-01-331	R4	Proposed Roading Plan - Long Sections - Road 02
1697-01-332	R4	Proposed Roading Plan - Long Sections - Road 02 & Road 3
1697-01-333	R4	Proposed Roading Plan - Long Sections - Road 04, 05 & 06
1697-01-334	R5	Proposed Roading Plan - Long Sections - Road 07 & 08
1697-01-335	R4	Proposed Pedestrian Access Long-Sections - 01
1697-01-340	R4	Proposed Roading Plan - Cross Sections - Road 01
1697-01-341	R4	Proposed Roading Plan - Cross Sections - Road 02
1697-01-342	R4	Proposed Roading Plan - Cross Sections - Road 03 & 05
1697-01-343	R4	Proposed Roading Plan - Cross Sections - Road 06 & 07
1697-01-344	R5	Proposed Roading Plan - Cross Sections - Row 04 And 09
1697-01-345	R4	Proposed Roading Plan - Cross Sections - Road 08
1697-01-346	R4	Proposed Roading Plan - Cross Sections -Muri Road
1697-01-350	R1	Proposed Vehicle Tracking- Overall Layout
1697-01-351	R1	Proposed Vehicle Tracking- Sheet 01
1697-01-352	R1	Proposed Vehicle Tracking- Sheet 02
1697-01-370	R2	Muri Road Upgrades- Existing Layout Sheet 01
1697-01-371	R2	Muri Road Upgrades- Existing Layout Sheet 02
1697-01-372	R2	Muri Road Upgrades- Proposed Layout Sheet 01
1697-01-373	R2	Muri Road Upgrades- Proposed Layout Sheet 02
1697-01-374	R2	Muri Road Upgrades- Road 01 Sightlines
1697-01-375	R2	Muri Road Upgrades- Driveway Sightlines
1697-01-376	R1	Muri Road Upgrades- Proposed Layout Sheet 03

[15] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

[16] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

1697-01-377	R1	Muri Road Upgrades- Proposed Culvert Upgrade
400 SERIES		**Drainage**
1697-01-400	RC1[17]	Proposed Drainage Plan - Overall Layout (dated 30/04/2026)
1697-01-401	-RC1[18]	Proposed Drainage Plan - Layout Sheet 01 (dated 30/03/2026)
1697-01-402	R2	Proposed Drainage Plan - Layout Sheet 02
1697-01-410	R2	Proposed Drainage Plan - Sheet 01
1697-01-411	R2	Proposed Drainage Plan - Sheet 02
1697-01-412	R2	Proposed Drainage Plan - Sheet 03
1697-01-413	R2	Proposed Drainage Plan - Sheet 04
1697-01-414	R2	Proposed Drainage Plan - Sheet 05
1697-01-415	R2	Proposed Drainage Plan - Sheet 06
1697-01-416	R2	Proposed Drainage Plan - Layout Sheet 07
1697-01-430	R2	Proposed Drainage Stormwater Long-Sections- SW Line 01 & 02
1697-01-431	R2	Proposed Drainage Stormwater Long-Sections- SW Line 03
1697-01-432	R2	Proposed Drainage Stormwater Long-Sections- SW Line 04 & 05
1697-01-433	R2	Proposed Drainage Stormwater Long-Sections- SW Line 06, 07, 08
1697-01-434	R2	Proposed Drainage Stormwater Long-Sections- SW Line 09 & 10
1697-01-435	R2	Proposed Drainage Stormwater Long-Sections- SW Line 11, 12, 13, 14
1697-01-440	R2	Proposed Drainage Sewer Long-Sections- Ww Line A & D
1697-01-441	R2	Proposed Drainage Sewer Long-Sections- Ww Line B & C
1697-01-442	R2	Proposed Drainage Sewer Long-Sections- Ww Line E & F
1697-01-443	R2	Proposed Drainage Sewer Long-Sections- Ww Line H & G
1697-01-444	R2	Proposed Drainage Sewer Long-Sections- Ww Line J, L, K
1697-01-470	R1	Proposed SW Catchment Plan
1697-01-480	R2	Proposed Stormwater Outlet Layout Plan
1697-01-481	R1	Stormwater Outlet Section - Sheet 01
1697-01-482	R1	Stormwater Outlet Section - Sheet 02
1697-01-483	R1	Stormwater Outlet Section - Sheet 03
1697-01-484	R1	Stormwater Outlet Section - Sheet 04
1697-01-490	R1	Typical Drainage Details- Energy Dissipation Sheet 1
1697-01-491	R1	Typical Drainage Details- Rain Garden Sheet 2
1697-01-492	R1	Typical Drainage Details- Rain Garden Sheet 3
1697-01-493	R1	Typical Drainage Details- Rain Garden Sheet 4
1697-01-494	R1	Proposed Drainage Stormwater Outlet Details- SNA Discharge
1697-01-495	R1	Proposed Drainage Stormwater Outlet Details- SNA
500 SERIES		**Proposed Water & Services**
1697-01-500	-RC1	Proposed Water & Services- Overall Layout (dated 30/03/2026)
1697-01-501	RC1	Proposed Water & Services - Layout Sheet 1 (dated 30-03-2026)
1697-01-502	R3	Proposed Water & Services - Layout Sheet 2
1697-01-510	R2	Proposed Water & Services Plan- Sheet 1

[17] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

[18] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

1697-01-511	RC1	Proposed Water & Services Plan- Sheet 2 (dated 30-03-2026)
1697-01-512	R2	Proposed Water & Services Plan- Sheet 3
1697-01-513	R3	Proposed Water & Services Plan- Sheet 4
1697-01-514	R2	Proposed Water & Services Plan- Sheet 5
1697-01-515	R2	Proposed Water & Services Plan- Sheet 6

Plans by NB Architects

c. **ARCHITECTURAL PLANS** – Titled Muri Road Development, Project ID: NBA02052, Plan references 2001-2126 inclusive, revision 1, dated 11/7/2023.

Plans by House of Orange Design Limited

d. Street Tree Landscaping and On-Lot Landscaping Sample Plans – Sheet No's: L0.01 – L0.04, L1.25, L1.27, 32, 53, 42, 51, 77, 79, 85-88, 90, 108, 113, Rev: H dated: 18/09/2013
e. Landscaping and Planting Sections: A1.01 Rev: H dated: 13/09/2013, section A-A (Lots 47-52) - Plan reference: Showing Retaining Wall and Hedge Screening; A1.02 Rev: H dated: 13/09/2013, section-B-B Showing batter bank planting.
f. Planting specifications & palette, Hard landscaping detail **-** Sheet No's: L2.01- L2.08. Rev B 06/09/2023.

Plans by Boffa Miskell Limited

g. Extracts Ecological Impact Assessment Plans titled: Eastern Pukerua Bay Development:
- Map 2: Significant Natural Areas, dated 30 June 2023, Rev 1.
- Map 3: Ecological Features, dated 30 June 2023, Rev 1.
- Map 4 (unnumbered): Wetland Map, dated 5 July 2023, Rev 1.
- Map 5: Mature Pine / Macrocarpa Removal, dated 7 November 2023, Rev 1.
- Map 6: SNA Removal, dated 13 November 2023, Rev 4.
- Map 7: Mitigation, dated 13 November 2023, Rev 3.

Reports:

h. **Ecological Impact Assessment** - Boffa Miskell Limited, titled Muri Road, Pukerua Bay - Stage 1 - 17 November 2023 and supporting RFI response Memo dated 17 November 2023.
i. **Draft Wetland Management Plan**, Boffa Miskell Limited, 7 July 2023
j. **Geotechnical Report,** Coffey Tetra Tech, Reference: 773-WLGGE291776-rev3, dated 13 October 2023.
k. **AEE** by Scope Planning: revision 1, dated July 2023;
l. **DEV-NG-Northern Growth Development Area Memo** by Scope Planning dated 21 December 2023.
m. **Urban Design Statement**, prepared by Matthew Prasad, Holistic Urban Environments Ltd (HUE) version 2.2 dated 20 July 2023.
n. **Integrated Transportation Assessment** by Tim Kelly, Transportation Planning Ltd dated October 2022 and supplementary RFI memo dated 3 July 2023.
o. **Roading Design Safe System Audit -** Preliminary Design Safety Audit July 2023 Prepared by Gary Clark, Traffic Concepts.
p. **Preliminary Site Investigation,** prepared by Pattle Delamore Partners Limited, dated 29 November 2021.
q. **Cultural Impact Assessment,** prepared by Te Rūnanga o Toa Rangatira, Robert McClean, Principal Advisor, Ahurea Taiao, 25 April 2023
r. **Draft ECMP** (Earthworks and Construction Management Plan), Envelope Engineering, ref: R002v1-1697-01 dated 10 July 2023

Advice Notes:

i. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
ii. The approved scheme plans are taken for ''concept" information only and will require finalisation through the LT survey and s223 plan approval process.
iii. The Engineering plans referenced in Condition 1 show the proposed services layout and are taken for "concept" information only. Further detailed design is required before these plans will achieve Engineering Approval;
iv. A Building Consent for private drains is required where new laterals are to be constructed. Some of the engineering plans and specifications required in the conditions of this resource consent will be required to be submitted for the Building Consent permit.
v. Prior to connection, an application for water supply, wastewater and stormwater is required to be made to Porirua City Council. All works must be inspected and tested by Wellington Water (Water and Drainage Inspectors).

2. Development Staging

The development / subdivision may be carried out in stages. Each stage shall generally be in accordance with Stages 1-6 as shown on Envelope Plan 1697-01-1000 to 1006 revision 3 dated 18-6-26[19].

Indicative development sequencing is as follows but may be varied:

a. **Harvesting of Pine forestry on the site** – subject to a separate consents lodged as RC8956 LU0079/23 RCA23076, RCA25040, and RCA26041.

b. **SNA Vegetation clearance** – Landuse Consent Decision A.

c. **Bulk Earthworks** of all stages - Landuse Consent – Envelope drawing 1697-01, 230, R2.

d. **Subdivision and Civil Works – Stage 1**
   i. Lots 1-13, 25-28, Lot 125 (access via existing ROW)
   ii. Lot 500 (Road to Vest)
   iii. Lot 600 (Utility Drainage lot - Bio-retention basin, detention basin) – refer to condition 118A to determine if Reserve or Freehold Title applies[20]
   iv. Lot 200 (Jointly Owned Access Lot)
   v. Construction of the public wastewater line through Lot 125

e. Subdivision and Civil Works – Stage 2
   i. Lots 71, 72, 96-106, 124, 126-130
   ii. Lot 501 (Road to Vest)
   iii. Lots 601 and 602 (Utility drainage) – refer to condition 118A to determine if Reserve or Freehold Title applies[21]~~,~~
   iv. Lot 700 (Scenic Reserve)
   v. Construction of wastewater mitigation at PS30 (aka PS230)

f. Subdivision and Civil Works – Stage 3
   i. Lots 73-81, 115-123
   ii. Lot 502 (Road to Vest)

g. Subdivision and Civil Works – Stage 4
   i. Lots 107-114, 82-86, 131-144
   ii. Lot 503 (Road to Vest)
   iii. Lot 701 (Scenic Reserve) and 704 (Local Purpose Recreation Reserve)
   iv. Lot 201 (Jointly Owned Access Lot)

h. Subdivision and Civil Works – Stage 5
   i. Lots 65-70, 87-95, 47-64
   ii. Lot 504, ~~505~~ and 506 (Road to Vest)
   iii. Lot 505 (Jointly Owned Access Lot)
   iv. Lot 703 (Scenic Reserve)
   v. Lot 603 (Utility Reserve) – refer to condition 118A to determine if Reserve or Freehold Title applies[22]~~,~~

i. Subdivision and Civil Works – Stage 6
   i. Lots 29-46
   ii. Balance Lot 1000

[19] Staging condition amended under s127 ref: RCA26130
[20] Condition amended under s127 ref: RCA26130 to reflect potential for allotment to not be vested as reserve, refer new condition 118A.
[21] Condition amended under s127 ref: RCA26130 to reflect potential for allotment to not be vested as reserve, refer new condition 118A.
[22] Condition amended under s127 ref: RCA26130 to reflect potential for allotment to not be vested as reserve, refer new condition 118A.

The staging may occur in any order provided that:

i. the services for water supply, wastewater and stormwater are progressively provided for each stage;
ii. Each individual allotment must be consistent with the proposal as approved;
iii. All civil earthworks have been completed;
iv. Legal and physical access to each residential allotment has been established;

Advice Notes:
The Lots with water supply connections above RL 105 m (NZVD2016) (Lots within Stages 5 and 6[23]), are not to be provided individual titles until a new water supply (reservoir supply main, reservoir and gravity distribution main) has been installed to meet pressure, flow, and storage requirements.

3. Engineering Standards – General

The consent holder shall comply with the design, construction, and as-built requirements, (either its current version or replacement document), unless otherwise modified by condition(s) of the consent or agreed in writing by the Wellington Water Land Development Team, of the;

a. Porirua City Council Code of Land Development and Subdivision Engineering 2010
b. NZS4404:2010
c. Wellington Water Ltd Regional Standard for Water Services December 2021 Version 3.0
d. Wellington Water Ltd Regional Specification for Water Services December 2021 Version 3.0
e. Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1. Specific design criteria for any systems which fall outside of the scope of this document must be agreed with the Wellington Water Land Development Team.
f. Wellington Water Reference Guide for Design Storm Hydrology 2019.

Advice Note 1: The PCC Code of Land Development and Subdivision Engineering 2010 specifies the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.

Advice Note 2: Lots within Stages 1-4[24], with water supply connections between RL 100 and 105 m (NZVD2016) will not achieve compliant minimum pressures and will be required to be subject to s221 consent notices advising of low-pressure constraints until the new water supply (reservoir supply main, reservoir and gravity distribution main) is commissioned.

Prior to Commencement of Works – Geotechnical, Monitoring / Compliance Requirements

4. Suitably Qualified Geotechnical Engineer

Prior to the commencement of any works on the site, the consent holder must provide evidence to the Resource Consent Monitoring and Enforcement Team (via email: rmamonitoring@pcc.govt.nz) that a suitably qualified Chartered Professional Engineer as included on the Engineering New Zealand CPEng register, with a Geotechnical Engineering Practice field, has been appointed to review the design, provide advice on the requirements for earthworks construction, and provide certification of earthworks on completion, including the stability of constructed cut batters.

5. NZS4404:2010 Representative

Prior to commencement of works, the consent holder must provide evidence to the Resource Consent Monitoring and Enforcement Team (via email: rmamonitoring@pcc.govt.nz that a suitably qualified representative has been appointed to carry out the design and supervision of construction works, and certification upon completion, as provided by Sections 1.7 and 1.8 of NZS4404:2010. This representative shall carry out the duties described by Sections 1.7 and 1.8 of NZS4404:2010.

6. (GSSAR) Geotechnical Slope Stability Assessment Report

At least 15 working days prior to the commencement of bulk earthworks on the site (following removal of vegetation), the consent holder shall submit for approval to the satisfaction of the Manager Resource Consents, a Geotechnical Slope Stability Assessment report prepared by the Geotechnical Engineer approved under Condition 4.

The Geotechnical Slope Stability Assessment report shall include detailed cut and fill slope stability modelling data that addresses both the local and global stability of the proposed cut and fill slopes under static and seismic load conditions, as

[23] Staging amended under s127 ref: RCA26130
[24] Staging amended under s127 ref: RCA26130

may be required by NZS4404 and the Porirua City Council Code of Land Development and Subdivision Engineering 2010 (CoP) The report shall also address specific recommendations for specific engineering design of slopes if required and general requirements for construction of slopes in accordance with the PCC Code of Land Development & Subdivision.

The report shall also address specific recommendations for specific engineering design of cut and fill slopes if required and general requirements for construction of fill slopes including details on matters like the removal of unsuitable materials, installing under drainage and conditioning and compacting of fills etc.

Advice note: The Geotechnical Slope Stability Assessment report will be reviewed by PCC's Geotechnical consultant. Please email to: rmamonitoring@pcc.govt.nz.

7. Monitoring and Compliance requirements

a. The consent holder shall contact the Council's compliance monitoring officer at least 48 hours prior to any physical work commencing on the site and advise the officer of the date upon which such works will commence. This notice shall quote the RC number of this consent and the address of the site, and shall be in the form of an email to rmamonitoring@pcc.govt.nz .
b. The consent holder shall provide a copy of this consent and any documents referred to in this consent to each operator or contractor undertaking works authorised by this consent, before that operator or contractor starts any works.
c. The consent holder shall ensure that a copy of this consent is kept in the office on site at all times and presented to any Porirua City Council officer on request.

8. Iwi Monitor

At all times during the exercise of this resource consent, Te Rūnanga o Toa Rangatira Incorporated shall be advised 20 working days prior to any works occurring within the site, be provided the opportunity to, and be resourced to, monitor all works.

Advice Note: The Consent Holder shall endeavour to engage with Te Rūnanga o Toa Rangatira at the outset of sites works to determine the specific works to be monitored.

9. (ECMP) Earthworks and Construction Management Plan

Prior to the commencement of works within a particular stage, the consent holder shall submit for certification by the Manager Resource Consents, a final Earthworks and Construction Management Plan (ECMP). The purpose of the ECMP is to show how earthworks and construction effects will be managed through the construction period. The ECMP/s must include:

a. A copy of the ***Erosion and Sedimentation Control Plan (ESCP) approved by Greater Wellington Regional Council*** pursuant to ***GWRC Decision WGN230148*** and associated approval correspondence including the GWRC contact officer.

Advice note: Although PCC and GWRC both require silt and sediment control, Local and Regional Councils have different lenses on the matter. Porirua City Council has a primary focus on the built environment, as such the main focus of the ESCP submitted should demonstrate how the Council assets and infrastructure are protected in accordance with PCC's Stormwater bylaw, through appropriate land-use development and effective retention of sediment onsite. Suitable silt and sediment control also protects the natural and community values of the harbour and wider environment.

b. Erosion Sediment Control on Muri Road Reserve (Lot 14 DP 70492)

Prior to the commencement of works, adequate silt control measures must be undertaken on site to ensure no silt is deposited into existing Muri Bush Reserve (Lot 14 DP 70492)..The silt control measures shall be installed to the satisfaction of the Manager of Resource Consent and Monitoring in liaison with the Manager Parks & City Services.

c. The ECMP/s must include also include the following:

i. Site access arrangements including proposed construction access points that may include the utilisation of harvesting access routes present at the time of commencement of works authorised under this consent.
ii. Anticipated traffic levels and types of construction vehicles and volumes involved during each work phase, capturing heavy construction vehicles as well as light vehicles associated with construction workers. For the avoidance of doubt, if multiple access points are proposed, details must be provided of the anticipated usage of each of the access points;
iii. Measures to ensure continued physical access to the existing properties;
iv. Route and traffic restrictions;
v. Details of the intended disposal site(s) for surplus material;
vi. Measures to ensure that dirt and debris is not deposited on public roads;
vii. Methodology on the protection and monitoring of pavement condition of adjacent roads following turning of truck movements
viii. Arrangements for temporary traffic management and signage;
ix. Carparking arrangements for site workers;
x. Anticipated traffic management issues such as lane closures or on-street construction loading and measures intended to manage those situations;
xi. Measures to ensure safe pedestrian and vehicle access past the site maintained at all times;
xii. The name and contact landline and cell phone numbers and postal address of the site manager;

xiii. Detail how any adverse effects arising from construction will be managed on site to avoid effects from noise, vibration and construction traffic;
xiv. The location of appropriate local signage or visible information on the site that will clearly identify the name, telephone number and address for service of the on-site project manager including cell phone and after-hours details;
xv. Intended days and hours of construction work and deliveries;
xvi. Fencing for the construction site;
xvii. The best practicable option for construction noise management;
xviii. Measures intended to control dust emissions during construction and key times at which these will be implemented.
xix. Stabilisation methodology for the site, as earthworks are completed at the conclusion of each phase and in perpetuity

General Compliance:

d. Construction and/or earthworks shall not commence within the particular stage, until the ECMP has been certified in writing by the Manager Resource Consents and Monitoring.

e. All earthworks controls established and maintained as part of the approved plan will be in general accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region guide available on the Greater Wellington Regional Council Website at https://archive.gw.govt.nz/assets/Resource-Consents/Erosion-and-Sediment-Control-Guide-for-Land-Disturbing-Activities-in-the-Wellington-Region.pdf

f. The consent holder shall follow all recommendations contained within the **(GSSAR) Geotechnical Slope Stability Assessment Report** as per condition 6.

g. The ECMP shall be implemented through the duration of the construction period. Any proposed amendments to the ECMP shall be submitted for certification by the Manager, Resource Consents prior to those amendments being implemented.

h. The consent holder shall be responsible for maintaining the mitigation and control measures outlined in the ECMP throughout the construction period/s for each particular stage and with respect to erosion and sediment controls - until ground cover is established.

i. The consent holder shall, if necessary, provide wheel wash facilities onsite such that all vehicles and earthmoving machinery exiting the site do not carry earth worked materials onto the surrounding road network. In the event that some contaminant material is tracked on to the road the consent holder shall be responsible for cleaning and repairing the road back to its original condition. In doing this, the consent holder shall ensure that no materials are washed or swept into any stormwater drains or natural drainage systems.

j. The consent holder shall ensure that land disturbed by earthworks, trenching or building activities is regularly wetted when required or otherwise stabilised to ensure that dust nuisance is maintained within the site.

k. All earthworked areas shall be regrassed or hydro-seeded within one month following completion of earthworks, or where no works are proposed for more than two weeks temporary stabilisation measures must be implemented.

Advice Note: For the avoidance of doubt, ECMP/s prepared can be prepared for the entire site or on a per stage basis. Separate ECMP's for separate earthworks stages can be submitted and approved, or stages can be bundled into one ECMP.

10. Cadastral Survey of Existing Reserve Boundary Lot 14 DP 70492

Prior to commencement of works, the applicant shall have a cadastral survey undertaken of the shared boundary between the Part Lot 4 DP 79282 (the development site) and Lot 14 DP 70492 (Muri Bush Reserve). On completion of the survey, the boundary shall be clearly demarcated with high visibility fencing material such as fluorescent netting suspended on a wire and supported by waratahs. The boundary demarcation shall be installed to the satisfaction of the Manager Parks & City Services.

The Consent Holder shall not carry out any earthworks within Muri Bush Reserve Lot 14 DP 70492.

11. Transport - Works within Road Reserve – CAR and TMP

Within a minimum of 30 working days prior to the commencement of any works authorised by this consent, within road reserve the consent holder shall submit a Corridor Access Request (CAR) and traffic management plan (TMP) to Porirua City Council's corridor access team via Submittica. The purpose of the TMP is to outline any overarching measures that will be implemented to mitigate the impacts of construction works on the roading and pedestrian networks.

12. Transport - Notification of works and pre-start meeting

a. The consent holder shall notify Council, in writing, of their intention to begin any works, a minimum of seven working days prior to commencing works. Such notification shall be sent to the Transportation Development Engineer and include the following details:

i. Name and telephone number of the project manager.
ii. Site address to which the consent relates.
iii. Activities to which the consent relates.
iv. Expected duration of works.

A copy of the approved Transportation Engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of and have access to the resource consent and accompanying documentation.

b. A pre-start meeting is required to be undertaken with the consent holder's representative, contractor(s) or agents for the consent holder and the Senior Transport Development Engineer prior to any works being undertaken on the site to the satisfaction of the Senior Transport Development Engineer or delegated representative.

13. Transport - Pavement Condition Survey - Pre-Commencement

a. The applicant must first submit, for approval and to the satisfaction of, Council's Manager Transportation the proposed methodology to assess and record (still, video and physical) the condition/s of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, proposed to be used to undertake the proposed works. This is to include pavement testing.
b. The actual assessment and record (still, video and physical) of the condition/s of the existing PCC transport infrastructure assets on legal road, administered by the Porirua City Council, must be provided to the satisfaction of the Council's Manager Transportation.
c. On completion of the proposed works the applicant must re-assess and re-record (still, video and physical) and submit for approval and to the satisfaction of Council's Manager Transportation, the condition/s of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the works using the same methodology approved for the pre-construction assessment. This is to include pavement testing.
d. The applicant must arrange for the appropriate repair (in consultation with Council's Manager Transportation) by themselves or the PCC Network Maintenance Contractor at the cost of the consent holder, of any damage made to PCC transport infrastructure assets during construction and/or any subsequent maintenance activities to the satisfaction of the Council's Manager Transportation. Post construction, following any remediation, the remaining transport infrastructure asset life should be no less than what would be expected under normal traffic loading/use over the period of the works.
e. For the avoidance of doubt:
   Ø "damage" includes non-visually obvious pavement life consumption due to development activities over the period of the works
   Ø failure by the applicant to adequately assess and record the existing condition of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the proposed works will result in the existing condition of those PCC transportation assets to be remediated to a minimum remaining design life of 25 years.

Prior to Commencement of Works – Vegetation, Parks, Ecological requirements

14. Survey of private lots and proposed reserve allotments

Within one month of completion of civil works the consent holder shall have a survey undertaken by a Licensed Cadastral Surveyor of the shared boundary between the private lots and reserve allotments Lots 700, 701, 703 and 704[25]. On completion of the survey, the boundaries shall be clearly demarcated with high visibility fencing material such as fluorescent netting suspended on a wire and supported by waratahs. Boundary demarcation shall be installed to the satisfaction of the Manager Resource Consents and Monitoring.

15. (EMP) Site Wide Environmental Management Plan

All environmental components associated with ecological monitoring and mitigation shall be contained within a single Site Wide Environmental Management Plan (EMP), which shall be provided at least 20 working days prior to the commencement of earthworks.

Separate chapters of the Environmental Management Plan shall consist of:

a. Construction Management and Tree Protection Plan (CMTPP) – Retained SNA's – Condition 16.
b. Ecological Mitigation and Restoration Plan (EMRP) - Condition 17.
c. Biodiversity Management Plan (BMP) – Condition 18.
d. An Ecological Restoration Monitoring Methodology.
e. A copy of the GWRC approved Wetland Management Plan (including plans and report)
f. A copy of the separate Harvesting Resource Consent (including the NOD and approved plans).

The EMP shall include confirmation shall be provided that each of the plans and the overall EMP has been sent to Te Rununga o toa Rangitira for advice and input.

Advice note: The EMP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

[25] Lot 702 deleted via s127 RCA26130

16. (CMTPP) Construction Management Plan and Tree Protection Plan - Retained SNA's

At least 20 working days prior to the commencement of earthworks, the consent holder shall submit a **Construction Management Plan and Tree Protection Plan (CMTPP)** for approval by the Manager of Resource Consents and Monitoring in liaison with the Manager Park & City Services and an appointed PCC consultant Ecologist.

No works (including but not limited to earthworks) or tree removal within proposed Lots 600, 601, 700, 701, 703, 704[26] or any mapped or assessed SNA area shall commence until the CMTPP is approved.

a. The CMTPP is to detail:

i. The SNA areas to be retained;
ii. The staging and methodology for the earthworks, stormwater infrastructure, underground utilities, and tree removal;
iii. The methodology to protect remaining SNA areas during construction of all civil works, including shared path and reserve, tree removals and earthworks and from windthrow;
iv. Treatment and management of stormwater and sediment control within and adjacent to the site during construction;
v. The proposed staging, layout, and construction methodology of the shared path within proposed Lot 701
vi. The proposed location of drains and utilities and methodology for keeping them clear of tree roots for the remaining trees and new plantings;
vii. Noise and dust control measures;
viii. Weed control and rubbish removal;
ix. Details of temporary fencing during earthworks and construction;
x. Traffic and public access management during construction;
xi. Confirmation that the CMTPP has been sent to Te Rununga o toa Rangitira for advice and input.

b. Works restricted by the CMTPP:

i. No works shall commence within proposed Lots 600, 601, 700, 701, 703,704[27] or any mapped or assessed SNA area until the CMTPP is approved by the Manager Resource Consents and Monitoring.

ii. Prior to construction works commencing, the proposed earthworks are to be clearly marked out and approved by the Manager Resource Consents and Monitoring. The retained SNA's identified in the CMTPP should be clearly demarcated with a high visibility material before construction begins.

iii. The protected vegetation in the retained SNA's shall not be damaged during earthworks or construction. Any damaged vegetation shall be replaced to the satisfaction of the Manager Resource Consents and Monitoring in liaison with the Manager Parks & City Services.

Advice note: The CMTPP shall be a chapter of the Site Wide Environmental Management Plan (EMP).

Advice note; All works shall be undertaken in accordance with the approved CMTPP noting that this shall be a living document and may be updated subject to approval of any revisions by Manager Resource Consents and Monitoring. Provision exists to make amendments to the CMTPP where it can be demonstrated there was some material change that required a design amendment, i.e. detailed engineering design, geotechnical issues, engineering constraints etc.

Advice note: Council's Parks & City Service Team wishes to engage with the applicant to finalise the plan content to the mutual satisfaction of both parties. Before the CMTPP is submitted to Council's Resource Consents and Monitoring Team for approval, it is anticipated that the parties will have met and worked through the content of the document.

17. (EMRP) Ecological Mitigation and Restoration Plan

At least 20 working days prior to the commencement of vegetation removal works with the SNA's, the Consent Holder shall submit an Ecological Mitigation and Restoration Plan (EMRP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and consultant Ecologist appointed by PCC. No vegetation removal works shall commence until approved plans are received by the applicant.

a. The EMRP shall cover mitigation planting, vegetation clearance, weed control, lighting design (of public places only), remediation planting, water discharge to natural wetlands and any other ecological mitigation and restoration required to mitigate or remediate the effects of ecological disturbance throughout the site.

b. The Ecological Mitigation and Restoration Planting Plan outlined above shall generally be in accordance with the Plans named '*Muri Road Subdivision - Draft Wetland Management Plan*'; '*Revised Ecological Assessment*' dated 20 July 2023; '*Revised Ecological Assessment Map 8*', dated 30 June 2023; '*Map 9*', dated 30 June 2023.

[26] Lot 702 deleted via s127 RCA26130
[27] Lot 702 deleted via s127 RCA26130

c. The EMRP submitted for approval by the Manager Parks & City Services shall include, but not be limited to, the following details:

i. Plant species, numbers, size, spacing, layout and grade;
ii. Methods of ground preparation, fertilising, mulching, spraying and ongoing maintenance;
iii. An estimated cost for plant purchase, planting and maintenance;
iv. All plants shall be eco-sourced from the Wellington Eco-region;
v. Target species, surveillance and methods and timing of Pest Plant control over adjacent gullies in SNA010 and SNA011;
vi. Target species, Location and design of Pest Animal Traps along Shared Pathway design and proposed management of these for 5 years maintenance period;
vii. Methods to discharge water into natural wetlands so as to avoid scour and other adverse effects on vegetation; and
viii. The location and proposed management of any edge vegetation including, but not limited to, planting and windbreak installation.
ix. The methods and timing of vegetation monitoring to confirm canopy coverage of 80% has been achieved and vegetation/pest management can cease.
x. Qualified ecologist/arborist to monitor tree removal within SNA areas to avoid effects of tree felling on SNA vegetation.

Advice note 1: The EMRP shall be a chapter of the Site Wide Environmental Management Plan (EMP).

Advice note 2: Council's Parks & City Service Team wishes to engage with the applicant to finalise the plan content to the mutual satisfaction of both parties. Before the CMTPP is submitted to Council's Resource Consents and Monitoring Team for approval, it is anticipated that the parties will have met and worked through the content of the document.

18. (BMP) Biodiversity Management Plan

At least 20 working days prior to the commencement of SNA vegetation removal the Consent Holder shall submit a Biodiversity Management Plan (BMP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and consultant Ecologist appointed by PCC. No SNA vegetation removal works shall commence until approved plans are received by the applicant.

Advice note: For the avoidance of doubt harvesting works for the exotic forestry on the proximity of SNA's are to be covered under a separate consent.

a. This plan (or plans) shall cover, bird, bat and lizard management, and mitigation or remediation necessary to minimise the effects of ecological disturbance throughout the site on those species.

The BMP outlined above shall generally be in accordance with the Ecological Impact Assessment - Boffa Miskell Limited, titled *Muri Road, Pukerua Bay - Stage 1 - 17 November 2023* and supporting RFI response Memo dated 17 November 2023 and any subsequent Ecologist and Parks/Landscape comments.

b. The BMP submitted for approval by the Manager Parks & City Services shall include, but not be limited to, the following details:

i. Roost Inspection Methodology and Protocol prior to tree felling to avoid bat, ruru and bird deaths.
ii. Lizard Survey and Lizard Salvage methodology and timeframes for completion.
iii. Pre-clearance surveys for nesting birds methodology and timeframes for completion.
iv. Methods, frequency and timing of pest control
v. Monitoring methods, frequency and timing.
vi. Pest and weed control.
vii. Sensitive public lighting design to address potential adverse effects on avifauna adjoining SNA areas.

During vegetation clearance works all recommendations of the BMP shall be undertaken under the supervision of a suitably qualified ecologist.

Within 2 months of completion of works the applicant shall submit a Compliance report summarising all ecological mitigation measures undertaken as per items (i)-(vii) before and during vegetation clearance to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services.

19. (SPMMP) Streetscape Planting, Maintenance and Management Plan

The Consent Holder shall submit a final Streetscape Planting, Maintenance and Management Plan (SPMMP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and Manager Transport.

The SPMMP shall be submitted at the same time as the Roading Engineering Plan approval under condition 37 to enable concurrent consideration. No roading construction works shall commence until approved plans are received by the consent holder.

Advice note: The SPMMP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

The SPMMP will cover planting adjacent to public roads, including, but not limited to, street trees, and will generally be in accordance with the plans named '*Muri Road Pukerua Landscape Plan Rev D*' dated 21/08/2023.

The planting plan shall contain the following details:

a. Tree species, numbers, size, spacing, layout and grade;
b. Soil volume for each street tree, in accordance with the following:

	Selected species expected mature stem diameter measured at 1.5m above ground		
	<300mm	**300 - 600mm**	**>600mm**
Optimum soil volume for health tree growth (m^3)	28.0	35.0	>45.0
Minimum soil volume for healthy tree growth (m^3)	10.0	12.0	20.0

c. Methods of ground preparation/tillage, fertilising, top-soiling, mulching, spraying and ongoing maintenance;
d. An estimated cost for plant purchase, planting and maintenance;
e. Street trees shall have the following horizontal separation distances from services and structures:

Below ground service/utility type or structure	**Selected species expected mature stem diameter measured at 1.5m above ground**		
	<300 mm	**300 – 600 mm**	**>600 mm**
	Minimum horizontal separation distance (m)		
Manholes, drainage catchments & surface opening for underground services	1	1.5	3
Trunk water mains	1	1.5	3
Stormwater pipes >300mm in diameter	1	1.5	3
Sewer lines >300mm in diameter	1	1.5	3
High-pressure gas pipelines	2	3	4
Underground power lines, excluding service lines.	2	3	4
Hard surfaces (footpaths etc.)	0.75	1	1.5
Road curbs	0.75	1	1.5
Vehicle crossings	1	1	1.5
Lightly loaded structures (bus shelters, garages etc.)	1	1.5	3
Street lights (for light splay)	5	5	8

f. Where these separation distances cannot be achieved a root barrier shall be installed;
g. The root barrier shall be of the high-density polyethylene linear type and a minimum of 600mm deep. The root barrier shall be installed immediately adjacent to the edge of the kerb, footpath or vehicle crossing for 1.5 metres either side the centre of the tree. Photographic evidence of the installation of the root barrier(s) shall be provided to the Manager Parks & City Services;
h. There shall be no Pohutukawa (*Metrosideros excelsa*) included in any street tree plantings within Council-owned roads;
i. All street trees shall be a minimum of 45 Litres/PB 95 grade, and meet the following criteria:
   i. Be a minimum of 2 metres high with a stem and crown that is sufficiently robust to be self-supporting without the assistance of nursery canes;
   ii. Have a calliper range in accordance with the following:

Grade	**Container Size**		**Height Range (m)**	**Calliper Range* (mm)**
	Litre	**PB**		
Standard	45	95	1.5 – 3.0	35-42+
Large	80	150	2.0 – 4.0	40-48+

iii. The tree stock should represent the typical form for the species and cultivar;
iv. the tree's crown should be well-balance and proportionate to its overall height;
v. Branch and stem unions should be well-formed and free from inclusions;
vi. Lateral branches should be subordinate to the central leader and evenly spaced along the central stem; and
vii. The tree should be free from crossing limbs and damage;

j. Street tree planting and maintenance shall be in in accordance with the International Society of Arboriculture tree planting specifications and guidelines for new plantings and mulching found at http://www.treesaregood.org/portals/0/docs/treecare/New_TreePlanting.pdf;
k. The SPMMP shall address the matter of mature trees which could present a hazard to an out-of-control vehicle, for instance, on bends. The risk management of this issue should be addressed directly in the Streetscape Planting Plan; and
l. Sensitive lighting design to reduce light spill effects.

20. (RLLPMP) Reserve Landscape Planting and Mitigation Plan

At least 20 working days prior to civil works commencing within Lots 700, 701 & 703[28] (the proposed scenic reserve areas), the Consent Holder shall submit a Reserve Land Landscape Planting and Maintenance Plan (RLLPMP) for any planting to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and consultant Ecologist appointed by PCC. No civil works shall commence within these allotments until approved plans are received by the applicant.

Advice note: The RLLPMP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

The RLLPMP shall contain details of:

a. Plant species, numbers, size, spacing, layout and grade;
b. Methods of ground preparation, fertilising, mulching, spraying and ongoing maintenance and weed management (for example gorse, blackberry);
c. An estimated cost for plant purchase, planting and maintenance;
d. There shall be no installation or placement of underground services (water, electricity, telecommunications etc.) within any gardens or amenity planting areas;
e. Reserve land where lawns are to be mowed is to be of a maximum gradient of 1 in 4.
f. Trees shall, where possible, shall have the horizontal separation distances from services and structures specified in Table 2.

Table 2 **Below ground service/utility type or structure**	**Selected species expected mature stem diameter measured at 1.5m above ground**		
	<300mm	**300 – 600mm**	**>600mm**
	Minimum horizontal separation distance (m)		
Manholes, drainage catchments & surface opening for underground services	1	1.5	3
Trunk water mains	1	1.5	3
Stormwater pipes >300mm in diameter	1	1.5	3
Sewer lines >300mm in diameter	1	1.5	3
High-pressure gas pipelines	2	3	4
Underground power lines, excluding service lines.	2	3	4
Hard surfaces (footpaths etc.)	0.75	1	1.5
Road curbs	0.75	1	1.5
Vehicle crossings	1	1	1.5
Lightly loaded structures (bus shelters, garages etc.)	1	1.5	3
Streetlights (for light splay)	5	5	8

g. Cabbage trees are not to be planted within 2 metres of mown grass areas.
h. Any strappy planting should also be set back at least 1.5 metres from pathways and grass areas that require mowing.
i. Retaining walls between reserve land and private lots are to be wholly located on the respective private lots.

[28] Lot 702 deleted via s127 RCA26130

21. (PLLPP) Private Lot Landscape Planting Plan - Batter Slopes and Private Amenity Plantings and screen hedging.

At least 20 working days prior to the commencement of roading construction works, the Consent Holder shall submit a Private Lot Landscape Planting Plan (PLLPP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services. This Plan shall cover:

a. Landscape planting on rear batter slopes in private properties including Lot 1000 and into the rear of Lots 11, 12, 13, 26 – 38 inclusive[29]
b. Private on-lot planting and hard landscaping to achieve the design objectives of the Residential Design Guide mitigating the visual effects of medium density housing.
c. Rear screening to mitigate potential overlooking effects of upper patios overlooking lower patios adjoining retaining walls.

Advice note: The LPP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

The LPP shall generally be in accordance with the House of Orange Landscaping plans as per condition 1, (with the exception of (a) above) and any subsequent Parks/Landscape Comments. The PLLPP submitted for approval by the Manager Parks & City Services shall include, but not be limited to, the following details:

i. On lot amenity planting and hard landscaping, including bin storage and fencing for street facing boundaries for all Lots where dwellings are approved (Integrated Consent): including Lots 25-68, 73-95, 107-123.

ii. Rear Batter Slope landscaping (hydrobushing and planting) proposals including plant species, numbers, size, spacing, layout and grades for areas on Lots 12, 13, 26-38 (inclusive) and Lot 1000[30].

Landscaping proposals for the west facing batter slope within Lot 1000 and into adjoining Lots 11, 12, 13, 26 – 38 inclusive shall be shown as a minimum from the 103m contour to the 118m contour as shown on the Envelope Earthworks Proposed Contour Plan, project number 1697-01 drawing no: 221, rev R3[31].

These batter slopes shall be identified as 'Vegetation Protection Areas on the Land Transfer Plan as per condition 118 in general accordance with the approved scheme plan in condition 1 specifically shown on:

- Lots 11, 12, 13, 26- 38 (inclusive) shown as VA-VP inclusive][32]
- Lots 69-71 [shown as VT, VU[33], WA]:
- Lots 73-84 [shown as WB-WM]:
- Lots 87-95 [shown as WN-WV]; and
- Lots 96-123 [shown as WW-WZ, XA-XW].
- Lot 1000 [shown as VQ – the batter slope up to the 118m contour] [34].

Advice Note: The corresponding LT plan at s223 stage shall delineate with a vegetation protection batter slope notation as above with a corresponding consent notice condition.

iii. Lots 126 – 130: Shown as area YA – YE[35], being Western boundary Buffer - Rear Batter Slope landscaping planting proposals including plant species, numbers, size, spacing, layout from the western boundary adjoining Lot 3 DP88556 to easement area T, S, R, Q, P[36].

[29] Amended via s127 RCA26130 due to change in earthworks batter behind lots 11, 12 and on Lot 1000.
[30] Amended via s127 RCA26130 due to change in earthworks batter behind lots.
[31] Amended via s127 RCA26130 due to change in earthworks batter behind lots.
[32] Areas of batter slope vegetation protection amended via s127 RCA26130.
[33] Areas of batter slope vegetation protection amended via s127 RCA26130.
[34] Areas of batter slope vegetation protection amended via s127 RCA26130.
[35] Amended via s127 RCA26130 due to change in easement at rear of lots.
[36] Areas of batter slope vegetation protection amended via s127 RCA26130.

Advice note: Planting proposal shall include tall growing trees and shrubs for screening adjoining Lot 3 DP88556 but have regard for easement requirements to avoid rootzone intrusion into easement areas T-P (wastewater main).

iv. Rear screening proposals for dwellings on Lots 47-52 as Vegetation Screening Areas in general accordance with the 'House of Orange section A1.01 Rev H dated 13/09/23'.

Advice Note: The corresponding LT plan at s223 stage shall delineate the 1.4m depth garden with a vegetation screening notation (VSA, VSB, VSC etc) with a corresponding consent notice condition with these areas requiring retention for screening purposes to protect the privacy of the dwellings below.

v. Methods of ground preparation, fertilising, mulching, spraying and ongoing maintenance;
vi. An estimated cost for plant purchase, planting and maintenance;
vii. All plants shall be eco-sourced from the Wellington Eco-region.

The PLPP must also ensure that retaining walls between reserve land, road reserve, and private lots are to be wholly located on the respective private lots.

Advice Note 1: For the avoidance of doubt, PLLPP can be submitted for the entire site, on a staged basis in accordance with the development staging plan approved under Condition 1 or on a block-by-block basis in accordance with the block plans in the architectural plans approved under Condition 2.

22. Lot 704 Pocket Park Detailed Design

Prior to roading construction commencement, detailed designs for the Pocket Park and connection to the shared Path (through Lot 704 (Local Purpose Recreation) and Lot 701 (Scenic Reserve) shall be submitted for approval by the Manager Parks & City Services. The designs shall include, but are not limited to the following:

a. The proposed play equipment (where this is proposed), target age group, supplier details and safety surfacing;
b. The details for the hard and soft landscaping;
c. Existing and proposed overland flow paths and any servicing in the lots;
d. A drinking water connection for the playspace;
e. Details and location of the open space elements such as seating (with arms that meet age and disability requirements), bollards, post and rail fence locations, pathways and the specification of those elements;
f. Planting proposed, in accordance with the Planting Plans provided in accordance Standard Conditions 10, 11, and 12;
g. Confirmation that the pathway/track designs are to the standard required in Standard Condition 25.
h. The plan must show all proposed services and above- and below-ground utility equipment both within the reserve site and in the berms adjoining the site. This must be approved prior to work commencing. This is required to ensure that the aesthetics and usable space of the reserve site are not compromised by overbearing utility cabinets or underground utilities.
i. All bollards to be used shall consist of the PCC Standard bollard.

Advice note: Note: If bollards are fixed, these can be a standard timber square bollard with a 1.4 metre maximum spacing or a low timber two-rail and post fence with a concrete mowing strip. These may be required to prevent vehicle access onto open space areas.

23. Shared Path Design - Roading

Prior to roading construction commencement, the Shared Path design adjoining road reserve areas shall be submitted for approval by the Manager Parks & City Services and be in general accordance with *"Proposed Roading Plan Overall Layout"* as per plans within condition 1, and shall comply with the following:

a. The shared walking and cycling path shall be designed in general accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling.
b. Drawings showing the proposed alignment in relation to land boundaries, and proposed footpaths and road reserve, the proposed track profile in relation to ground contours, the typical track cross section and detailed working drawings of any proposed structures and retaining walls where within or adjoining any reserve (Lots 700, 701, 703 and 704) are to be submitted to the Manager Parks & City Services for approval Work shall not commence on track construction until approval is provided by the Manager Parks & City Services.
c. The maximum gradient of any new walking track to be constructed shall not exceed 17% (1 in 6) and shall be kept to less than 12% (1 in 8) wherever practicable.
d. Vegetation clearance or removal must be shown on drawings.
e. Prior to starting earthworks, the track alignment is to be marked out clearly on site with pegs, flagging or stringline. This is to be made available for inspection and approval by the Manager Parks & City Services prior to the start of construction/earthworks of the Shared Path.
f. If trees and vegetation will be impacted by the proposed alignment, a report by a suitably qualified arborist is to be submitted to the Manager Parks & City Services prior to any works being carried out. The report shall address:
    i. Methodology around trees and roots to ensure that there are no detrimental effects on the trees;
    ii. Hazardous trees within two tree lengths of the path. These trees shall either be identified for removal or the track realigned at the gradient specified in (f) above.

g. Identify on drawings where bollards are proposed to be installed. All bollards shall be the PCC Standard bollard.

24. Shared Path Design through Lot 704 and 701 to paper road.

Prior to roading construction commencement, the design of the shared path from Lot 704 (Recreation Reserve) through Lot 701 (Scenic Reserve) shall be submitted for approval by the Manager Parks & City Services and be in general accordance with *"Proposed Roading Plan Overall Layout"* as per condition 1. The design shall be prepared by a suitably qualified and experienced track designer to be approved by the Manager Parks & City Services and is to meet the following requirements:

a. The shared walking and cycling path shall be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling.
b. Drawings showing the proposed alignment in relation to land boundaries, the proposed track profile in relation to ground contours, the typical track cross section and detailed working drawings of any proposed structures and retaining walls are to be submitted to the Manager Parks & City Services for approval at least four weeks before any construction works is scheduled to start. Work shall not commence on track construction until approval is provided by the Manager Parks & City Services.
c. The maximum gradient of any new walking track to be constructed shall not exceed 17% (1 in 6) and shall be kept to less than 12% (1 in 8) wherever practicable.
d. Vegetation clearance or removal must be shown on drawings. The identified vegetation clearance or removal may only occur with the approval of the Manager Parks & City Services.

   Namely the Consent Holder must ensure that the Syzygium Maire Tree (Swamp Maire – a highly rare species) within SNA010 is protected from construction of the Shared Path Design through Lot 701 and Lot 704. The tree shall not be removed or destroyed, nor shall there be any works within its critical root zones[37].

e. Prior to starting earthworks, the track alignment is to be marked out clearly on site with pegs, flagging or stringline. This is to be made available for inspection and approval by the Manager Parks & City Services prior to the start of construction/earthworks of the Shared Path.
f. The Applicant must confirm with the Council's Manager Parks & City Services whether geotechnical advice is required to be obtained prior to the works starting.
g. If trees and vegetation will be impacted by the proposed alignment, a report by a suitably qualified arborist is to be submitted to the Manager Parks & City Services prior to any works being carried out. The report shall address:
   i. Methodology around trees and roots to ensure that there are no detrimental effects on the trees;
   ii. Hazardous trees within two tree lengths of the path. These trees shall either be identified for removal or the track realigned at the gradient specified in (f) above.
h. Identify on drawings where bollards are proposed to be installed. All bollards shall be the PCC Standard bollard.
i. The track is to be designed by a suitably experienced track designer.
j. On completion of the Shared Path, a final inspection shall be undertaken by the Manager Parks & City Services for the purpose of confirming compliance to the required standards prior to acceptance of the Shared Path by PCC.

Advice Note: A Building Consent will be required for any structures that are not exempt from Building Consent under Building Act Schedule 1. On completion, a Code Compliance Certificate shall be obtained and supplied to the Manager Parks & City Services.

Prior to Commencement of Works – Architectural / Urban Design Requirements

25. Building Consent - Architectural Design Plan Details

At the time of lodgement of a building consent on Lots 25-68, 73-95, 107-123 (subject to landuse consent for integrated dwellings) or any applicable allotment within the respective block (as shown on the approved architectural plans referred to in condition 1), the Consent Holder shall submit a finalised set of architectural drawings must be submitted to the Council for written certification by the Manager Resource Consents and Monitoring.

The information to be submitted must include the following:
a. Details of the building's façade treatment / architectural detailing.
b. A materials schedule including the palette of materials, colour schemes (including colour swatches).
c. Details incorporating a screened bin storage area.
d. A compliant car pad of a minimum of 5.4m in depth (where adjoining any footpath vested as Road with Porirua City Council) with the exception of Lots 27-30 where parking is limited to internal garaging or on road reserve only.

Variation in external cladding materiality (timber, brick, cladding direction) is encouraged. Variation in colour (including roofing colour) is encouraged to avoid the monotonous use of varying shades of greys and white.

Advice Note 1: In approving the request the Manager Resource Consents and Monitoring will seek advice from Council's urban design advisor.

[37] Condition addition RCA26130 to address Swamp Maire found onsite during Parks team walk over June 2026 to be protected, agreed by applicant.

Advice Note 2: For the avoidance of doubt, final architectural design plans can be submitted for a single dwelling, on a block-by-block basis in accordance with the block plans in the architectural plans approved under Condition 1, or on a staged basis in accordance with the development staging plan approved under Condition 1.

26. Housing Typology Changes and Architectural Design Amendments - IGA

As part of the architectural design plan approval required under Condition 25 above, housing typology changes and/or alterations to housing typologies including changes to external cladding, roof form and colour palettes of approved dwellings as shown on the Architectural plans outlined in condition 1 may be approved upon request and considered In General Accordance with the approved plans, subject to confirmation of acceptability in writing by the Manager Resource Consents and Monitoring.

Commensurate with the scale of alterations sought, the alteration request shall include, but not be limited to the following:

a. Elevation plans marked up with the requested changes;
b. Consented and new floor plans and block plans;
c. Drawings demonstrating compliance with the permitted activity standards and,
d. A summary of the proposed changes and assessment of the effects of the changes prepared by an urban designer and/or planner.

Advice Note 1: In approving the request the Manager Resource Consents and Monitoring will seek advice from Council's urban design advisor. Any new District Plan non-compliance will require a separate RC application.

Prior to Commencement of Works – WWL requirements

27. WWL - Detailed Engineering Plan Approval – Connections and Mains

No works shall commence on any stage until the Consent Holder has submitted for approval to the Manager Resource Consents and Monitoring: **Detailed Services Plans** for each stage, showing:

a. Construction plans of the proposed potable water network to service Stages 1 to 6[38] – with connections to public network, individual lot connections and fire services.

b. Construction plans of the proposed potable water reservoir to service Stages 5 and 6[39] (Lots above RL 105 m NZVD 2016 - including reservoir supply main, and gravity mains from the reservoir to the site.

Advice note: Refer to Resource Consent RCA24215 for the construction of a water supply reservoir granted 02/03/2026[40].

c. Construction plans of the proposed wastewater drainage network – individual lot connections, new public reticulation,[41], network connections.

d. Construction plans for wastewater mitigation to mitigate the effect of additional wastewater on the receiving public network including WWPS30 (aka WWPS230) – including upgrades to WWPS30[42], and network upgrades and development solutions (additional wastewater pumping stations if required);

e. Construction plans of the proposed stormwater network – outfalls, public mains, individual lot connections, public detention basins, public treatment devices, secondary overland flow paths;

f. Construction plans for the proposed-on lot stormwater retention system, where deemed necessary.

g. Construction plans for all required secondary overland flow paths.

Advice Notes:

(i) For the avoidance of doubt, Detailed Engineering Plans can be submitted and approved in stages, with the exception that servicing approval for Stages 5 and 6[43] must be supported by a resource consent application, including concept design for the new the water supply servicing required under

[38] Staging amended under s127 RCA26130
[39] Staging amended under s127 RCA26130
[40] Advice note added under s127 RCA26130 to reflect granted consent RCA24215 for the water supply reservoir to service stages 5 and 6.
[41] Amended by s127 RCA26130 new public pumping station was removed in lieu of additional storage at WWPS30.
[42] Amended by s127 RCA26130 new public pumping station was removed in lieu of additional storage at WWPS30.
[43] Staging amended under s127 RCA26130

condition 27(b) approved in writing by the Wellington Water Land Development Team. Also refer to Resource Consent RCA24215 for the construction of a water supply reservoir granted 02/03/2026[44].

(ii) The Detailed Engineering Plans submitted under condition 27 (this condition) shall be supported by all necessary design and construction documentation, including but not limited to:

a. Supporting Calculations, including to confirm the stormwater neutrality devices provided under consent notice and attenuation basins is able to meet the requirements for the whole subdivision.
b. Design Certificates,
c. Engineering Specifications, and
d. The Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39.

(iii) The design of wastewater and stormwater infrastructure shall be sized to include future flows from upstream areas in the same catchment that may be developed under the Northern Growth Area Structure Plan

(iv) The design of water supply infrastructure shall be sized to cater for future development within the Northern Growth Area Structure Plan that will be serviced from the new water supply reservoir and gravity distribution network.

(v) Wellington Water Ltd are using the New Zealand Vertical Datum 2016 (NZVD2016). Hence Engineering Plans and As-Built plans are required in terms of that datum.

(vi) The water supply servicing required under condition 27(b) will not be delivered under this consent. Additional resource consents are required beyond the scope of this consent, hence, Stage 5 and 6[45] lots are to be held as balance lots until a suitable water supply is established.

(vii) The water supply servicing required under condition 27(b) will be subject to an Independent Peer, The Peer Reviewer shall be nominated by Wellington Water. All costs associated with the Peer Review shall be paid for by the developer.

(viii) This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

(ix) An updated Engineering Approval is required once s127 consent has been issued. Failure to obtain an updated Engineering Approval may result in abortive works being undertaken and may delay s224(c).[46]

28. WWL – Water Supply Design

No works shall commence until the Consent Holder has submitted for approval to the Manager Resource Consents and Monitoring: Detailed Water Supply Calculations, and a design statement endorsed by a Chartered Professional Engineer, on;

a. Calculations, specifications, and design plans to confirm that there is sufficient water supply pressure and flow for the development to meet the requirements of:
   - the Porirua City Council Code of Land Development and Subdivision Engineering 2010 (for domestic and fire-fighting),
   - NZ Fire Service Code of Practice for Firefighting Water Supplies NZS PAS 4509: 2008 (fire-fighting).

b. Calculations based on pressure logging (for a minimum one-week period) and flow readings taken from the nearest hydrant.

Advice Notes: Please note that permission is required prior to using or testing hydrants.

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

[44] Advice note added under s127 RCA26130 to reflect granted consent RCA24215 for the water supply reservoir to service stages 5 and 6.
[45] Staging amended under s127 RCA26130
[46] Advice note added under s127 RCA26130 to reflect amendments required to approved engineering approvals RCA24361-EA (stormwater) and RCA24369-EA (Potable Water and Wastewater).

29. WWL – Existing Wastewater Pump Station Capacity Assessment

No wastewater drainage construction works shall commence until the Consent Holder has submitted for approval to the Manager Resource Consents and Monitoring: Detailed Wastewater Capacity Assessment, and a design statement endorsed by a Chartered Professional Engineer, on;

a. The capacity of the existing Public Wastewater Pumping Station PCC_WWPS30 (aka WWPS230) at the intersection of Muri Road and Sea Vista Drive, to receive wastewater flow from the additional 133[47] Lots, and future flows from upstream areas in the same catchment that may be developed under the Northern Growth Area Structure Plan must be assessed against the requirements of the Regional Standard for Water Services Dec 2021 v3.0.

b. Where the Capacity Assessment identifies that PCC_WWPS30 (aka WWPS230) does not have sufficient capacity to accommodate the increase in wastewater flows the Capacity Assessment shall include options for mitigating the effect of the increase in wastewater flows on the pump station.

c. Any wastewater mitigation must demonstrate existing wastewater overflows are not worsened.

d. The Capacity Assessment and any wastewater mitigation must be designed with capacity for flows from upstream areas in the same catchment that may be developed under the Northern Growth Area Structure Plan or a clear upgrade path for growth identified.

The assessment must be submitted to Council with the Engineering Approval application submitted under **condition (27).**

Advice Note: Where works are required to mitigate the effect of the development, Council / Wellington Water preference is that this is achieved through modifications / upgrades of the existing public network as opposed to development solutions.

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

Advice Note: Additional storage will be required at WWPS30 (aka WWPS230) to mitigate the effect of the development[48]*.*

30. WWL – Wastewater Mitigation

Where wastewater mitigation is required:

- to avoid impact on the wastewater network downstream of Stages 2 - 6[49], or
- as required under **Condition (29)** to mitigate the effect on WWPS30 (aka WWPS230),

the Detailed Services Plans and associated documentation provided under **condition (27)** must demonstrate that the following aspects are met[50].;

a. Upgrades to WWPS30 (aka WWPS230) to mitigate for any increase in wastewater flows (if deemed necessary under **Condition (29)** above);
b. Development solutions must be achieved with a public wastewater pump station on public land or a lot vested with council and / or Wellington Water; and if additional pump stations are proposed these
are to be located on utility drainage lots with all-weather access, landscape and security included;
c. Electrical design shall comply with the 'Switchboard Solutions' plan titled 'Wellington Water Standard Waste Water Pump Station Roadside Cabinet sheets 1 to 15';
d. Electrical details, alarms and integration into the council SCADA network are required;
e. Comply with Regional Standard minimum storage and levels of service standards.

[47] Lots 14 to 24 (total 11 lots) were deleted under s127 RCA26130 bringing approved Lots from 144 to 133.
[48] Advice note added s127 RCA26130
[49] Staging amended under s127 RCA26130
[50] Requirements a-d minor amendments via s127 RCA26130

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

31. WWL – Stormwater Outlet Assessment

To avoid impacts on the receiving network and environment, the design documentation provided under **condition (27)** must include an assessment of the stability of the natural environment below each of the proposed stormwater outfalls.

The assessment must be completed by an appropriately qualified Geotechnical Engineer and must assess the susceptibility of the receiving environment to scour and erosion as a result of the velocity of the stormwater discharge, and if necessary, detail appropriate mitigation measures to ensure the stormwater discharge is appropriately managed so as not to cause scour or erosion of the receiving environment.

If there is an increased risk of scour or erosion because of the development, then the design plans presented under **condition (27)** must include measures to mitigate the impact of the development to the satisfaction of the Wellington Water Land Development Team.

The assessment must be supported by a signed statement by an appropriately qualified Geotechnical Engineer confirming the stability of the hill slope below the outfall and effectiveness of any proposed mitigation measures.

Advice Note; Greater Wellington Regional Council consents may have additional requirements beyond scour protection at the new or existing outfalls, wetlands or Waimapihi stream.

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

32. WWL - Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality (Constructed Prior to s224)

To avoid impact on the receiving network and environment, stormwater treatment (for contaminants and hydrological control) and stormwater neutrality are required. Prior to Engineering Approval, and the commencement of works, the Consent Holder must submit for approval under Condition (27) to the Manager Resource Consents and Monitoring: A Hydrological Assessment and Detailed Services Plans approved in writing by the Wellington Water Land Development Team for a site stormwater management system(s), and the following aspects must be met;

a. Stormwater Treatment must be designed in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019, Version 1.1 and approved by the Wellington Water Land Development Team (or specific design criteria agreed with the Wellington Water Land Development Team for systems which fall outside of this document) and must be designed to treat stormwater runoff from all new roads.

b. Stormwater Neutrality (Detention) must be designed so that the total stormwater discharge post development from the site for all rainfall events up to the 1% AEP event plus climate change must be less than or equal to the stormwater flows prior to development.

c. Hydrological Control (Retention) must demonstrate that appropriate hydrological control measures have been provided to reduce the stormwater quantity (volume) discharged from the development to the receiving environment for the mean annual storm event, as far as practicable to mimic natural site runoff volume.

d. The stormwater management system(s) must be designed so that;

    a. Pre-Treatment must be provided upstream of the stormwater system to minimize the risk of siltation / damage or blockages due to debris entering the system.
    b. access must be provided for operations and maintenance activities.
    c. the detention basins (Lot 600 & Lot 601) are to be normally dry, have suitable access for maintenance of structures, and a scour resistant overflow path in case of blockage.

e. A Landscape Design Report and Plan(s) for the 8 bio-retention devices, two detention basins & Lots 600, 601, 602 and 603, including all planted landscape buffers, must be submitted, and approved by the Wellington Water Land Development Team. The Landscape report shall include all landscape planting, trees and landscape works associated with the stormwater treatment devices. In particular, the plans shall:

    (i) be prepared by a suitably qualified landscape architect;
    (ii) identify all new planting to be undertaken on the site;
    (iii) include specifications for plant condition and planting methodology; and
    (iv) include details of the intended species, spacing, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged, established and maintained.

f. A full commissioning plan for the public stormwater management systems must be provided (covering construction establishment, erosion and sediment control, testing, maintenance & handover), including sediment and erosion control measures to protect the detention and treatment devices during the build out phase of the new residential lots.

g. The commissioning plan must cover from practical completion until 80% of contributing catchment residential build out has been completed (including landscaping), but for a period no shorter than 36 months

Advice Notes:

(i) The Consent Holder will also require Greater Wellington Regional Council approval for the proposed stormwater management system. Provision of a Hydrological Control Assessment Report approved in writing by the Greater Wellington Regional Council will be sufficient to satisfy ***condition 32(c).***

(ii) Compliance with ***condition 32(c)*** *may require on lot stormwater retention tanks to be provided in addition to the catchment wide solutions.*

(iii) The commissioning plan is to provide a clear transition between sediment and erosion control, device establishment, construction of dwellings, developer operations and maintenance and eventual handover to council with operation and maintenance documentation.

(iv) Stormwater Management Devices may also require PCC Parks and Reserves Team and PCC Roading Team approval (depending on their location).

(v) This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

33. WWL – Public Stormwater Draft Operation and Maintenance Manuals

Prior to Engineering Approval, the consent holder must prepare a draft Operation and Maintenance Manual for all public stormwater management device(s) setting out the principles of the general operation and maintenance for the stormwater system(s) and associated management devices. The draft Operations and Maintenance Manual shall be submitted to the Wellington Water Land Development Team for approval and is to include, but not be limited to:

(a) a detailed technical data sheet
(b) all the requirements as defined within the Water Sensitive Design for Stormwater: Treatment Device Design Guideline.
(c) details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices
(d) a programme for regular maintenance and inspection of the stormwater system
(e) a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices
(f) a programme for post storm maintenance
(g) a programme for inspection and maintenance of outfall erosion
(h) general inspection checklists for all aspects of the stormwater system, including visual check of roadside sumps and outfalls
(i) a programme for inspection and maintenance of vegetation associated with the stormwater devices.
(j) recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

Advice Notes:

(i) The Operation and Maintenances plan is to provide a clear plan for the council operations and maintenance teams sufficient information to operate and maintain the devices to design expectations for the life of the assets.
(ii) The consent holder may also require Greater Wellington Regional Council approval for the proposed O&M plans.
(iii) This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

34. WWL - Private On Lot Stormwater Systems

Where on-lot retention is required under condition (32 - Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality (Constructed Prior to s224), the consent holder must provide plans for approval under condition (27) which demonstrate the principles of the on-lot system(s) so that these can be made available to all future lot owners. The system must be approved in writing by the Wellington Water Land Development Team and the following aspects must be met.

(a) The stormwater management system(s) must achieve hydrological control as required to meet the site wide requirements as per condition (32).

(b) The design must present:

- approved tank sizing's and orifice size based on likely roof area.
- Principles of the required re-use system.
- A visible overland flow path.

35. WWL – Draft Operation and Maintenance Manual On Lot Stormwater System

Where on-lot retention is required under **condition (32 - Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality (Constructed Prior to s224),** the consent holder must submit a draft Operation and Maintenance Manual for the on-site stormwater systems setting out the principles of the general operation and maintenance for the private on lot stormwater system(s). The draft Operations and Maintenance Manual shall be submitted to the Wellington Water Land Development Team for approval and is to include, but not be limited to:

(a) a system description, including the objectives and purpose,

(b) a detailed technical data sheet,
(c) a programme for regular maintenance and inspection of the stormwater system,
(d) a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices,
(e) a programme for post storm maintenance,
(f) a programme for inspection and maintenance of outfall erosion.

Prior to Commencement of Works – Transport and Waste Management requirements

36. Transport – Safe System Audit Detailed Design Stage

Prior to the submission of the Transport EPA (detailed design drawings), a detailed design stage safe system audit shall be carried out in accordance with Waka Kotahi's Safe System Audit Guidelines 2022. This needs to include all forms of transport connections including Muri Road from the development site intersection to SH59.

Advice note: The detailed design SSA shall be carried out by the same auditors that have undertaken the concept stage SSA approved and listed under condition 1, where practicable.

37. Transport - Engineering Plan Approval (Internal Roading and Muri Road Detailed Design)

a. Prior to road construction works within a particular stage, Detailed Design drawings must be prepared and submitted to Council for approval and to the satisfaction of Manager Resource Consents and Monitoring, including the following:

   i. Locations of pavement markings and signage.
   ii. Stormwater asset types and locations.
   iii. Road cross section drawings and long-section drawings. Including changes in gradients, K-values, and roading chainage.
   iv. Turning heads within roads to vest to service lots for each relevant stage.
   v. Pavement detailed design, including how the thickness and values have been calculated.
   vi. Any retaining structures within the road corridor.
   vii. Roadside vegetation locations and types.
   viii. Street lighting.
   ix. Any other above ground assets within the road reserve.
   x. To demonstrate complying sightlines at driveways, fence heights must be shown as low, i.e.: The height of fences and vegetation must be no higher than 1.0m above the road surface within 2.5m of the road carriageway edge.
   xi. All pedestrian ramps must have tactile pavers.

b. Detailed Design plans shall indicate:
   i. Sumps must be 1.0m away from vehicle crossings.
   ii. At sumps the kerb must be standard height with overflow hatch, e.g. not a mountable kerb.
   iii. Street light pole locations.
   iv. Where an existing road is to be widened (Muri Road), there must be sufficient evidence that performance standards will be met when constructing over the edge of a sub layer.

Advice note: For the avoidance of doubt, Detailed Design Plans can be submitted for the entire site, or on a staged basis in accordance with the development staging plan approved under Condition 1.

Advice note: This Roading EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

38. Transport – Quality Assurance Plan

Before construction of new roads to be vested commences, the consent holder shall submit a Quality Assurance (QA) Plan to Council for assessment and approval to the satisfaction of Manager Resource Consents and Monitoring & Manager Transportation. This QA Plan shall demonstrate what tests will be carried out, where, when and the results recorded to demonstrate that the designs have been met.

39. Transport - Road Street Lighting Plan

Prior to commencement of the civil works associated with road construction at each stage of the development and along Muri Road, the consent holder shall submit a street lighting plan for approval by the Manager Resource Consents and Monitoring This street lighting plan shall include but not be limited to:

a. Street lighting poles and luminaires must be designed to NZTA M26 and M30 requirements and in accordance with NZS 1158.3.1:2020.
b. Street lighting along all road sections, shared paths and footpaths including along the existing extent of Muri Road between Sea Vista Drive and the main intersection of the development [LB10]
c. The lighting of all intersections;
d. Details to demonstrate that the lighting layout has taken into account the location of street trees, so that street trees do not restrict light spill;
e. Illumination along the pedestrian pathway from the Local Purpose Recreation Reserve Lot 704 through Lot 701 (Scenic Reserve) and along the PCC Paper Road to Muri Road.
f. Lighting considerations from the BMP as per condition 18.

The street lighting shall be implemented at each stage of development, in accordance with the approved plan.

Advice Note: Detailed Design Drawings shall be based off the For Consent drawing set titled "Proposed Roading Plan Overall Layout" dated 25.09.23), consisting of drawing numbers 300 to 377.

40. Solid Waste Management Strategy for Waste presentation and collection

At the same time as the Roading Engineering Plan approval is lodged, the consent holder shall submit for approval to the Manager Resource Consents and Monitoring (prepared in liaison with the Manager of Water and Waste) a Rubbish Management Strategy for each Stage as appropriate.

The Solid Waste Management Strategy must be prepared in accordance with the Waste Management and Minimisation Bylaw 2021, clause 12 (Multi Unit developments) and shall address how a waste management vehicle can collect presented waste from all allotments at road reserve. This includes how provision has been made on the joined owned access lots and rear access ways for the presentation and collection of rubbish bins.

Advice note: All dwellings and vacant allotments will be required to screen waste storage areas from public view as per a s221 consent notice requirement below.

During Construction

41. Transportation - Engineering Standards and Works in accordance with engineering approvals

The consent holder shall comply with the construction and as-built requirements of the PCC Code of Land Development and Subdivision Engineering 2010.

All work on the approved Transportation Detailed Design (EPA) engineering plans are to be carried out to the approval of the Senior Development Engineer. Compliance with this condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter/ Inspection and Test Plan.
ii. PS4 and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works.
iii. "Certificate of Completion of Development Works" from the Contractor – PS3.

Advice note: The PCC Code of Land Development and Subdivision Engineering 2010 are the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.

42. WWL - Engineering Standards and Works in accordance with engineering approvals

All construction work must be carried out and completed in accordance with the approved plans, the PCC Code of Land Development and Subdivision Engineering 2010, Regional Standard for Water Services, and Regional Specification for Water Services.

Advice Note: All Public Drainage work is required to be carried out by a suitably experienced Registered Drainlayer; who is employed by a contractor who has an approved Health and Safety Plan and Public Liability Insurance.

43. Planting Seasons

The consent holder shall undertake planting in accordance with the SPMMP, RLLPMP and PLLPP plans to be provided in accordance with Conditions 9 and 10.

The planting shall be completed whichever is the earlier of:

a. The next planting season (April to September inclusive); or
b. Within 6 months of the civil works being completed on-site.

Any streetscape planting that occurs outside this period must have an adequate irrigation system or manual water programme, to the satisfaction of the Manager Parks & City Services.

Advice Note: For the avoidance of doubt, planting to occur in stages if staged SRMMP, LMP, and/or PLLPP plans are approved by Council.

44. Parks - Certification of Construction of Play Equipment and Play Surfacing – Lot 704

Prior to construction commencing on the neighbourhood park on Lot 704 the consent holder shall engage an appropriately qualified person to certify the construction of play equipment and play surfacing and in accordance with NZS 5828:2015. This suitably qualified person may only be engaged with the approval of the Manager Parks & City Services. That person will be responsible for completing installation inspections to confirm compliance with the standard and must be Level 3 ROSPA qualified.

45. Iwi Accidental Discovery Protocol

If any archaeological site(s) are uncovered during physical works, the consent holder shall contact Te Rūnanga o Toa Rangatira Incorporated, Heritage New Zealand and Porirua City Council and must follow the following protocols:

a. Work must cease immediately at the place of discovery
b. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager;
c. No materials relating to the artefact or site shall be removed;
d. If skeletal remains are uncovered, the project manager must advise the New Zealand Police;
e. The consent holder must employ an archaeologist (whose appointment has been agreed with Te Rūnanga o Toa Rangatira Incorporated) at their own expense to examine and record the site;
f. If, as a result of the site inspection and investigation, there is a need for an appropriate ceremony by Te Rūnanga o Toa Rangatira Incorporated (and or another iwi group), the consent holder must make the necessary arrangements for that ceremony to occur;
g. The consent holder must ensure that any artefacts or materials discovered that are of significance to Ngāti Toa Rangatira are only handled and removed by Ngāti Toa Rangatira representatives responsible for the tikanga appropriate to their removal and preservation, or re-internment.
h. With regard to artefacts subject to the Protected Objects Act 1975, Ngāti Toa Rangatira representatives must agree to the process of safeguarding and storage prior to the removal of any artefacts which are of significance to Ngāti Toa Rangatira. This agreement must occur prior to notification to the local museum or Ministry for Culture and Heritage.
i. The consent holder must allow representatives of Te Rūnanga o Toa Rangatira Incorporated and the archaeologist appointed under e) all reasonable access to the site in order to comply with clauses e), f) and g) of this condition;
j. Works affecting the archaeological site must not resume until Te Rūnanga o Toa Rangatira Inc. and the New Zealand Police (in the case of skeletal remains only) have each given the appropriate consent, approval or authority for work to continue and overall approval to continue is given by the Manager Resource Consents and Monitoring.

Notes:

i. Te Rūnanga o Toa Rangatira Inc may at their discretion contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist referenced in e).

ii. Should archaeological site(s) be uncovered, the consent holder may also need to obtain any necessary approvals under the Heritage New Zealand Pouhere Taonga Act 2014. The consent holder is advised that if that is the case, works should not continue until any necessary approvals have been obtained under that Act.

46. Construction Hours of Operation

The consent holder shall comply with the following hours for earthworks, infrastructure and dwelling construction, including warm up and warm down of machinery:

a. Monday to Saturday between the hours of 7.00am and 6.00pm. No warmup of machinery is to occur before 6.30am Monday to Saturday. No cool down of machinery is to occur after 6.30pm Monday to Saturday; and
b. No construction works shall be permitted outside of these times or on Sundays or public holidays.
c. Heavy machinery or plant may only access/exit the site, warm up and operate on the site within the above start times;
d. Exceptions to the above-mentioned hours are permitted for emergency remedial works or in relation to general safety issues on the site or adjoining sites relative to the proposed earthworks and/or silt control installations, including repair after heavy rainfall.

47. Noise

Noise from all construction activities must be in accordance with:

a. Section 16 [Duty to Avoid Unreasonable Noise] of the RMA during daytime hours (7am – 10pm); and
b. L10 45 dBA during night time hours (10pm-7am) at any point within the boundary of the Suburban Zone; and;
c. NZS6803:1999 “Acoustics – Construction Noise”.
d. Mufflers shall be used on all earth working machinery to reduce the noise emanating from these machines and thus the effect on adjoining property owners/occupiers.

48. Compliance Signage and Liaison

For compliance with Condition 26 above the consent holder shall erect two signs, measuring 1m2, in a prominent and visible positions on the Muri Road boundary of the site. The sign is to contain 24-hour contact details of persons who must be available to respond to any reasonable requests and/or complaints made and is to be maintained throughout the construction period. A register of all such complaints is to be maintained on site and must be available for inspection during normal office hours.

For the duration of the construction, the consent holder shall ensure that a person is available to respond to any reasonable requests and/or complaints made by the public and that a phone number at which that person can be contacted will be advised to the Porirua City Council Monitoring and Enforcement Officer prior to any construction commencing.

Conditions which apply to any application for Building Consent before Section 224 RMA Certification and Record of Titles Issuing

49. Requirements to allow Building Consents to be approved.

The consent holder shall have met all the following requirements prior to lodgement of the first application for building consent for a dwelling or retaining wall under the Building Act:

a. The s223 certificate has been issued for the relevant stage or sub-stage of the development, which shall include all of the following:
    ii. All easements;

iii. Any building limitations (including subsoil drains) that may have been identified in the earthworks Geotechnical Earthworks Completion or Slope Stability Reports required under condition 50.
iv. Draft Consent Notices have been agreed between Council and consent holder.

b. A Street Naming Theme for the Muri Road stage as applicable has been approved by Council and Street names for those streets within the relevant stage of development have been approved.

Advice Note: It is recommended that the Street naming theme and street naming processes be commenced by the consent holder as soon as consent is issued to enable these processes to be completed in sufficient time.

c. The detailed design of all roads and services for the relevant stage of development must have been completed and approved by the Manager Resource Consents.

d. Engineering certification of shown finished ground levels and building platform heights has been provided to the satisfaction of the Manager Resource Consents.

Post Construction

50. (GCR) Geotechnical Completion Report

Prior to the approval of Building Consent for a dwelling on its respective allotment, a Geotechnical Completion Report (GCR) shall be supplied to the Manager of Resource Consents and Monitoring for certification. *[Advice note: The GCR may be subject to peer review by Council's Geotechnical consultants*]. The GCR shall be prepared by the Geotechnical Engineer approved under Condition 4, and shall include the following:

a. An as-built plan showing the completed earthworks surfaces, details of any sub-soil drainage installed, and the location of all constructed retaining walls on the respective allotment.

b. A statement of suitability of any cut and fill, including a schedule of the compaction tests which shall also show their location, the degree of consistency with NZS 4431:2022 – Engineered Fill Construction for Lightweight Structures, and the PCC Land Development Manual (2010). If any cut or fill is constructed with slope angles greater than those in the earthworks specification, slope stability assessments must be included for those slopes.

c. Certification that the constructed retaining walls (if already constructed under a separate building consent) are fit for purpose and are capable of supporting any identified surcharge. Where retained cuts are over 1.5m in height or are surcharged by a structure or slope this may be satisfied via provision of a Producer Statement – Construction Review (PS4) for the retaining walls.

d. Identification of any limitations on building and foundation design, for example, identifying any areas of uncertified fill, protection of sub-soil drainage, recommended building setbacks, or matters to be considered when designing foundations for any subsequent development onsite.

If the GCR report identifies development limitations on building or foundation design that need to be raised with future property owners, the Manager Resource Consents may require **a consent notice as per section 221 of the RMA 1991 to be registered on the Record of Title of the lot giving notice of the limitations or specific development requirements relating thereto.**

This report may be delivered in stages related to different areas of the development in accordance with the Envelope staging plan as per condition 1. The report for civil works including roads and reserves allotments may be prepared and delivered separately and at different times to the report for the various housing blocks.

Where the report identifies development limitations, the Manager Resource Consents may require that a consent notice as per section 221 of the RMA 1991 on the title shall be entered into giving notice of the limitations or specific development requirements relating thereto. This shall be prepared to the satisfaction of the Council, by the consent holder. The cost associated with the preparation and registration of any consent notices are to be met by the consent holder.

Prior to the occupation of any dwelling

51. Connection to & Extend Potable Water Network

Prior to occupation of any dwelling, the consent holder shall, at their expense, in accordance with the Services Plans approved under **Condition 27 and 28**:

a. Provide Stage 5 and 6[51] dwellings with building platforms above RL105 with a new water supply reservoir, reservoir supply main, and gravity mains from the reservoir.;

b. Extend the public water supply mains and rider mains to service the site.

[51] Staging amended under s127 RCA26130

c. Provide new fire hydrants with sufficient pressure and flow to service the development in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplied SNZ PAS 4509:2008,

d. For any wastewater pumping stations[52] install a manifold at the boundary with a metered water supply with reduced pressure zone (RPZ) backflow preventer installed to allow for wash-down and connection of the wet well and storage tank washer systems. The supply shall be fitted with a tap connection with 20 mm BSP (minimum) thread to allow fitting of a hose. The water service connection shall be minimum DN32 terminating in a stainless-steel lockable cabinet adjacent to the wet well.

e. For all residential dwellings install a metered manifold at the boundary with a 20mm ID water service pipe connected to a water supply main. An engraved plastic tag reading "WATER SUPPLY MANIFOLD FOR (Street No)" is to be secured to the manifold to clearly identify which property is served by the manifold.

Advice Note:

(i) Where tobies are located that can be identified as clearly serving a specific lot, an engraved plastic tag may not be required.

51aa[53] Prior to the occupation of any dwelling in stage 2 the consent holder must provide to evidence that the easement in gross over Lot 1000 Deposited Plan 608433 for the stormwater outlet discharging stormwater from Lot 601 has been duly granted.

Advice note: refer to s224c condition 119A.

52. Water Supply - Low Pressure Water Supply < 25 m

Lots 7 to 13, 71 to 86, 142 to 144[54] do not meet the required point of supply pressure of 25m and may require private booster pumps on each lot. The consent holder must assess the pressure available at each lot and agree appropriate mitigation measures with Council.

If booster pumps are installed, all calculations and designs, including all required hydraulic and structural designs must be carried out by an appropriately qualified chartered engineer and submitted with a design statement. The chartered Engineer must demonstrate at Building Consent stage that the booster pump design meets the household's water demand, during the low-pressure conditions, to the worst-case conditions.

53. Water Supply – Unserviced Balance Lots Stages 5 and 6[55]

Lots 29 to 70 & 87 to 95 shown as as Stages 5 and 6 (are unable to meet the minimum Water Supply Requirements of the Wellington Regional Water Standard above reduced level (elevation datum) RL105.

No dwelling shall be constructed on these proposed allotments until such time as the permanent alternative water supply is approved, installed and commissioned as per condition 51(b).

Wastewater Conditions

54. Creation of a Public Wastewater Network

Prior to occupation of any dwelling, the consent shall:

a. Extend the public wastewater main, in accordance with the plans approved under condition 27, 29 and 30, and:

[52] Wording amended under s127 RCA26130

[53] Condition added under s127 RCA26130 at the agreement of the applicant, ensuring an easement is created over adjoining land Lot 1000 Deposited Plan 608433 for stormwater drainage (due to the deletion of Lot 702 from the consent), where Lot 1000 at the time of the application was in the ownership of the applicant. Any inability to create the easement is at the risk of the consent holder to comply with this condition.

[54] Lots amended under s127 RCA26130 – to be the 'transitional' zone lots (between RL 100 and RL105). Previously read in error Lots 71 to 87, 141 to 144, 10 to 12, & 25 to 30.

[55] Staging amended under s127 RCA26130

b. All newly constructed wastewater mains to be vested in Council shall be approved by Wellington Water Land Development Team based on closed circuit television (CCTV) inspection carried out by the consent holder in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used, and lateral connections shall be inspected from inside the main.

The new public wastewater network includes the extension of a public wastewater line through proposed Lot 125 that must be constructed in Stage 1[56].

55. Private Connections to Public Wastewater Network:

Prior to occupation of any dwelling, the consent holder shall provide each dwelling with a separate and direct connection to a public wastewater network in accordance with Porirua City Council's Code of Land Development and Subdivision Engineering 2010 and at locations approved by the Wellington Water Land Development Team.

56. Wastewater Mitigation[57]

Wastewater Mitigation is required for stages 2 – 6 of the development**.** Prior to occupation of any dwelling within these stages, the consent holder shall upgrade the existing wastewater network, including providing additional volume at PS30 (aka PS230) and / or install a wastewater management system in accordance with the plans approved under Conditions 27, 29 and 30.

57. Wastewater Mitigation documentation, commissioning, and handover

Following construction of the wastewater management system, full documentation is to be provided to council (for inclusion in their document management system) and Wellington Water Land Development team (for handover to the Operations and Maintenance teams) The documentation shall include:

a. As-built plans (civil, mechanical, and electrical).
b. A wastewater management system designers report with documentation detailing functional methodologies, specification, and ongoing operational and maintenance requirements.
c. Manufacturers documentation, specifications, operations, maintenance, and commissioning information.
d. Full commissioning plan, completed check sheets, operational staff training requirements and in person on site handover meeting.
e. A maintenance schedule, including replacement schedule, must be provided.
f. The plan and schedule must be accepted by the Land Development Team.

Stormwater Conditions

58. Creation of a Public Stormwater Network

Prior to occupation of any dwelling, the consent shall:

a. Extend the public stormwater main, in accordance with the plans approved under conditions 27, 31 and 32, and;
b. All newly constructed stormwater mains to be vested in Council shall be approved by Wellington Water Land Development Team based on closed circuit television (CCTV) inspection carried out by the consent holder in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main.

59. Private Connections to Public Stormwater Network:

Prior to occupation of any dwelling, the consent holder shall provide each dwelling with a **separate and direct connection** to a public stormwater network in accordance with Porirua City Council's Code of Land Development and Subdivision Engineering 2010 and at locations approved by the Wellington Water Land Development Team.

60. Stormwater Management - Neutrality, Retention and Treatment (Vested with council)

Prior to occupation of any dwelling, the consent holder shall construct public stormwater management systems (stormwater neutrality, retention and treatment) for the development, in accordance with plans approved under **condition 27, 31 and 32** and agreed with the Wellington Water Land Development Team.

61. Stormwater Management – Neutrality, Retention and Treatment (Vested with council) As Builts

Following construction of the stormwater management system(s) as built plans and a photographic construction record of public stormwater facilities are to be provided to Council at the occupation of any dwelling, together with capacity calculations and site hydraulic testing using a double ring infiltrometer to confirm that the works have been constructed in accordance with the engineering plans.

[56] Lot 125 brought into stage 1, condition amended via RCA26130.
[57] Condition amended to adjust staging under s127 RCA26130 and amend requirements for wastewater mitigation.

62. Stormwater Management – Neutrality, Retention and Treatment [58]

The consent holder shall implement all landscaping and planting shown on the approved stormwater treatment landscape plans, schedule and specifications as required by condition 27, 31 and 32.

Advice Notes:
The stormwater neutrality, stormwater treatment and wastewater neutrality devices to be completed under each stage are;

Stage 1 to 6 – Earthworks
- *Sediment and Erosion Control only (Balance Lot)*

Stage 1
- *Kerbside bio-retention devices Lot 500 (Road to Vest)*
- *Lot 600 (Utility Reserve Drainage) (Bio-retention basin, detention basin).*

Stage 2
- *Kerbside bio-retention devices on Lot 501 (Road to Vest), including the bio-retention to serve Stages 3 and 4.*
- *Lots 601 and 602 (Utility Reserve drainage) (bio-retention basin)*

Stage 5
- *Lot 603 (Utility Reserve)*

63. Stormwater Management – Control of Building Works and Materials

To mitigate the effect of the development on the receiving environment catchment wide stormwater management systems have been implemented to collect and treat stormwater runoff from the new impermeable areas, and to ensure effective ongoing operation and maintenance of these systems the consent holder must:

a. Manage the site construction activities in accordance with the requirements of the stormwater management area commissioning plan approved under condition (32), and;
b. Any combination of exposed (i.e., unpainted) galvanised steel (with greater than 99% zinc coating) or copper may result in contamination of stormwater runoff upon corrosion of surfaces and therefore stormwater from these materials used for exterior construction, including but not limited to roofing, cladding, gutters and downpipes, shall not be discharged to the public stormwater network (either directly or indirectly) unless treated on-site by a water quality device.

64. Stormwater Management - On Lot Retention

Where on-lot stormwater retention is required under condition (27), The consent holder or future owners of the Lots which require stormwater retention must:

a. Construct an approved stormwater management system in accordance with the concept design approved under Condition (34), and

b. Following construction of the stormwater management system(s), an as-built plan must be made available for future property owners.

c. The consent holder, future owner of each Lot must follow the required operation, maintenance, and renewal of the system(s), set out in the maintenance schedule (to be held on Council resource consents file RCA26130**),** to ensure it is always in full working order.

d. The consent holder, future owner(s) of each Lot cannot increase stormwater discharge from site, through removal of the stormwater management system or an increase in non-permeable areas, without Council approval; as an increase in stormwater discharge will have a detrimental effect on the receiving environment.

65. Development Restriction – One dwelling per Lot

Unless otherwise presented within the Engineering Approval Plans approved under condition (27), the only one dwelling per proposed allotment shall be permitted.

Advice Note 1: This includes minor residential units as defined under the NPS.

Advice Note 2: Pukerua Bay Water Supply and wastewater Infrastructure is unable to support additional growth in this area beyond that consented under Resource Consent RC8763 SL0075/22 thus development is limited to 1 dwelling per allotment in accordance with the approved water supply allowances for this subdivision.

[58] Condition amended to adjust for stages via RCA26130.

Advice Note 3: Should future infrastructural improvements resolve water supply constraints, this condition may be reviewed / cancelled on a case by case basis under s221(3) of the RMA at the discretion of the Manager Resource Consents and Monitoring in liaison with Wellington Water Limited (or future Water Services entity).

66. As-Builts Documentation and Certification

Prior to occupation of any dwelling, the consent holder shall submit for certification subdivision to the Manager Resource Consents and Monitoring: As Built Plans of the completed development, as follows:

a. As Built Plans shall show water supply, wastewater, and stormwater drainage for the development.

b. As Built Plans for the stormwater management systems (treatment and detention), wastewater mitigation and water supply reservoirs.

c. As Built Plans for wastewater pumping stations including detention and upgrade of existing infrastructure.

d. All As Built Plans must meet the requirements of Porirua City Council's Code of Land Development and Subdivision Engineering 2010.

e. As-Built Plans shall be submitted in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.

f. Once an As-Built Plan has been submitted and within one month of completion of the drainage works and/or application pursuant to s224, the Consent Holder shall arrange for a final inspection with the Wellington Water Inspector.

67. Three Waters Certification

The application for a certification of the Land Use consent shall be accompanied by certification from a Chartered Professional Engineer or Registered Professional Surveyor stating that all water supply and drainage works and services associated with the subdivision have been installed in accordance with the approved plans and specification. This certificate shall be supplied at the time the As-built plans are submitted for acceptance.

Advice Note: All subdivision consent conditions must be met before the certification.

68. Transport - Staging (Roads & Shared Paths)

a. All proposed upgrades to Muri Road as per the approved detailed Transport engineering plan approval shall be completed and deemed compliant prior to the occupation of any dwelling, or s224c certification of Stage 1 whichever is the sooner completion of stage 1 of the development;

b. The shared path link between road 2 and Muri Road shall be formed and ready for use prior to road 2 being formed and sealed prior to the occupation of any dwelling, or s224c certification of Stage 1 whichever is the sooner.

69. Transport - Post Construction Pavement Condition Survey

a. On completion of the proposed works the applicant must re-assess and re-record (still, video and physical) and submit for approval and to the satisfaction of Council's Manager Transportation, the condition/s of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the works using the same methodology approved for the pre-construction assessment. This is to include pavement testing.

b. The applicant must arrange for the appropriate repair (in consultation with Council's Manager Transportation) by themselves or the PCC Network Maintenance Contractor at the cost of the consent holder, of any damage made to PCC transport infrastructure assets during construction and/or any subsequent maintenance activities to the satisfaction of the Council's Manager Transportation. Post construction, following any remediation, the remaining transport infrastructure asset life should be no less than what would be expected under normal traffic loading/use over the period of the works.

c. For the avoidance of doubt:
   i. "damage" includes non-visually obvious pavement life consumption due to development activities over the period of the works.
   ii. failure by the applicant to adequately assess and record the existing condition of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the proposed works will result in the existing condition of those PCC transportation assets to be remediated to a minimum remaining design life of 25 years.

70. Safe System (Road safety) audit

Prior to the occupation of any dwelling or prior to any application for Section 224 certification for each stage or sub-stage, whichever occurs first, the consent holder shall submit a postconstruction safe system audit in accordance with Waka Kotahi's Safe System Audit Guidelines 2022 at the completion of each stage of the development. Each

Advice note: The post construction safe system audit (SSA) should ideally be carried out by the same auditors who have undertaken the concept stage and detailed design stage SSA's.

71. Reinstatement of Transport Assets

Prior to the occupation of any dwelling or prior to any application for Section 224 certification for each stage or sub-stage, whichever occurs first, the consent holder must reinstate Council's footpath, kerb and channel, road carriageway formation, street berm and urban services where damage has been caused by the demolition and/or construction works associated with the subdivision or land use consent. The assets shall be reinstated in accordance with Council's Code of Land Development and Subdivision Engineering 2010 Edition at the expense of the consent holder and to the satisfaction of the Development Engineer or delegated representative.

72. Planting and Hard Landscaping Establishment

Prior to the occupation of any dwelling or prior to any application for Section 224, all planting shall be established in accordance with the Planting Plans approved in accordance with the approved Private Lot Landscape Planting Plan as per condition 21. This includes (where applicable)

a. Landscape planting on rear batter slopes in private properties;
b. Private on-lot amenity plantings
c. Hard landscaping including bin storage and fencing;
d. Rear hedge screening to mitigate potential overlooking effects of upper patios overlooking lower patios adjoining retaining walls.

73. Management of Public Stormwater Management Systems

To eliminate the potential for silt runoff into the stormwater management devices and ensure establishment of the planting, the consent holder shall be responsible for protection, monitoring and maintenance of the stormwater management devices for a period of 36 months following s224(c) certification.

It is expected that this will involve, but not be limited to maintenance / replacement planting, refreshing of the filter media (bio-retention). All work shall be undertaken in accordance with the commissioning plan agreed under **condition (88 -** *Engineering Approval – Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality) A*ny plants which die shall be replaced with a similar species during this maintenance period, in accordance with the landscape specification.

a. At yearly intervals during and following completion of the 36 month maintenance period and prior to vesting of the stormwater treatment devices short progress reports and a final report shall be provided to Council.

b. Following completion of the maintenance period, the consent holder shall arrange:
   i. in-situ hydraulic conductivity of all bio-retention filter media using a double ring infiltrometer.
   ii. A final site inspection by Council and Wellington Water Land Development Team.

c. The consent holder shall replace, at their expense, any filter media that does not meet the requirements of Wellington Water Ltd's Water Sensitive Design for Stormwater: Treatment Device Design Guideline, V 1.1 December 2019.

DECISION B - SUBDIVISION CONSENT CONDITIONS

74. In General Accordance

That the development be in general accordance with the information and plans submitted with the application and held on Council file RC8763 SL0075/22 and stamped 'Approved Plans for Resource Consent RC8763 SL0075/22 RCA23028 as amended by Section 127 Application RCA26130[59] including attachments as follows:

Plans by Envelope Engineering, titled as follows:

a. **SCHEME PLANS** – Titled Scheme Plan of proposed subdivision Stages 1 to 6[60]: Pukerua Holdings Limited, Muri Road, Pukerua Bay - 1697-01 as follows:

100 Series	Rev	Scheme Plans and date
1697-01-1000	R3[61]	Overall Plan – dated 18-6-26
1697-01-1001	R3[62]	Sheet 1 of 5 – dated 18-6-26
1697-01-1002	R3[63]	Sheet 2 of 5 – dated 18-6-26
1697-01-1003	R3[64]	Sheet 3 of 5 – dated 18-6-26

[59] IGA description to include s127 ref: RCA26130
[60] Staging reference change from 3 stages to 6 stages under s127 ref: RCA26130
[61] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[62] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[63] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[64] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130

1697-01-1004	R3[65]	Sheet 4 of 5 – dated 18-6-26
1697-01-1005	R3[66]	Sheet 5 of 5 – Easement Schedules
1697-01-1006	R2	Lot 125 Detail – dated 18-6-26

b. **CIVIL ENGINEERING PLANS** - Proposed Roading, Muri Road Upgrades, Proposed Drainage, Proposed Water & Services plans Pukerua Holdings Limited, Muri Road Development Stage 1, Pukerua Bay, dated 30 October 2023 (except as revised through S127 application RCA26130)[67], as follows:

200 SERIES	Rev	**Earthworks**
1697-01-200	R2	Existing Contours Plan - Overall
1697-01-220	R3[68]	Proposed Contour Plan - Overall
1697-01-221	R3[69]	Overall Plan (dated 13/04/2026)
1697-01-222	R3	Proposed Contour Plan - Sheet 2
1697-01-223	R3	Proposed Contour Plan - Sheet 3
1697-01-224	R2	Proposed Clean fill Site - Layout
1697-01-230	R2	Proposed Cut/Fill Contour Plan - Overall Layout
1697-01-231	R2	Proposed Fill Site Cut/Fill Contour Plan- Sheet 1
1697-01-240	R3	Proposed Erosion Sediment Control Plan - Overall Layout
1697-01-241	R4	Proposed Erosion Sediment Control Plan - Catchments
1697-01-242	R4	Proposed Erosion Sediment Control Plan - Sheet 1
1697-01-243	R4	Proposed Erosion Sediment Control Plan - Sheet 2
1697-01-244	R4	Proposed Erosion Sediment Control Plan - Sheet 3
1697-01-245	R4	Proposed Erosion Sediment Control Plan - Sheet 4
1697-01-250	R3	Proposed Erosion Sediment Control Details - Sheet 1
1697-01-251	R3	Proposed Erosion Sediment Control Details - Sheet 2
1697-01-260	R2	Earthworks - Proposed Cross Sections Layout
1697-01-261	R2	Earthworks - Proposed Cross Sections
1697-01-262	R3	Earthworks - Proposed Cross Sections Layout
1697-01-263	R2	Earthworks - Proposed Cross Sections

300 SERIES		**Roading**
1697-01-300	E7[70]	Proposed Roading Plan- Overall Layout (dated 15/05/2026)
1697-01-301	E6[71]	Proposed Roading Plan - Layout Sheet 1 (dated 15/05/2026)
1697-01-302	R5	Proposed Roading Plan - Layout Sheet 2
1697-01-310	R4	Proposed Roading Plan - Sheet 1
1697-01-311	E6	Proposed Roading Plan - Sheet 2 (dated 15/05/2026)
1697-01-312	E6	Proposed Roading Plan - Sheet 3 (Dated 15/05/2026)
1697-01-313	R5	Proposed Roading Plan - Sheet 4

[65] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[66] Scheme Plans updated to reflect amendment to staging under s127 ref: RCA26130
[67] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130
[68] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130
[69] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130
[70] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130
[71] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

1697-01-314	R4	Proposed Roading Plan - Sheet 5
1697-01-315	R4	Proposed Roading Plan - Sheet 6
1697-01-316	R4	Proposed Roading Layout Pedestrian Pathway
1697-01-330	R4	Proposed Roading Plan - Long Sections - Road 01
1697-01-331	R4	Proposed Roading Plan - Long Sections - Road 02
1697-01-332	R4	Proposed Roading Plan - Long Sections - Road 02 & Road 3
1697-01-333	R4	Proposed Roading Plan - Long Sections - Road 04, 05 & 06
1697-01-334	R5	Proposed Roading Plan - Long Sections - Road 07 & 08
1697-01-335	R4	Proposed Pedestrian Access Long-Sections - 01
1697-01-340	R4	Proposed Roading Plan - Cross Sections - Road 01
1697-01-341	R4	Proposed Roading Plan - Cross Sections - Road 02
1697-01-342	R4	Proposed Roading Plan - Cross Sections - Road 03 & 05
1697-01-343	R4	Proposed Roading Plan - Cross Sections - Road 06 & 07
1697-01-344	R5	Proposed Roading Plan - Cross Sections - Row 04 And 09
1697-01-345	R4	Proposed Roading Plan - Cross Sections - Road 08
1697-01-346	R4	Proposed Roading Plan - Cross Sections -Muri Road
1697-01-350	R1	Proposed Vehicle Tracking- Overall Layout
1697-01-351	R1	Proposed Vehicle Tracking- Sheet 01
1697-01-352	R1	Proposed Vehicle Tracking- Sheet 02
1697-01-370	R2	Muri Road Upgrades- Existing Layout Sheet 01
1697-01-371	R2	Muri Road Upgrades- Existing Layout Sheet 02
1697-01-372	R2	Muri Road Upgrades- Proposed Layout Sheet 01
1697-01-373	R2	Muri Road Upgrades- Proposed Layout Sheet 02
1697-01-374	R2	Muri Road Upgrades- Road 01 Sightlines
1697-01-375	R2	Muri Road Upgrades- Driveway Sightlines
1697-01-376	R1	Muri Road Upgrades- Proposed Layout Sheet 03
1697-01-377	R1	Muri Road Upgrades- Proposed Culvert Upgrade

400 SERIES		**Drainage**
1697-01-400	RC1[72]	Proposed Drainage Plan - Overall Layout (dated 30/04/2026)
1697-01-401	RC1[73]	Proposed Drainage Plan - Layout Sheet 01 (dated 30/03/2026)
1697-01-402	R2	Proposed Drainage Plan - Layout Sheet 02
1697-01-410	R2	Proposed Drainage Plan - Sheet 01
1697-01-411	R2	Proposed Drainage Plan - Sheet 02
1697-01-412	R2	Proposed Drainage Plan - Sheet 03
1697-01-413	R2	Proposed Drainage Plan - Sheet 04
1697-01-414	R2	Proposed Drainage Plan - Sheet 05
1697-01-415	R2	Proposed Drainage Plan - Sheet 06
1697-01-416	R2	Proposed Drainage Plan - Layout Sheet 07
1697-01-430	R2	Proposed Drainage Stormwater Long-Sections- SW Line 01 & 02
1697-01-431	R2	Proposed Drainage Stormwater Long-Sections- SW Line 03
1697-01-432	R2	Proposed Drainage Stormwater Long-Sections- SW Line 04 & 05
1697-01-433	R2	Proposed Drainage Stormwater Long-Sections- SW Line 06, 07, 08
1697-01-434	R2	Proposed Drainage Stormwater Long-Sections- SW Line 09 & 10

[72] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

[73] Civil plans updated to reflect amendment to remove Road 6 and undertake revised bulk earthworks staging under s127 RCA26130

1697-01-435	R2	Proposed Drainage Stormwater Long-Sections- SW Line 11, 12, 13, 14
1697-01-440	R2	Proposed Drainage Sewer Long-Sections- Ww Line A & D
1697-01-441	R2	Proposed Drainage Sewer Long-Sections- Ww Line B & C
1697-01-442	R2	Proposed Drainage Sewer Long-Sections- Ww Line E & F
1697-01-443	R2	Proposed Drainage Sewer Long-Sections- Ww Line H & G
1697-01-444	R2	Proposed Drainage Sewer Long-Sections- Ww Line J, L, K
1697-01-470	R1	Proposed SW Catchment Plan
1697-01-480	R2	Proposed Stormwater Outlet Layout Plan
1697-01-481	R1	Stormwater Outlet Section - Sheet 01
1697-01-482	R1	Stormwater Outlet Section - Sheet 02
1697-01-483	R1	Stormwater Outlet Section - Sheet 03
1697-01-484	R1	Stormwater Outlet Section - Sheet 04
1697-01-490	R1	Typical Drainage Details- Energy Dissipation Sheet 1
1697-01-491	R1	Typical Drainage Details- Rain Garden Sheet 2
1697-01-492	R1	Typical Drainage Details- Rain Garden Sheet 3
1697-01-493	R1	Typical Drainage Details- Rain Garden Sheet 4
1697-01-494	R1	Proposed Drainage Stormwater Outlet Details- SNA Discharge
1697-01-495	R1	Proposed Drainage Stormwater Outlet Details- SNA

500 SERIES		**Proposed Water & Services**
1697-01-500	-RC1	Proposed Water & Services- Overall Layout (dated 30/03/2026)
1697-01-501	RC1	Proposed Water & Services - Layout Sheet 1 (dated 30-03-2026)
1697-01-502	R3	Proposed Water & Services - Layout Sheet 2
1697-01-510	R2	Proposed Water & Services Plan- Sheet 1
1697-01-511	RC1	Proposed Water & Services Plan- Sheet 2 (dated 30-03-2026)
1697-01-512	R2	Proposed Water & Services Plan- Sheet 3
1697-01-513	R3	Proposed Water & Services Plan- Sheet 4
1697-01-514	R2	Proposed Water & Services Plan- Sheet 5
1697-01-515	R2	Proposed Water & Services Plan- Sheet 6

Plans by NB Architects

a. **ARCHITECTURAL PLANS** – Titled Muri Road Development, Project ID: NBA02052, Plan references 2001-2126 inclusive, revision 1, dated 11/7/2023.

Plans by House of Orange Design Limited

b. Street Tree Landscaping and On-Lot Landscaping Sample Plans – Sheet No's: L0.01 – L0.04, L1.25, L1.27, 32, 53, 42, 51, 77, 79, 85-88, 90, 108, 113, Rev: H dated: 18/09/2013
c. Landscaping and Planting Sections: A1.01 Rev: H dated: 13/09/2013, section A-A (Lots 47-52) - Plan reference: Showing Retaining Wall and Hedge Screening; A1.02 Rev: H dated: 13/09/2013, section-B-B Showing batter bank planting.
d. Planting specifications & palette, Hard landscaping detail **-** Sheet No's: L2.01- L2.08. Rev B 06/09/2023.

Plans by Boffa Miskell Limited

e. Extracts Ecological Impact Assessment Plans titled: Eastern Pukerua Bay Development:
- Map 2: Significant Natural Areas, dated 30 June 2023, Rev 1.
- Map 3: Ecological Features, dated 30 June 2023, Rev 1.
- Map 4 (unnumbered): Wetland Map, dated 5 July 2023, Rev 1.
- Map 5: Mature Pine / Macrocarpa Removal, dated 7 November 2023, Rev 1.
- Map 6: SNA Removal, dated 13 November 2023, Rev 4.
- Map 7: Mitigation, dated 13 November 2023, Rev 3.

Reports:

f. **Ecological Impact Assessment** - Boffa Miskell Limited, titled Muri Road, Pukerua Bay - Stage 1 - 17 November 2023 and supporting RFI response Memo dated 17 November 2023.
g. **Draft Wetland Management Plan**, Boffa Miskell Limited, 7 July 2023
h. **Geotechnical Report,** Coffey Tetra Tech, Reference: 773-WLGGE291776-rev3, dated 13 October 2023.
i. **AEE** by Scope Planning: revision 1, dated July 2023;
j. **DEV-NG-Northern Growth Development Area Memo** by Scope Planning dated 21 December 2023.
k. **Urban Design Statement**, prepared by Matthew Prasad, Holistic Urban Environments Ltd (HUE) version 2.2 dated 20 July 2023.
l. **Integrated Transportation Assessment** by Tim Kelly, Transportation Planning Ltd dated October 2022 and supplementary RFI memo dated 3 July 2023.
m. **Roading Design Safe System Audit -** Preliminary Design Safety Audit July 2023 Prepared by Gary Clark, Traffic Concepts.
n. **Preliminary Site Investigation,** prepared by Pattle Delamore Partners Limited, dated 29 November 2021.
o. **Cultural Impact Assessment,** prepared by Te Rūnanga o Toa Rangatira, Robert McClean, Principal Advisor, Ahurea Taiao, 25 April 2023
p. **Draft ECMP** (Earthworks and Construction Management Plan), Envelope Engineering, ref: R002v1-1697-01 dated 10 July 2023

Advice Notes:

i. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
ii. The approved scheme plans are taken for "concept" information only and will require finalisation through the LT survey and s223 plan approval process.
iii. The Engineering plans referenced in Condition 1 show the proposed services layout and are taken for "concept" information only. Further detailed design is required before these plans will achieve Engineering Approval;
iv. A Building Consent for private drains is required where new laterals are to be constructed. Some of the engineering plans and specifications required in the conditions of this resource consent will be required to be submitted for the Building Consent permit.
v. Prior to connection, an application for water supply, wastewater and stormwater is required to be made to Porirua City Council. All works must be inspected and tested by Wellington Water (Water and Drainage Inspectors).

75. Development Staging

The development / subdivision may be carried out in stages. Each stage shall generally be in accordance with Stages 1-6 as shown on Envelope Plan 1697-01-1000 to 1006 revision 3 dated 18-6-26[74].

Indicative development sequencing is as follows but may be varied:

a. **Harvesting of Pine forestry on the site** – subject to a separate consents lodged as RC8956 LU0079/23 RCA23076, RCA25040, and RCA26041.

b. **SNA Vegetation clearance** – Landuse Consent Decision A.

c. **Bulk Earthworks** of all stages - Landuse Consent this consent – Envelope drawing 1697-01, 230, R2

d. **Subdivision and Civil Works – Stage 1**
   vi. Lots 1-13, 25-28, Lot 125 (access via existing ROW)
   vii. Lot 500 (Road to Vest)
   viii. Lot 600 (Utility Drainage lot - Bio-retention basin, detention basin) – refer to condition 118A to determine if Reserve or Freehold Title applies[75]
   ix. Lot 200 (Jointly Owned Access Lot)
   x. Construction of the public wastewater line through Lot 125

e. Subdivision and Civil Works – Stage 2
   vi. Lots 71, 72, 96-106, 124, 126-130
   vii. Lot 501 (Road to Vest)
   viii. Lots 601 and 602 (Utility drainage) – refer to condition 118A to determine if Reserve or Freehold Title applies[76],
   ix. Lot 700 (Scenic Reserve)
   x. Construction of wastewater mitigation at PS30 (aka PS230)

[74] Staging condition amended under s127 ref: RCA26130
[75] Condition amended under s127 ref:RCA26130 to reflect potential for allotment to not be vested as reserve, refer new condition 118A.
[76] Condition amended under s127 ref:RCA26130 to reflect potential for allotment to not be vested as reserve, refer new condition 118A.

f. Subdivision and Civil Works – Stage 3

iii. Lots 73-81, 115-123
iv. Lot 502 (Road to Vest)

g. Subdivision and Civil Works – Stage 4

v. Lots 107-114, 82-86, 131-144
vi. Lot 503 (Road to Vest)
vii. Lot 701 (Scenic Reserve) and 704 (Local Purpose Recreation Reserve)
viii. Lot 201 (Jointly Owned Access Lot)

h. Subdivision and Civil Works – Stage 5

vi. Lots 65-70, 87-95, 47-64
vii. Lot 504, ~~505~~ and 506 (Road to Vest)
viii. Lot 505 (Jointly Owned Access Lot)
ix. Lot 703 (Scenic Reserve)
x. Lot 603 (Utility Reserve) – refer to condition 118A to determine if Reserve or Freehold Title applies[77]~~,~~

i. Subdivision and Civil Works – Stage 6

iii. Lots 29-46
iv. Balance Lot 1000

The staging may occur in any order provided that:

i. the services for water supply, wastewater and stormwater are progressively provided for each stage;
ii. Each individual allotment must be consistent with the proposal as approved;
iii. All civil earthworks have been completed;
iv. Legal and physical access to each residential allotment has been established;

Advice Notes:
The Lots with water supply connections above RL 105 m (NZVD2016) (Lots within Stages 5 and 6[78]), are not to be provided individual titles until a new water supply (reservoir supply main, reservoir and gravity distribution main) has been installed to meet pressure, flow, and storage requirements.

76. Engineering Standards – General

The consent holder shall comply with the design, construction, and as-built requirements, (either its current version or replacement document), unless otherwise modified by condition(s) of the consent or agreed in writing by the Wellington Water Land Development Team, of the;

(a) Porirua City Council Code of Land Development and Subdivision Engineering 2010;
(b) NZS4404:2010
(c) Wellington Water Ltd Regional Standard for Water Services December 2021 Version 3.0
(d) Wellington Water Ltd Regional Specification for Water Services December 2021 Version 3.0
(e) Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1. Specific design criteria for any systems which fall outside of the scope of this document must be agreed with the Wellington Water Land Development Team.
(f) Wellington Water Reference Guide for Design Storm Hydrology.

Advice Note 1: The PCC Code of Land Development and Subdivision Engineering 2010 specifies the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.

[77] Condition amended under s127 ref: RCA26130 to reflect potential for allotment to not be vested as reserve, refer new condition 118A.
[78] Staging amended under s127 ref: RCA26130

Advice Note 2: Lots within Stages 1-4[79]*, with water supply connections between RL 100 and 105 m (NZVD2016) will not achieve compliant minimum pressures and will be required to be subject to s221 consent notices advising of low-pressure constraints until the new water supply (reservoir supply main, reservoir and gravity distribution main) is commissioned.*

Prior to Commencement of Works – Geotechnical, Monitoring / Compliance Requirements

77. Suitably Qualified Geotechnical Engineer

Prior to the commencement of any works on the site, the consent holder must provide evidence to the Resource Consent Monitoring and Enforcement Team (via email: rmamonitoring@pcc.govt.nz) that a suitably qualified Chartered Professional Engineer as included on the Engineering New Zealand CPEng register, with a Geotechnical Engineering Practice field, has been appointed to review the design, provide advice on the requirements for earthworks construction, and provide certification of earthworks on completion, including the stability of constructed cut batters.

78. NZS4404:2010 Representative

Prior to commencement of works, the consent holder must provide evidence to the Resource Consent Monitoring and Enforcement Team (via email: rmamonitoring@pcc.govt.nz that a suitably qualified representative has been appointed to carry out the design and supervision of construction works, and certification upon completion, as provided by Sections 1.7 and 1.8 of NZS4404:2010. This representative shall carry out the duties described by Sections 1.7 and 1.8 of NZS4404:2010.

79. (GSSAR) Geotechnical Slope Stability Assessment Report

At least 15 working days prior to the commencement of bulk earthworks on the site (following removal of vegetation), the consent holder shall submit for approval to the satisfaction of the Manager Resource Consents, a Geotechnical Slope Stability Assessment report prepared by the Geotechnical Engineer approved under Condition 59.

The Geotechnical Slope Stability Assessment report shall include detailed cut and fill slope stability modelling data that addresses both the local and global stability of the proposed cut and fill slopes under static and seismic load conditions, as may be required by NZS4404 and the Porirua City Council Code of Land Development and Subdivision Engineering 2010 (CoP) The report shall also address specific recommendations for specific engineering design of slopes if required and general requirements for construction of slopes in accordance with the PCC Code of Land Development & Subdivision.

The report shall also address specific recommendations for specific engineering design of cut and fill slopes if required and general requirements for construction of fill slopes including details on matters like the removal of unsuitable materials, installing under drainage and conditioning and compacting of fills etc.

Advice note: The Geotechnical Slope Stability Assessment report will be reviewed by PCC's Geotechnical consultant. Please email to: rmamonitoring@pcc.govt.nz.

80. Monitoring and Compliance requirements

a. The consent holder shall contact the Council's compliance monitoring officer at least 48 hours prior to any physical work commencing on the site and advise the officer of the date upon which such works will commence. This notice shall quote the RC number of this consent and the address of the site, and shall be in the form of an email to rmamonitoring@pcc.govt.nz .
b. The consent holder shall provide a copy of this consent and any documents referred to in this consent to each operator or contractor undertaking works authorised by this consent, before that operator or contractor starts any works.
c. The consent holder shall ensure that a copy of this consent is kept in the office on site at all times and presented to any Porirua City Council officer on request.

81. Iwi Monitor

At all times during the exercise of this resource consent, Te Rūnanga o Toa Rangatira Incorporated shall be advised 20 working days prior to any works occurring within the site, be provided the opportunity to, and be resourced to, monitor all works.

Advice Note: The Consent Holder shall endeavour to engage with Te Rūnanga o Toa Rangatira at the outset of sites works to determine the specific works to be monitored.

82. (ECMP) Earthworks and Construction Management Plan

Prior to the commencement of works within a particular stage, the consent holder shall submit for certification by the Manager Resource Consents, a final Earthworks and Construction Management Plan (ECMP). The purpose of the ECMP is to show how earthworks and construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with. The ECMP/s must include:

a. A copy of the ***Erosion and Sedimentation Control Plan (ESCP) approved by Greater Wellington Regional Council*** pursuant to ***GWRC Decision WGN230148*** and associated approval correspondence including the GWRC contact officer.

[79] Staging amended under s127 ref: RCA26130

Advice Note: Although PCC and GWRC both require silt and sediment control, Local and Regional Councils have different lenses on the matter. Porirua City Council has a primary focus on the built environment, as such the main focus of the ESCP submitted should demonstrate how the Council assets and infrastructure are protected in accordance with PCC's Stormwater bylaw, through appropriate land-use development and effective retention of sediment onsite. Suitable silt and sediment control also protects the natural and community values of the harbour and wider environment.

b. Erosion Sediment Control on Muri Road Reserve (Lot 14 DP 70492)

Prior to the commencement of works, adequate silt control measures must be undertaken on site to ensure no silt is deposited into existing Muri Bush Reserve (Lot 14 DP 70492), and consistent with Condition XX. The silt control measures shall be installed to the satisfaction of the Manager of Resource Consent and Monitoring in liaison with the Manager Parks & City Services.

c. The ECMP/s must include also include the following:

i. Site access arrangements including proposed construction access points that may include the utilisation of harvesting access routes present at the time of commencement of works authorised under this consent.
ii. Anticipated traffic levels and types of construction vehicles and volumes involved during each work phase, capturing heavy construction vehicles as well as light vehicles associated with construction workers. For the avoidance of doubt, if multiple access points are proposed, details must be provided of the anticipated usage of each of the access points;
iii. Measures to ensure continued physical access to the existing properties;
iv. Route and traffic restrictions;
v. Details of the intended disposal site(s) for surplus material;
vi. Measures to ensure that dirt and debris is not deposited on public roads;
vii. Methodology on the protection and monitoring of pavement condition of adjacent roads following turning of truck movements
viii. Arrangements for temporary traffic management and signage;
ix. Carparking arrangements for site workers;
x. Anticipated traffic management issues such as lane closures or on-street construction loading and measures intended to manage those situations;
xi. Measures to ensure safe pedestrian and vehicle access past the site maintained at all times;
xii. The name and contact landline and cell phone numbers and postal address of the site manager;
xiii. Detail how any adverse effects arising from construction will be managed on site to avoid effects from noise, vibration and construction traffic;
xiv. The location of appropriate local signage or visible information on the site that will clearly identify the name, telephone number and address for service of the on-site project manager including cell phone and after-hours details;
xv. Intended days and hours of construction work and deliveries;
xvi. Fencing for the construction site;
xvii. The best practicable option for construction noise management;
xviii. Measures intended to control dust emissions during construction and key times at which these will be implemented.
xix. Stabilisation methodology for the site, as earthworks are completed at the conclusion of each phase and in perpetuity

General Compliance:

d. Construction and/or earthworks shall not commence within the particular stage, until the ECMP has been certified in writing by the Manager Resource Consents and Monitoring.

e. All earthworks controls established and maintained as part of the approved plan will be in general accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region guide available on the Greater Wellington Regional Council Website at https://archive.gw.govt.nz/assets/Resource-Consents/Erosion-and-Sediment-Control-Guide-for-Land-Disturbing-Activities-in-the-Wellington-Region.pdf

f. The consent holder shall follow all recommendations contained within the **(GSSAR) Geotechnical Slope Stability Assessment Report** as per condition 79.

g. The ECMP shall be implemented through the duration of the construction period. Any proposed amendments to the ECMP shall be submitted for certification by the Manager, Resource Consents prior to those amendments being implemented.

h. The consent holder shall be responsible for maintaining the mitigation and control measures outlined in the ECMP throughout the construction period/s for each particular stage and with respect to erosion and sediment controls - until ground cover is established.

i. The consent holder shall, if necessary, provide wheel wash facilities onsite such that all vehicles and earthmoving machinery exiting the site do not carry earth worked materials onto the surrounding road network. In the event that some contaminant material is tracked on to the road the consent holder shall be responsible for cleaning and repairing the road back to its original condition. In doing this, the consent holder shall ensure that no materials are washed or swept into any stormwater drains or natural drainage systems.

j. The consent holder shall ensure that land disturbed by earthworks, trenching or building activities is regularly wetted when required or otherwise stabilised to ensure that dust nuisance is maintained within the site.

k. All earthworked areas shall be regrassed or hydro-seeded within one month following completion of earthworks, or where no works are proposed for more than two weeks temporary stabilisation measures must be implemented.

Advice Note: For the avoidance of doubt, ECMP/s prepared can be prepared for the entire site or on a per stage basis. Separate ECMP's for the separate earthworks stages illustrated in the approved earthworks staging plan can be submitted and approved, or stages can be bundled into one ECMP.

83. Cadastral Survey of Existing Reserve Boundary Lot 14 DP 70492

Prior to commencement of works, the applicant shall have a cadastral survey undertaken of the shared boundary between the Part Lot 4 DP 79282 (the development site) and Lot 14 DP 70492 (Muri Bush Reserve). On completion of the survey, the boundary shall be clearly demarcated with high visibility fencing material such as fluorescent netting suspended on a wire and supported by waratahs. The boundary demarcation shall be installed to the satisfaction of the Manager Parks & City Services.

The Consent Holder shall not carry out any earthworks within Muri Bush Reserve Lot 14 DP 70492.

84. Transport - Works within Road Reserve – CAR and TMP

Within a minimum of 30 working days prior to the commencement of any works within road reserve authorised by this consent, the consent holder shall submit a Corridor Access Request (CAR) and Traffic Management Plan (TMP) to Porirua City Council's corridor access team via Submittica. The purpose of the TMP is to outline any overarching measures that will be implemented to mitigate the impacts of construction works on the roading and pedestrian networks.

85. Transport - Notification of works and pre-start meeting -

a. The consent holder shall notify Council, in writing, of their intention to begin any works, a minimum of seven working days prior to commencing works. Such notification shall be sent to the Transportation Development Engineer and include the following details:

v. Name and telephone number of the project manager.
vi. Site address to which the consent relates.
vii. Activities to which the consent relates.
viii. Expected duration of works.

A copy of the approved Transportation Engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of and have access to the resource consent and accompanying documentation.

b. A pre-start meeting is required to be undertaken with the consent holder's representative, contractor(s) or agents for the consent holder and the Senior Transport Development Engineer prior to any works being undertaken on the site to the satisfaction of the Senior Transport Development Engineer or delegated representative.

86. Transport - Pavement Condition Survey - Pre-Commencement

a. The applicant must first submit, for approval and to the satisfaction of, Council's Manager Transportation the proposed methodology to assess and record (still, video and physical) the condition/s of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, proposed to be used to undertake the proposed works. This is to include pavement testing.
b. The actual assessment and record (still, video and physical) of the condition/s of the existing PCC transport infrastructure assets on legal road, administered by the Porirua City Council, must be provided to the satisfaction of the Council's Manager Transportation.
c. On completion of the proposed works the applicant must re-assess and re-record (still, video and physical) and submit for approval and to the satisfaction of Council's Manager Transportation, the condition/s of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the works using the same methodology approved for the pre-construction assessment. This is to include pavement testing.
d. The applicant must arrange for the appropriate repair (in consultation with Council's Manager Transportation) by themselves or the PCC Network Maintenance Contractor at the cost of the consent holder, of any damage made to PCC transport infrastructure assets during construction and/or any subsequent maintenance activities to the satisfaction of the Council's Manager Transportation. Post construction, following any remediation, the remaining transport infrastructure asset life should be no less than what would be expected under normal traffic loading/use over the period of the works.
e. For the avoidance of doubt:
    i. "damage" includes non-visually obvious pavement life consumption due to development activities over the period of the works;
    ii. failure by the applicant to adequately assess and record the existing condition of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the proposed works will result in the existing condition of those PCC transportation assets to be remediated to a minimum remaining design life of 25 years.

Prior to Commencement of Works – Vegetation, Parks, Ecological requirements

87. Survey of private lots and proposed reserve allotments

Within one month of completion of civil works the consent holder shall have a survey undertaken by a Licensed Cadastral Surveyor of the shared boundary between the private lots and reserve allotments Lots 700, 701[80] & 703. On completion of the survey, the boundaries shall be clearly demarcated with high visibility fencing material such as fluorescent netting suspended on a wire and supported by waratahs. Boundary demarcation shall be installed to the satisfaction of the Manager Resource Consents and Monitoring.

88. (EMP) Site Wide Environmental Management Plan

All environmental components associated with ecological monitoring and mitigation shall be contained within a single Site Wide Environmental Management Plan (EMP), which shall be provided at least 20 working days before any earthworks begin.

Separate chapters of the Environmental Management Plan shall consist of:

a. Construction Management and Tree Protection Plan (CMTPP) – Retained SNA's – Condition 89.
b. Ecological Mitigation and Restoration Plan (EMRP) - Condition 90.
c. Biodiversity Management Plan (BMP) – Condition 91.
d. An Ecological Restoration Monitoring Methodology.
e. A copy of the GWRC approved Wetland Management Plan (including plans and report)
f. A copy of the separate Harvesting Resource Consent (including the NOD and approved plans).

The EMP shall include confirmation shall be provided that each of the plans and the overall EMP has been sent to Te Rununga o toa Rangitira for advice and input.

Advice note: The EMP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

89. (CMTPP) Construction Management Plan and Tree Protection Plan - Retained SNA's

At least 20 working days before any earthworks begin, the consent holder shall submit a **Construction Management Plan and Tree Protection Plan (CMTPP)** for approval by the Manager of Resource Consents and Monitoring in liaison with the Manager Park & City Services and an appointed PCC consultant Ecologist.

No works (including but not limited to earthworks) or tree removal within proposed Lots 600, 601, 700, 701[81],703 or any mapped or assessed SNA area shall commence until the CMTPP is approved.

a. The CMTPP is to detail:

i. The trees to remain (including young trees), those to be removed and new plantings;
ii. The staging and methodology for the earthworks, stormwater infrastructure, underground utilities, and tree removal;
iii. The methodology to protect remaining trees, including root protection, during construction of all civil works, including shared path and reserve, tree removals and earthworks and from windthrow;
iv. Treatment and management of stormwater and sediment control within and adjacent to the site during construction;
v. The proposed staging, layout, and construction methodology of the shared path within proposed Lot 701
vi. The proposed location of drains and utilities and methodology for keeping them clear of tree roots for the remaining trees and new plantings;
vii. Noise and dust control measures;
viii. Weed control and rubbish removal;
ix. Details of temporary fencing during earthworks and construction;
x. Traffic and public access management during construction;
xi. Confirmation that the CMTPP has been sent to Te Rununga o toa Rangitira for advice and input.

b. Works restricted by the CMTPP:

i. No works shall commence in the retained SNA's until the CMTPP is approved by the Manager Resource Consents and Monitoring.

ii. Prior to construction works commencing, the proposed earthworks are to be clearly marked out and approved by the Manager Resource Consents and Monitoring. The retained SNA's identified in the CMTPP should be clearly demarcated with a high visibility material before construction begins.

[80] Lot 702 was deleted via s127 RCA26130
[81] Lot 702 was deleted via s127 RCA26130

iii. The protected vegetation shall not be damaged during earthworks or construction. Any damaged vegetation shall be replaced to the satisfaction of the Manager Resource Consents and Monitoring in liaison with the Manager Parks & City Services.

Advice note 1: The CMTPP shall be a chapter of the Site Wide Environmental Management Plan (EMP).

Advice note 2: All works shall be undertaken in accordance with the approved CMTPP noting that this shall be a living document and may be updated subject to approval of any revisions by Manager Resource Consents and Monitoring. Provision exists to make amendments to the CMTPP where it can be demonstrated there was some material change that required a design amendment, i.e. detailed engineering design, geotechnical issues, engineering constraints etc.

Advice note 3: Council's Parks & City Service Team wishes to engage with the applicant to finalise the plan content to the mutual satisfaction of both parties. Before the CMTPP is submitted to Council's Resource Consents and Monitoring Team for approval, it is anticipated that the parties will have met and worked through the content of the document.

90. (EMRP) Ecological Mitigation and Restoration Plan

At least 20 working days prior to the commencement of vegetation removal works, the Consent Holder shall submit an Ecological Mitigation and Restoration Plan (EMRP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and consultant Ecologist appointed by PCC. No vegetation removal works shall commence until approved plans are received by the applicant.

a. The EMRP shall cover mitigation planting, vegetation clearance, weed control, lighting design, remediation planting, water discharge to natural wetlands and any other ecological mitigation and restoration required to mitigate or remediate the effects of ecological disturbance throughout the site.

b. The Ecological Mitigation and Restoration Planting Plan outlined above shall generally be in accordance with the Plans named '*Muri Road Subdivision - Draft Wetland Management Plan*'; '*Revised Ecological Assessment*' dated 20 July 2023; '*Revised Ecological Assessment Map 8*', dated 30 June 2023; '*Map 9*', dated 30 June 2023.

c. The EMRP submitted for approval by the Manager Parks & City Services shall include, but not be limited to, the following details:

i. Plant species, numbers, size, spacing, layout and grade;
ii. Methods of ground preparation, fertilising, mulching, spraying and ongoing maintenance;
iii. An estimated cost for plant purchase, planting and maintenance;
iv. All plants shall be eco-sourced from the Wellington Eco-region;
v. Target species, surveillance and methods and timing of Pest Plant control over adjacent gullies in SNA010 and SNA011;
vi. Target species, Location and design of Pest Animal Traps along Shared Pathway design and proposed management of these for 5 years maintenance period;
vii. Methods to discharge water into natural wetlands so as to avoid scour and other adverse effects on vegetation; and
viii. The location and proposed management of any edge vegetation including, but not limited to, planting and windbreak installation.
ix. The methods and timing of vegetation monitoring to confirm canopy coverage of 80% has been achieved and vegetation/pest management can cease.
x. Qualified ecologist/arborist to monitor tree removal within SNA areas to avoid effects of tree felling on SNA vegetation.

Advice note 1: The EMRP shall be a chapter of the Site Wide Environmental Management Plan (EMP).

Advice note 2: Council's Parks & City Service Team wishes to engage with the applicant to finalise the plan content to the mutual satisfaction of both parties. Before the CMTPP is submitted to Council's Resource Consents and Monitoring Team for approval, it is anticipated that the parties will have met and worked through the content of the document.

91. (BMP) Biodiversity Management Plan

At least 20 working days prior to the commencement of SNA vegetation removal at the Stage 1 site–onsite, the Consent Holder shall submit a Biodiversity Management Plan (BMP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and consultant Ecologist appointed by PCC. No SNA vegetation removal works shall commence until approved plans are received by the applicant.

Advice note: For the avoidance of doubt harvesting works for the exotic forestry on the proximity of SNA's are to be covered under a separate consent/

a. This plan (or plans) shall cover, bird, bat and lizard management, and mitigation or remediation necessary to minimise the effects of ecological disturbance throughout the site on those species.

b. The BMP outlined above shall generally be in accordance with the Ecological Impact Assessment - Boffa Miskell Limited, titled Muri Road, Pukerua Bay - Stage 1 - 17 November 2023 and supporting RFI response Memo dated 17 November 2023 and any subsequent Ecologist and Parks/Landscape comments.

c. The BMP submitted for approval by the Manager Parks & City Services shall include, but not be limited to, the following details:

i. Roost Inspection Methodology and Protocol prior to tree felling to avoid bat, ruru and bird deaths.
ii. Lizard Survey and Lizard Salvage methodology and timeframes for completion.
iii. Pre-clearance surveys for nesting birds methodology and timeframes for completion.
iv. Methods, frequency and timing of pest control
v. Monitoring methods, frequency and timing.
vi. Pest and weed control.
vii. Sensitive lighting design to address potential adverse effects on avifauna adjoining SNA areas.

During vegetation clearance works all recommendations of the BMP shall be undertaken under the supervision of a suitably qualified ecologist. Within 2 months of completion of works the applicant shall submit a Compliance report summarising all ecological mitigation measures undertaken as per items (i)-(vii) before and during vegetation clearance to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services.

92. (SPMMP) Streetscape Planting, Maintenance and Management Plan

The Consent Holder shall submit a final Streetscape Planting, Maintenance and Management Plan (SPMMP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and Manager Transport.

The SPMMP shall be submitted at the same time as the Roading Engineering Plan approval as per condition 110 for concurrent consideration. No roading construction works shall commence until approved plans are received by the applicant

Advice note: The SPMMP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

The SPMMP will cover planting adjacent to public roads, including, but not limited to, street trees, and will generally be in accordance with the plans named '*Muri Road Pukerua Landscape Plan Rev D*' dated 21/08/2023. The planting plan shall contain the following details:

a. Tree species, numbers, size, spacing, layout and grade;
b. Soil volume for each street tree, in accordance with the following:

	Selected species expected mature stem diameter measured at 1.5m above ground		
	<300mm	**300 - 600mm**	**>600mm**
Optimum soil volume for health tree growth (m^3)	28.0	35.0	>45.0
Minimum soil volume for healthy tree growth (m^3)	10.0	12.0	20.0

c. Methods of ground preparation/tillage, fertilising, top-soiling, mulching, spraying and ongoing maintenance;
d. An estimated cost for plant purchase, planting and maintenance;
e. Street trees shall have the following horizontal separation distances from services and structures:

Below ground service/utility type or structure	**Selected species expected mature stem diameter measured at 1.5m above ground**		
	<300 mm	**300 – 600 mm**	**>600 mm**
	Minimum horizontal separation distance (m)		
Manholes, drainage catchments & surface opening for underground services	1	1.5	3
Trunk water mains	1	1.5	3
Stormwater pipes >300mm in diameter	1	1.5	3
Sewer lines >300mm in diameter	1	1.5	3
High-pressure gas pipelines	2	3	4
Underground power lines, excluding service lines.	2	3	4
Hard surfaces (footpaths etc.)	0.75	1	1.5
Road curbs	0.75	1	1.5
Vehicle crossings	1	1	1.5

Lightly loaded structures (bus shelters, garages etc.)	1	1.5	3
Street lights (for light splay)	5	5	8

f. Where these separation distances cannot be achieved a root barrier shall be installed;
g. The root barrier shall be of the high-density polyethylene linear type and a minimum of 600mm deep. The root barrier shall be installed immediately adjacent to the edge of the kerb, footpath or vehicle crossing for 1.5 metres either side the centre of the tree. Photographic evidence of the installation of the root barrier(s) shall be provided to the Manager Parks & City Services;
h. There shall be no Pohutukawa (*Metrosideros excelsa*) included in any street tree plantings within Council-owned roads;
i. All street trees shall be a minimum of 45 Litres/PB 95 grade, and meet the following criteria:
viii. Be a minimum of 2 metres high with a stem and crown that is sufficiently robust to be self-supporting without the assistance of nursery canes;
ix. Have a calliper range in accordance with the following:

Grade	Container Size		Height Range (m)	Calliper Range* (mm)
	Litre	PB		
Standard	45	95	1.5 – 3.0	35-42+
Large	80	150	2.0 – 4.0	40-48+

x. The tree stock should represent the typical form for the species and cultivar;
xi. the tree's crown should be well-balance and proportionate to its overall height;
xii. Branch and stem unions should be well-formed and free from inclusions;
xiii. Lateral branches should be subordinate to the central leader and evenly spaced along the central stem; and
xiv. The tree should be free from crossing limbs and damage;
j. Street tree planting and maintenance shall be in in accordance with the International Society of Arboriculture tree planting specifications and guidelines for new plantings and mulching found at http://www.treesaregood.org/portals/0/docs/treecare/New_TreePlanting.pdf;
k. The SPMMP shall address the matter of mature trees which could present a hazard to an out-of-control vehicle, for instance, on bends. The risk management of this issue should be addressed directly in the Streetscape Planting Plan; and
l. Sensitive lighting design to reduce light spill effects.

93. (RLLPMP) Reserve Landscape Planting and Mitigation Plan

At least 20 working days prior to civil works commencing within Lots 700, 701[82] & 703 (the proposed scenic reserve areas), the Consent Holder shall submit a Reserve Land Landscape Planting and Maintenance Plan (RLLPMP) for any planting to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services and consultant Ecologist appointed by PCC. No works shall commence until approved plans are received by the applicant.

Advice note: The RLLPMP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

The RLLPMP shall contain details of:
a. Plant species, numbers, size, spacing, layout and grade;
b. Methods of ground preparation, fertilising, mulching, spraying and ongoing maintenance and weed management (for example gorse, blackberry);
c. An estimated cost for plant purchase, planting and maintenance;
d. There shall be no installation or placement of underground services (water, electricity, telecommunications etc.) within any gardens or amenity planting areas;
e. Reserve land where lawns are to be mowed is to be of a maximum gradient of 1 in 4.
f. Trees shall, where possible, shall have the horizontal separation distances from services and structures specified in Table 2.

[82] Lot 702 was deleted via s127 RCA26130

Table 2 Below ground service/utility type or structure	Selected species expected mature stem diameter measured at 1.5m above ground		
	<300mm	300 – 600mm	>600mm
	Minimum horizontal separation distance (m)		
Manholes, drainage catchments & surface opening for underground services	1	1.5	3
Trunk water mains	1	1.5	3
Stormwater pipes >300mm in diameter	1	1.5	3
Sewer lines >300mm in diameter	1	1.5	3
High-pressure gas pipelines	2	3	4
Underground power lines, excluding service lines.	2	3	4
Hard surfaces (footpaths etc.)	0.75	1	1.5
Road curbs	0.75	1	1.5
Vehicle crossings	1	1	1.5
Lightly loaded structures (bus shelters, garages etc.)	1	1.5	3
Streetlights (for light splay)	5	5	8

g. Cabbage trees are not to be planted within 2 metres of mown grass areas.
h. Any strappy planting should also be set back at least 1.5 metres from pathways and grass areas that require mowing.
i. Retaining walls between reserve land and private lots are to be wholly located on the respective private lots.

94. (PLLPP) Private Lot Landscape Planting Plan - Batter Slopes and Private Amenity Plantings and screen hedging

At least 20 working days prior to the commencement of roading construction works, the Consent Holder shall submit a Private Lot Landscape Planting Plan (PLLPP) to the Manager of Resource Consents and Monitoring for approval in liaison with the Manager Parks & City Services. This Plan shall cover:

a. Landscape planting on rear batter slopes in private properties including Lot 1000 and into the rear of Lots 11, 12, 13, 26 – 38 inclusive[83],
b. Private on-lot planting and hard landscaping to achieve the design objectives of the Residential Design Guide mitigating the visual effects of medium density housing.
c. Rear screening to mitigate potential overlooking effects of upper patios overlooking lower patios adjoining retaining walls.

Advice note: The LPP shall be lodged through the Resource Consents Portal and be treated the same administratively as an Engineering Plan approval for file referencing and information records, referencing compliance with this condition.

The LPP shall generally be in accordance with the House of Orange Landscaping plans as per condition 1, and any subsequent Parks/Landscape Comments. The PLLPP submitted for approval by the Manager Parks & City Services shall include, but not be limited to, the following details:

viii. Onlot amenity planting and hard landscaping, including bin storage and fencing for street facing boundaries for all Lots where dwellings are approved (Integrated Consent): including Lots 25-68, 73-95, 107-123.

ix. Rear Batter Slope landscaping (hydrobushing and planting) proposals including plant species, numbers, size, spacing, layout and grades for areas on Lots 12, 13, 26-38 (inclusive) and Lot 1000[84],

Landscaping proposals for the west facing batter slope within Lot 1000 and into adjoining Lots 11, 12, 13, 26 – 38 inclusive shall be shown as a minimum from the 103m contour to the 118m contour as shown on the Envelope Earthworks Proposed Contour Plan, project number 1697-01 drawing no: 221, rev R3[85].

[83] Batter slope on Lot 1000 amended via s127 RCA26130 due to changes to rear of Lots 12, 13, 26 – 38 inclusive
[84] Batter slope on Lot 1000 amended via s127 RCA26130 due to changes to rear of Lots 12, 13, 26 – 38 inclusive
[85] Batter slope on Lot 1000 amended via s127 RCA26130 due to changes to rear of Lots 12, 13, 26 – 38 inclusive

These batter slopes shall be identified as 'Vegetation Protection Areas on the Land Transfer Plan as per condition 118 in general accordance with the approved scheme plan in condition 74 specifically shown on:

- Lots 11, 12, 13, 26- 38 (inclusive) shown as VA-VP inclusive][86]
- Lots 69-71 [shown as VT, VU[87], WA]:
- Lots 73-84 [shown as WB-WM]:
- Lots 87-95 [shown as WN-WV]; and
- Lots 96-123 [shown as WW-WZ, XA-XW].
- Lot 1000 [shown as VQ – the batter slope up to the 118m contour] [88].

Advice Note: The corresponding LT plan at s223 stage shall delineate with a vegetation protection batter slope notation as above with a corresponding consent notice condition.

x. Lots 126 – 130: Shown as area YA – YE, being Western boundary Buffer - Rear Batter Slope landscaping planting proposals including plant species, numbers, size, spacing, layout – depth from the western boundary adjoining Lot 3 DP88556 to easement area T, S, R, Q, P[89].

Advice note: Planting proposal shall include tall growing trees and shrubs for screening adjoining Lot 3 DP88556 but have regard for easement requirements to avoid rootzone intrusion into easement areas T-P (wastewater main).

xi. Rear screening proposals for dwellings on Lots 47-52 as Vegetation Screening Areas in general accordance with the 'House of Orange section A1.01 Rev H dated 13/09/23'.

Advice Note: The corresponding LT plan at s223 stage shall delineate the 1.4m depth garden with a vegetation screening notation (VSA, VSB, VSC etc) with a corresponding consent notice condition with these areas requiring retention for screening purposes to protect the privacy of the dwellings below.

xii. Methods of ground preparation, fertilising, mulching, spraying and ongoing maintenance;
xiii. An estimated cost for plant purchase, planting and maintenance;
xiv. All plants shall be eco-sourced from the Wellington Eco-region.

The PLPP must also ensure that retaining walls between reserve land, road reserve, and private lots are to be wholly located on the respective private lots.

Advice Note 1: For the avoidance of doubt, PLLPP can be submitted for the entire site, on a staged basis in accordance with the development staging plan approved under Condition 1 or on a block-by-block basis in accordance with the block plans in the architectural plans approved under Condition 2.

95. Lot 704 Pocket Park Detailed Design

Prior to roading construction commencement, detailed designs for the Lot 704 Pocket Park and connection to the shared Path (through Lot 704 and 701) shall be submitted for approval by the Manager Parks & City Services. The designs shall include, but are not limited to the following:

a. The proposed play equipment (where this is proposed), target age group, supplier details and safety surfacing;
b. The details for the hard and soft landscaping;
c. Existing and proposed overland flow paths and any servicing in the lots;
d. A drinking water connection for the playspace;
e. Details and location of the open space elements such as seating (with arms that meet age and disability requirements), bollards, post and rail fence locations, pathways and the specification of those elements;
f. Planting proposed, in accordance with the Planting Plans provided in accordance Standard Conditions 10, 11, and 12;
g. Confirmation that the pathway/track designs are to the standard required in Standard Condition 25.
h. The plan must show all proposed services and above- and below-ground utility equipment both within the reserve site and in the berms adjoining the site. This must be approved prior to work commencing. This is required to ensure that the aesthetics and usable space of the reserve site are not compromised by overbearing utility cabinets or underground utilities.
i. All bollards to be used shall consist of the PCC Standard bollard.

Advice note: Note: If bollards are fixed, these can be a standard timber square bollard with a 1.4 metre maximum spacing or a low timber two-rail and post fence with a concrete mowing strip. These may be required to prevent vehicle access onto open space areas.

[86] Areas of batter slope vegetation protection amended via s127 RCA26130.
[87] Areas of batter slope vegetation protection amended via s127 RCA26130.
[88] Areas of batter slope vegetation protection amended via s127 RCA26130.
[89] Areas of batter slope vegetation protection amended via s127 RCA26130.

96. Shared Path Design - Roading

Prior to roading construction commencement, the Shared Path design adjoining road reserve areas shall be submitted for approval by the Manager Parks & City Services and be in general accordance with *"Proposed Roading Plan Overall Layout"* as per plans within condition 1, and shall comply with the following:

a. The shared walking and cycling path shall be designed in general accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling.
b. Drawings showing the proposed alignment in relation to land boundaries, and proposed footpaths and road reserve, the proposed track profile in relation to ground contours, the typical track cross section and detailed working drawings of any proposed structures and retaining walls where within or adjoining reserve Lots 700, 703 and 704 are to be submitted to the Manager Parks & City Services for approval Work shall not commence on track construction until approval is provided by the Manager Parks & City Services.
c. The maximum gradient of any new walking track to be constructed shall not exceed 17% (1 in 6) and shall be kept to less than 12% (1 in 8) wherever practicable.
d. Vegetation clearance or removal must be shown on drawings.
e. Prior to starting earthworks, the track alignment is to be marked out clearly on site with pegs, flagging or stringline. This is to be made available for inspection and approval by the Manager Parks & City Services prior to the start of construction/earthworks of the Shared Path.
f. If trees and vegetation will be impacted by the proposed alignment, a report by a suitably qualified arborist is to be submitted to the Manager Parks & City Services prior to any works being carried out. The report shall address:
    i. Methodology around trees and roots to ensure that there are no detrimental effects on the trees;
    ii. Hazardous trees within two tree lengths of the path. These trees shall either be identified for removal or the track realigned at the gradient specified in (f) above.
g. Identify on drawings where bollards are proposed to be installed. All bollards shall be the PCC Standard bollard.

97. Shared Path Design - through Lot 704 and Lot 701 to paper road

Prior to roading construction commencement, the design of the shared path from Lot 704 (Recreation Reserve) through Lot 701 (Scenic Reserve) shall be submitted for approval by the Manager Parks & City Services, and be in general accordance with *"Proposed Roading Plan Overall Layout"* as per condition 1. The design shall be prepared by a suitably qualified and experienced track designer to be approved by the Manager Parks & City Services and is to meet the following requirements:

a. The shared walking and cycling path shall be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling.
b. Drawings showing the proposed alignment in relation to land boundaries, the proposed track profile in relation to ground contours, the typical track cross section and detailed working drawings of any proposed structures and retaining walls are to be submitted to the Manager Parks & City Services for approval at least four weeks before any construction works is scheduled to start. Work shall not commence on track construction until approval is provided by the Manager Parks & City Services.
c. The maximum gradient of any new walking track to be constructed shall not exceed 17% (1 in 6) and shall be kept to less than 12% (1 in 8) wherever practicable.
d. Vegetation clearance or removal must be shown on drawings. The identified vegetation clearance or removal may only occur with the approval of the Manager Parks & City Services.

    Namely the Consent Holder must ensure that the Syzygium Maire Tree (Swamp Maire – a highly rare species) within SNA010 is protected from construction of the Shared Path Design through Lot 701 and Lot 704. The tree shall not be removed or destroyed, nor shall there be any works within its critical root zones[90].

e. Prior to starting earthworks, the track alignment is to be marked out clearly on site with pegs, flagging or stringline. This is to be made available for inspection and approval by the Manager Parks & City Services prior to the start of construction/earthworks of the Shared Path.
f. The Applicant must confirm with the Council's Manager Parks & City Services whether geotechnical advice is required to be obtained prior to the works starting.
g. If trees and vegetation will be impacted by the proposed alignment, a report by a suitably qualified arborist is to be submitted to the Manager Parks & City Services prior to any works being carried out. The report shall address:
    i. Methodology around trees and roots to ensure that there are no detrimental effects on the trees;
    ii. Hazardous trees within two tree lengths of the path. These trees shall either be identified for removal or the track realigned at the gradient specified in (f) above.
h. Identify on drawings where bollards are proposed to be installed. All bollards shall be the PCC Standard bollard.
i. The track is to be designed by a suitably experienced track designer.
j. On completion of the Shared Path, a final inspection shall be undertaken by the Manager Parks & City Services for the purpose of confirming compliance to the required standards prior to acceptance of the Shared Path by PCC.

Advice Note: A Building Consent will be required for any structures that are not exempt from Building Consent under Building Act Schedule 1. On completion, a Code Compliance Certificate shall be obtained and supplied to the Manager Parks & City Services.

[90] Condition addition RCA26130 to address Swamp Maire found onsite during Parks team walk over to be protected. Applicant has agreed to inclusion of this condition in the s127 consent.

Prior to Commencement of Works – Architectural / Urban Design Requirements

98. Building Consent - Architectural Design Plan Details

At the time of lodgement of a building consent on Lots 25-68, 73-95, 107-123 (subject to landuse consent for integrated dwellings) or any applicable allotment within the respective Block (as shown on the approved architectural plans referred to in condition 1), the Consent Holder shall submit a finalised set of architectural drawings must be submitted to the Council for written certification by the Manager Resource Consents and Monitoring.

The information to be submitted must include the following:

a. Details of the building's façade treatment / architectural detailing.
b. A materials schedule including the palette of materials, colour schemes (including colour swatches).
c. Details incorporating a screened bin storage area.
d. A compliant car pad of a minimum of 5.4m in depth (where adjoining any footpath vested as Road with Porirua City Council) with the exception of Lots 27-30 where parking is limited to internal garaging or on road reserve only.

Variation in external cladding materiality (timber, brick, cladding direction) is encouraged. Variation in colour (including roofing colour) is encouraged to avoid the monotonous use of varying shades of greys and white.

Advice Note 1: In approving the request the Manager Resource Consents and Monitoring will seek advice from Council's urban design advisor.

Advice Note 2: For the avoidance of doubt, final architectural design plans can be submitted for a single dwelling, on a block-by-block basis in accordance with the block plans in the architectural plans approved under Condition 1, or on a staged basis in accordance with the development staging plan approved under Condition 1.

99. Housing Typology Changes and Architectural Design Amendments - IGA

As part of the architectural design plan approval required under Condition 98 above, housing typology changes and/or alterations to housing typologies including external cladding, roof form and colour palettes of approved dwellings as shown on the Architectural plans outlined in condition 1 may be approved upon request and considered In General Accordance with the approved plans, subject to confirmation of acceptability in writing by the Manager Resource Consents and Monitoring.

Commensurate with the scale of alterations sought, the alteration request shall include, but not be limited to the following:

a. Elevation plans marked up with the requested changes;
b. Consented and new floor plans and block plans;
c. Drawings demonstrating compliance with the permitted activity standards and,
d. A summary of the proposed changes and assessment of the effects of the changes prepared by an urban designer and/or planner.

Advice Note 1: In approving the request the Manager Resource Consents and Monitoring will seek advice from Council's urban design advisor. Any new District Plan non-compliance will require a separate RC application.

Prior to Commencement of Works – WWL requirements

100. WWL - Detailed Engineering Plan Approval – Connections and Mains

No works shall commence on any stage until the Consent Holder has submitted for approval to the Manager Resource Consents and Monitoring: **Detailed Services Plans** for each stage, showing:

a. Construction plans of the proposed potable water network to service Stages 1 to 6[91] – with connections to public network, individual lot connections and fire services.

b. Construction plans of the proposed potable water reservoir to service Stages 5 and 6[92] (Lots above RL 105 m NZVD 2016 - including reservoir supply main, and gravity mains from the reservoir to the site.

Advice note: Refer to Resource Consent RCA24215 for the construction of a water supply reservoir granted 02/03/2026[93].

c. Construction plans of the proposed wastewater drainage network – individual lot connections, new public reticulation,[94], network connections.

[91] Staging amended under s127 RCA26130
[92] Staging amended under s127 RCA26130
[93] Advice note added under s127 RCA26130 to reflect granted consent RCA24215 for the water supply reservoir to service stages 5 and 6.
[94] Amended by s127 RCA26130 new public pumping station was removed in lieu of additional storage at WWPS30.

d. Construction plans for wastewater mitigation to mitigate the effect of additional wastewater on the receiving public network including WWPS30 (aka WWPS230) – including upgrades to WWPS30[95], and network upgrades and development solutions (additional wastewater pumping stations if required);

e. Construction plans of the proposed stormwater network – outfalls, public mains, individual lot connections, public detention basins, public treatment devices, secondary overland flow paths;

f. Construction plans for the proposed-on lot stormwater retention system, where deemed necessary.

g. Construction plans for all required secondary overland flow paths.

Advice Notes:

(i) For the avoidance of doubt, Detailed Engineering Plans can be submitted and approved in stages, with the exception that servicing approval for Stages 5 and 6[96] must be supported by a resource consent application, including concept design for the new the water supply servicing required under condition 27(b) approved in writing by the Wellington Water Land Development Team. Also refer to Resource Consent RCA24215 for the construction of a water supply reservoir granted 02/03/2026[97].

(ii) The Detailed Engineering Plans submitted under condition 100 (this condition) shall be supported by all necessary design and construction documentation, including but not limited to:
- *e. Supporting Calculations, including to confirm the stormwater neutrality devices provided under consent notice and attenuation basins is able to meet the requirements for the whole subdivision.*
- *f. Design Certificates,*
- *g. Engineering Specifications, and*
- *h. The Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39.*

(iii) The design of wastewater and stormwater infrastructure shall be sized to include future flows from upstream areas in the same catchment that may be developed under the Northern Growth Area Structure Plan

(iv) The design of water supply infrastructure shall be sized to cater for future development within the Northern Growth Area Structure Plan that will be serviced from the new water supply reservoir and gravity distribution network.

(v) Wellington Water Ltd are using the New Zealand Vertical Datum 2016 (NZVD2016). Hence Engineering Plans and As-Built plans are required in terms of that datum.

(vi) The water supply servicing required under condition 100(b) will not be delivered under this consent. Additional resource consents are required beyond the scope of this consent, hence, Stage 5 and 6[98] lots are to be held as balance lots until a suitable water supply is established.

(vii) The water supply servicing required under condition 100(b) will be subject to an Independent Peer, The Peer Reviewer shall be nominated by Wellington Water. All costs associated with the Peer Review shall be paid for by the developer.

(viii) This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

(ix) An updated Engineering Approval is required once s127 consent has been issued. Failure to obtain an updated Engineering Approval may result in abortive works being undertaken and may delay s224(c).[99]

101. WWL – Water Supply Design

No works shall commence until the Consent Holder has submitted for approval to the Manager Resource Consents and Monitoring: **Detailed Water Supply Calculations, and a design statement endorsed by a Chartered Professional Engineer,** on;

a. Calculations, specifications, and design plans to confirm that there is sufficient water supply pressure and flow for the development to meet the requirements of:

[95] Amended by s127 RCA26130 new public pumping station was removed in lieu of additional storage at WWPS30.
[96] Staging amended under s127 RCA26130
[97] Advice note added under s127 RCA26130 to reflect granted consent RCA24215 for the water supply reservoir to service stages 5 and 6.
[98] Staging amended under s127 RCA26130
[99] Advice note added under s127 RCA26130 to reflect amendments required to approved engineering approvals RCA24361-EA (stormwater) and RCA24369-EA (Potable Water and Wastewater).

- the Porirua City Council Code of Land Development and Subdivision Engineering 2010 (for domestic and fire-fighting),
- NZ Fire Service Code of Practice for Firefighting Water Supplies NZS PAS 4509: 2008 (fire-fighting).

b. Calculations based on pressure logging (for a minimum one-week period) and flow readings taken from the nearest hydrant.

Advice Notes: Please note that permission is required prior to using or testing hydrants.

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

102. WWL – Existing Wastewater Pump Station Capacity Assessment

No wastewater drainage construction works shall commence until the Consent Holder has submitted for approval to the Manager Resource Consents and Monitoring: Detailed Wastewater Capacity Assessment, and a design statement endorsed by a Chartered Professional Engineer, on;

a. The capacity of the existing Public Wastewater Pumping Station PCC_WWPS30 (aka WWPS230) at the intersection of Muri Road and Sea Vista Drive, to receive wastewater flow from the additional 133[100] Lots, and future flows from upstream areas in the same catchment that may be developed under the Northern Growth Area Structure Plan must be assessed against the requirements of the Regional Standard for Water Services Dec 2021 v3.0.

b. Where the Capacity Assessment identifies that PCC_WWPS30 (aka WWPS230) does not have sufficient capacity to accommodate the increase in wastewater flows the Capacity Assessment shall include options for mitigating the effect of the increase in wastewater flows on the pump station.

c. Any wastewater mitigation must demonstrate existing wastewater overflows are not worsened.

d. The Capacity Assessment and any wastewater mitigation must be designed with capacity for flows from upstream areas in the same catchment that may be developed under the Northern Growth Area Structure Plan or a clear upgrade path for growth identified.

The assessment must be submitted to Council with the Engineering Approval application submitted under **condition (100).**

Advice Note: Where works are required to mitigate the effect of the development, Council / Wellington Water preference is that this is achieved through modifications / upgrades of the existing public network as opposed to development solutions.

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

Advice Note: Additional storage will be required at WWPS30 (aka WWPS230) to mitigate the effect of the development[101]*.*

103. WWL – Wastewater Mitigation

Where wastewater mitigation is required:

- to avoid impact on the wastewater network downstream of Stages 2 - 6[102], or
- as required under **Condition (102)** to mitigate the effect on WWPS30 (aka WWPS230),

the Detailed Services Plans and associated documentation provided under **condition (100)** must demonstrate that the following aspects are met[103].;

[100] Lots 14 to 24 (total 11 lots) were deleted under s127 RCA26130 bringing approved Lots from 144 to 133.
[101] Advice note added s127 RCA26130
[102] Staging amended under s127 RCA26130
[103] Requirements a-d minor amendments via s127 RCA26130

a. Upgrades to WWPS30 (aka WWPS230) to mitigate for any increase in wastewater flows (if deemed necessary under **Condition (102)** above);
b. Development solutions must be achieved with a public wastewater pump station on public land or a lot vested with council and / or Wellington Water; and if additional pump stations are proposed these are to be located on utility drainage lots with all-weather access, landscape and security included;
c. Electrical design shall comply with the 'Switchboard Solutions' plan titled 'Wellington Water Standard Waste Water Pump Station Roadside Cabinet sheets 1 to 15';
d. Electrical details, alarms and integration into the council SCADA network are required;
e. Comply with Regional Standard minimum storage and levels of service standards.

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

104. WWL – Stormwater Outlet Assessment

To avoid impacts on the receiving network and environment, the design documentation provided under **condition (100)** must include an assessment of the stability of the natural environment below each of the proposed stormwater outfalls.

The assessment must be completed by an appropriately qualified Geotechnical Engineer and must assess the susceptibility of the receiving environment to scour and erosion as a result of the velocity of the stormwater discharge, and if necessary, detail appropriate mitigation measures to ensure the stormwater discharge is appropriately managed so as not to cause scour or erosion of the receiving environment.

If there is an increased risk of scour or erosion because of the development, then the design plans presented under **condition 100** must include measures to mitigate the impact of the development to the satisfaction of the Wellington Water Land Development Team.

The assessment must be supported by a signed statement by an appropriately qualified Geotechnical Engineer confirming the stability of the hill slope below the outfall and effectiveness of any proposed mitigation measures.

Advice notes; Greater Wellington Regional Council consents may have additional requirements beyond scour protection at the new or existing outfalls, wetlands or Waimapihi stream.

Advice Note: This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

105. WWL - Detailed Engineering Plan Approval – Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality (Constructed Prior to s224)

To avoid impact on the receiving network and environment, stormwater treatment (for contaminants and hydrological control) and stormwater neutrality are required. Prior to Engineering Approval, and the commencement of works, the Consent Holder must submit for approval under Condition (100) to the Manager Resource Consents and Monitoring: A Hydrological Assessment and Detailed Services Plans approved in writing by the Wellington Water Land Development Team for a site stormwater management system(s), and the following aspects must be met;

a. Stormwater Treatment must be designed in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019, Version 1.1 and approved by the Wellington Water Land Development Team (or specific design criteria agreed with the Wellington Water Land Development Team for systems which fall outside of this document) and must be designed to treat stormwater runoff from all new roads.

b. Stormwater Neutrality (Detention) must be designed so that the total stormwater discharge post development from the site for all rainfall events up to the 1% AEP event plus climate change must be less than or equal to the stormwater flows prior to development..

c. Hydrological Control (Retention) must demonstrate that appropriate hydrological control measures have been provided to reduce the stormwater quantity (volume) discharged from the development to the receiving environment for the mean annual storm event, as far as practicable to mimic natural site runoff volume.

d. The stormwater management system(s) must be designed so that;

   i. Pre-Treatment must be provided upstream of the stormwater system to minimize the risk of siltation / damage or blockages due to debris entering the system.
   ii. access must be provided for operations and maintenance activities.
   iii. The detention basins (Lot 600 & Lot 601) are to be normally dry, have suitable access for maintenance of structures, and a scour resistant overflow path in case of blockage.

e. A Landscape Design Report and Plan(s) for the 8 bio-retention devices, two detention basins & Lots 600, 601, 602 and 603, including all planted landscape buffers, must be submitted, and approved by the Wellington Water Land Development

Team. The Landscape report shall include all landscape planting, trees and landscape works associated with the stormwater treatment devices. In particular, the plans shall:

i. be prepared by a suitably qualified landscape architect;
ii. identify all new planting to be undertaken on the site;
iii. include specifications for plant condition and planting methodology; and
iv. include details of the intended species, spacing, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged, established and maintained.

f. A full commissioning plan for the public stormwater management systems must be provided (covering construction establishment, erosion and sediment control, testing, maintenance & handover), including sediment and erosion control measures to protect the detention and treatment devices during the build out phase of the new residential lots.

g. The commissioning plan must cover from practical completion until 80% of contributing catchment residential build out has been completed (including landscaping), but for a period no shorter than 36 months.

Advice Notes:

(i) The Consent Holder will also require Greater Wellington Regional Council approval for the proposed stormwater management system. Provision of a Hydrological Control Assessment Report approved in writing by the Greater Wellington Regional Council will be sufficient to satisfy ***condition 105(c).***

(ii) Compliance with ***condition 105(c)*** *may require on lot stormwater retention tanks to be provided in addition to the catchment wide solutions.*

(iii) The commissioning plan is to provide a clear transition between sediment and erosion control, device establishment, construction of dwellings, developer operations and maintenance and eventual handover to council with operation and maintenance documentation.

(iv) Stormwater Management Devices may also require PCC Parks and Reserves Team and PCC Roading Team approval (depending on their location).

(v) This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

106. WWL – Public Stormwater Draft Operation and Maintenance Manuals

Prior to Engineering Approval, the consent holder must prepare a draft **Operation and Maintenance Manual** for all public stormwater management device(s) setting out the principles of the general operation and maintenance for the stormwater system(s) and associated management devices. The draft Operations and Maintenance Manual shall be submitted to the Wellington Water Land Development Team for approval and is to include, but not be limited to:

a. A detailed technical data sheet.
b. All the requirements as defined within the Water Sensitive Design for Stormwater: Treatment Device Design Guideline.
c. Details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices.
d. A programme for regular maintenance and inspection of the stormwater system.
e. A programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices.
f. A programme for post storm maintenance.
g. A programme for inspection and maintenance of outfall erosion.
h. General inspection checklists for all aspects of the stormwater system, including visual check of roadside sumps and outfalls.
i. A programme for inspection and maintenance of vegetation associated with the stormwater devices.
j. Recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

Advice Notes:

i. The Operation and Maintenances plan is to provide a clear plan for the council operations and maintenance teams sufficient information to operate and maintain the devices to design expectations for the life of the assets.
ii. The consent holder may also require Greater Wellington Regional Council approval for the proposed O&M plans.
iii. This WWL EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

107. WWL - Detailed Engineering Plan Approval – Private On Lot Stormwater Systems

Where on-lot retention is required under condition (105)- Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality (Constructed Prior to s224), the consent holder must provide plans for approval under condition (100)

which demonstrate the principles of the on-lot system(s) so that these can be made available to all future lot owners. The system must be approved in writing by the Wellington Water Land Development Team and the following aspects must be met.

(a) The stormwater management system(s) must achieve hydrological control as required to meet the site wide requirements as per **condition (105).**

(b) The design must present:
- approved tank sizing's and orifice size based on likely roof area.
- Principles of the required re-use system.
- A visible overland flow path.

108. WWL – Draft Operation and Maintenance Manual On Lot Stormwater System

Where on-lot retention is required under condition (105) - Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality (Constructed Prior to s224), the consent holder must submit a draft Operation and Maintenance Manual for the on-site stormwater systems setting out the principles of the general operation and maintenance for the private on lot stormwater system(s). The draft Operations and Maintenance Manual shall be submitted to the Wellington Water Land Development Team for approval and is to include, but not be limited to:

(a) a system description, including the objectives and purpose,
(b) a detailed technical data sheet,
(c) a programme for regular maintenance and inspection of the stormwater system,
(d) a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices,
(e) a programme for post storm maintenance,
(f) a programme for inspection and maintenance of outfall erosion.

Prior to Commencement of Works – Transport and Waste Management requirements

109. Transport – Safe System Audit Detailed Design Stage

Prior to the submission of the Transport EPA (detailed design drawings), a detailed design stage safe system audit shall be carried out in accordance with Waka Kotahi's Safe System Audit Guidelines 2022. This needs to include all forms of transport connections including Muri Road from the development site intersection to SH59.

Advice note The detailed design SSA shall be carried out by the same auditors that have undertaken the concept stage SSA approved and listed under condition 1, where practicable.

110. Transport - Engineering Plan Approval (Internal Roading and Muri Road Detailed Design)

a. Prior to road construction works within a particular stage, Detailed Design drawings must be prepared and submitted to Council for approval and to the satisfaction of Manager Resource Consents and Monitoring, including the following:

i. Locations of pavement markings and signage.
ii. Stormwater asset types and locations.
iii. Road cross section drawings and long-section drawings. Including changes in gradients, K-values, and roading chainage.
iv. Turning heads within roads to vest including to service lots for each relevant stage .
v. Pavement detailed design, including how the thickness and values have been calculated.
vi. Any retaining structures within the road corridor.
vii. Roadside vegetation locations and types.
viii. Street lighting
ix. Any other above ground assets within the road reserve.
x. To demonstrate complying sightlines at driveways, fence heights must be shown as low, i.e.: The height of fences and vegetation must be no higher than 1.0m above the road surface within 2.5m of the road carriageway edge.
xi. All pedestrian ramps must have tactile pavers.

b. Detailed Design plans shall indicate:
i. Sumps must be 1.0m away from vehicle crossings.
ii. At sumps the kerb must be standard height with overflow hatch, e.g. not a mountable kerb.
iii. Street light pole locations.
iv. Where an existing road is to be widened (Muri Road), there must be sufficient evidence that performance standards will be met when constructing over the edge of a sub layer.

Advice Note: For the avoidance of doubt, Detailed Design Plans can be submitted for the entire site, or on a staged basis in accordance with the development staging plan approved under Condition 1.

Advice note: This Roading EPA shall be lodged through the PCC Resource Consents Applications Portal for file referencing and information record keeping, being disseminated to the relevant Technical Officers for review on receipt. Please reference compliance with this condition in your application.

111. Transport – Quality Assurance Plan

Before construction of new roads to be vested commences, the consent holder shall submit a Quality Assurance (QA) Plan to Council for assessment and approval to the satisfaction of Manager Resource Consents and Monitoring & Manager

Transportation. This QA Plan shall demonstrate what tests will be carried out, where, when and the results recorded to demonstrate that the designs have been met.

112. Transport - Road Street Lighting Plan

Prior to commencement of the civil works associated with road construction at each stage of the development and along Muri Road, the consent holder shall submit a street lighting plan for approval by the Manager Resource Consents and Monitoring This street lighting plan shall include but not be limited to:

a. Street lighting poles and luminaires must be designed to NZTA M26 and M30 requirements and in accordance with NZS 1158.3.1:2020.
b. Street lighting along all road sections, shared paths and footpaths including along the existing extent of Muri Road between Sea Vista Drive and the main intersection of the development [LB10]
c. The lighting of all intersections;
d. Details to demonstrate that the lighting layout has taken into account the location of street trees, so that street trees do not restrict light spill;
e. Illumination along the pedestrian pathway from the pocket park 704 along the PCC Paper Road to Muri Road via Lot 701.

The street lighting shall be implemented at each stage of development, in accordance with the approved plan.

Advice Note: Detailed Design Drawings shall be based off the For Consent drawing set titled "Proposed Roading Plan Overall Layout" dated 25.09.23), consisting of drawing numbers 300 to 377.

113. Solid Waste Management Strategy for Waste presentation and collection

At the same time as the Roading Engineering Plan approval is lodged, the consent holder shall submit for approval to the Manager Resource Consents and Monitoring (prepared in liaison with the Manager of Water and Waste) a Rubbish Management Strategy for each Stage as appropriate.

The Solid Waste Management Strategy must be prepared in accordance with the Waste Management and Minimisation Bylaw 2021, clause 12 (Multi Unit developments) and shall address how a waste management vehicle can collect presented waste from all allotments at road reserve. This includes how provision has been made on the joined owned access lots and rear access ways for the presentation and collection of rubbish bins.

Advice note: All dwellings and vacant allotments will be required to screen waste storage areas from public view as per the s221 consent notice requirement below.

During Construction

114. Transportation - Engineering Standards and Works in accordance with engineering approvals

The consent holder shall comply with the construction and as-built requirements of the PCC Code of Land Development and Subdivision Engineering 2010.

All work on the approved Transportation Detailed Design (EPA) engineering plans are to be carried out to the approval of the Senior Development Engineer. Compliance with this condition shall be determined by:

a. Site inspections undertaken as agreed in Council's engineering plan approval letter/ Inspection and Test Plan.
b. PS4 and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works.
c. "Certificate of Completion of Development Works" from the Contractor – PS3.

Advice note: The PCC Code of Land Development and Subdivision Engineering 2010 are the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.

115. WWL - Engineering Standards and Works in accordance with engineering approvals

All construction work must be carried out and completed in accordance with the approved plans, the PCC Code of Land Development and Subdivision Engineering 2010, Regional Standard for Water Services, and Regional Specification for Water Services.

Advice Note: All Public Drainage work is required to be carried out by a suitably experienced Registered Drainlayer; who is employed by a contractor who has an approved Health and Safety Plan and Public Liability Insurance.

116. Parks - Certification of Construction of Play Equipment and Play Surfacing Lot 704

Prior to construction commencing on the neighbourhood park on proposed Lot 704 the consent holder shall engage an appropriately qualified person to certify the construction of play equipment and play surfacing and in accordance with NZS 5828:2015. This suitably qualified person may only be engaged

with the approval of the Manager Parks & City Services. That person will be responsible for completing installation inspections to confirm compliance with the standard and must be Level 3 ROSPA qualified.

117. Planting and Hard Landscaping Establishment

Prior to the occupation of any dwelling or prior to any application for Section 224, all planting and hard landscaping shall be established in accordance with the approved Private Lot Landscape Planting Plan as per condition 94. This includes:

- Landscape planting on rear batter slopes in private properties and balance Lot 1000 to be retained as vegetation protection areas[104].
- Private on-lot amenity plantings;
- Hard landscaping including bin storage and fencing;
- Rear hedge screening to mitigate potential overlooking effects of upper patios overlooking lower patios adjoining retaining walls.

Prior to Section 223 Approval

118. s223 Land Transfer Plan / Survey Approval requirements

Prior to approval of any stage plan under Section 223 of the Resource Management Act 1991, each staged Land Transfer Plan shall show the following (as relevant):

a. Roads to Vest in Porirua City Council: Lots 500, 501, 502, 503, 504.

Advice Note: Minor changes to the Roads to vest shall be allowed between the different Staged Land Transfer Plans provided that all lots shown on each plan have the required legal and physical access to Roads to Vest also show on the plan.

b. The turning head serving lot 503 being Road 01 and Lot 505 being Road 08 and which is located within the balance Lot 1000 shall either be vested to Council as Road Reserve; or alternatively an easement in gross in favour of Porirua City Council shall be created.

A turning head shall be designed and constructed in accordance with Envelope Plan, Proposed Roading Plan layout plan reference 1697-01-302 R5.

c. Easements for right of way over allotments adjoining JOAL Lot 200 if required to allow vehicle tracking as per Envelope Plan, 'Proposed Roading Plan vehicle tracking plan' reference 1697-01-351 R4. An alternative solution can be provided if approved through detailed design as agreed by Council's Roading Engineer.

d. An easement in gross over Lot 125 for wastewater drainage (to be provided at Stage 1) [105]

e. Reserves to Vest:

i. Lot 700, 701[106] and 703 to vest as Scenic Reserve (under s.19(a) of the Reserves Act 1977).
ii. Lot 704 to vest as Local Purpose Reserve (recreation).
iii. Lots 600, 601, 602 and 603 to vest as Local Purpose Reserve (Drainage) OR freehold titles to be transferred to Tiaki Wai (refer to condition 118A)[107].

f. **Vegetation Protection – Batter Slope Areas**[108] – Shown on the approved scheme plan in condition 74 on Lots 12 and 13 [shown as VA and VC], Lots 26-38 [shown VE-VU]; Lots 69-71 [shown as VY, VZ, WA]: Lots 73-84 [shown as WB-WM]: Lots 87-95 [shown as WN-WV]; Lots 96-123 [shown as WW-XW] and Lot 1000 [shown as VM].

g. **Vegetation Screening – Batter Slope Areas - Lots 126 – 130**[109] - to be shown on the western boundary of Lots 126-130 (adjoining Lot 3 DP88556)

h. **Vegetation Screening Retention Areas** – to be delineated on Lots 47-52 inclusive as Vegetation Screening Areas in general accordance with the 'House of Orange section A1.01 Rev H dated 13/09/23' showing a 1.4m depth garden with a vegetation screening notation (VSA, VSB, VSC etc).

[104] RCA26130 – additional reference to Lot 1000
[105] Condition added under s127 RCA26130
[106] Lot 702 deleted under s127 RCA26130
[107] Additional reference added under s127 RCA26130
[108] Condition amended to update and correctly show areas shown as vegetation protection under s127 RCA26130
[109] Condition amended to update and correctly show areas shown as vegetation protection under s127 RCA26130

i. **Lot 125:** Building platform extent - to be delineated on Lot 125 in general accordance with the area shown on Envelope Plan reference 1697-01-108, R4, titled LOT 125 DETAIL.

118A[110]. Land Transfer Plan Detail to be confirmed Lots 600, 601, 602, 603

Prior to approval under Section 223 of the Resource Management Act 1991, the consent holder shall confirm with the General Manager Infrastructure (who shall liaise with the Property Manager of Wellington Water) the land tenure status of Proposed Lots 600, 601, 602 and 603, whether those lots shall be created as a Reserve to vest or Freehold title. The consent holder shall amend the Land Transfer plan accordingly. If no decision is provided within 5WD of the lodgement of the s223 Lots 600, 601, 602 and 603 shall be shown as freehold lots.

Advice note 1: Legal advice has been received c/o the Wellington Water Metro Water Transition process that instead of vesting land as a Reserve under the Reserves Act 1977, freehold title may be preferred. Please consult with the General Manager Infrastructure, Manager Resource Consents for further information.

Advice note 2: Should 600, 601, 602 and 603 *be created as freehold lots a consent notice condition under s221 of the RMA shall be requiring restricted the use of the sites to infrastructural purposes only as per condition 169A.*

119. Works required before any s223 application[111]

Prior to Certification under Section 223 of the Resource Management Act 1991, the consent holder must provide Stages 5 and 6 with a potable water reservoir, reservoir supply main, and gravity supply mains from the reservoir to the Stage 5 and 6 residential lots.

Advice Note 1: The water supply servicing required under this condition is proposed to be during development of Stage 5 and 6, whichever occurs first. Additional resource consents are required beyond the scope of this consent, hence at the completion of stages 1 - 4 the residential Lots within Stage 5 and 6 are to be held as balance lots until a suitable water supply is established.

119A[112] Easement in gross over Lot 1000 DP608433

Prior to certification under Section 223 of the Resource Management Act 1991 for Stage 2, the consent holder shall provide evidence that the easement in gross over Lot 1000 DP608433 for the stormwater outlet discharging stormwater from Lot 602 has been duly granted.

Advice note: The applicant has indicated that Lot 1000 DP608433 is in the ownership of the applicant at the time of issuing this consent and agrees in principle to the granting of the easement. Should Lot 1000 DP608433 be disposed of into separate ownership where an easement cannot be obtained, the applicant acknowledges that the risk of the inability to obtain s223 and s224c certification in the absence of an easement (and compliance with this condition) lies with them.

119B[113] Three Waters Reserves Land Transfer Plan details to be confirmed

Prior to approval under Section 223 of the Resource Management Act 1991 for the relevant stage, the consent holder shall confirm with the General Manager Infrastructure the tenure status of Lots 600, 601, 602 and 603, whether those lot shall be created as a Reserve to vest (Stormwater Drainage) or freehold title. The consent holder shall amend the Land Transfer plan accordingly.

Advice note 1: Legal advice has been received c/o the Wellington Water Metro Water Transition process that instead of vesting land as a Reserve under the Reserves Act 1977, freehold title may be preferred. Please consult with the General Manager Infrastructure, Manager Resource Consents for further information.

[110] Condition added under s127 RCA26130

[111] Condition amended due to staging changes under s127 RCA26130

[112] Condition 119a was added under s127 RCA26130 to ensure easement in gross is created over Lot 1000, see section 2.3 for explanation.

[113] Condition 119a was added under s127 RCA26130

Advice note 2: Should Lots 600-603 be created as freehold lots a consent notice condition under s221 of the RMA shall be requiring restricted the use of the sites to infrastructural purposes only as per condition 169A.

120. Easements[114]

Prior to Certification under Section 223 of the Resource Management Act 1991 of the relevant stage:

(a) The easement on the approved Subdivision Scheme Plan listed below shall be created or reserved for the purpose specified and endorsed in a memorandum on the Land Transfer Plan(s):

i. Scheme Plans prepared by Envelope Engineering – Drawings Project no: 1697-01m, drawing no's 1000 to 1005 inclusive all R3, dated 18-6-26 (as per condition 74).

(b) Any utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, shall have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband);

(c) The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses (outside of road reserve) are located within the appropriate easement boundaries to the satisfaction of the Transportation Development Engineer, WWL or delegated representative.

(d) Easement areas within all Reserves with lot boundaries at section 223 stage for all stormwater devices and discharges within proposed Lots 700, 701, 703 and 704. These shall be drafted for the benefit of Porirua City Council and submitted as part of 223 application.

(e) The Consent Holder shall provide easements in gross in favour of Tiaki Wai Metro Water over all public stormwater, wastewater and water mains and assets to be vested in Council that are located within private lots.

(f) Any secondary overland flow paths required within the private Lots must be protected by an easement in gross in favour of the Council / and or Tiaki Wai Metro Water which prevents the alteration of the ground surface and prohibits the location of structures that might impede the flow of water across the land.

(g) The existing easements for the purpose of;
- 'Water supply' created by the easement instrument 'B409467.8 Partial surrender by B778989.2' over 'part lot 4 DP 79282' and;
- 'Right of way, right to convey gas, water, electricity, telecommunications, right to drain water and sewage' created by easement instrument '12291101.5' over 'Pt Lot 1 DP 52771' must be surrendered.

Advice Notes:

(i) Easements for public services shall be shown on the survey plan and shall be shown in gross with Tiaki Wai Metro Water *as grantee.*

(ii) A bond under part (g) of this condition is required if the easement to be cancelled is on an adjoining lot which is not part of the survey plan.

(iii) The Easement in Gross width shall be in accordance with the requirements of the Regional Standard for Water Services and shall be not less than 3 m in width, centred over the services.

(iv) The easement must cover the full extent of the secondary overland flow path and must not be less than 3 m wide.

(v) To cancel the easement the consent holder is required to prepare the section 243(e) resolution within the Land Information NZ Landonline Territorial Authority Certifications portal as part of the survey plan application for this subdivision. Council will prepare a s243 Certificate at the time of s224c approval for this purpose.

121. Amalgamation Conditions for Jointly Owned Access Lots[115]

Prior to approval of the applicable stage plan under Section 223 of the Resource Management Act 1991, each staged Land Transfer Plan shall show (where relevant):

[114] Condition amended under s127 RCA26130 to allow for changes to scheme plans and staging with easement requirements and changes of name from Wellington Water to Taiki Wai.
[115] Condition amended under s127 RCA26130 to delete JOAL Lot 202.

a. Lot 200 (legal access) hereon to be held as to four undivided one quarter shares by the owners of Lots 1,2,4 and 5 as tenants in common in said shares and that individual certificates of title to be issued in accordance therewith.

b. Lot 201 (legal access) hereon to be held as to four undivided one quarter shares by the owners of Lots 132 to 135 as tenants in common in said shares and that individual certificates of title to be issued in accordance therewith.

Advice Note: See LINZ Request 1885650.

Prior to Section 224 Approval – Transportation requirements

122. Safe System (Road safety) audit

Prior to the occupation of any dwelling or prior to any application for Section 224 certification for each stage or sub-stage, whichever occurs first, the consent holder shall submit a postconstruction safe system audit in accordance with Waka Kotahi's Safe System Audit Guidelines 2022 at the completion of each stage of the development.

Advice note: The post construction safe system audit (SSA) should ideally be carried out by the same auditors who have undertaken the concept stage and detailed design stage SSA's.

123. As Built Plans

The As Built Plans shall include all transport assets within road reserve for the development, including vehicle crossings, that meets the requirements of Porirua City Council's Code of Land Development and Subdivision Engineering 2010. As-Built Plans shall be submitted in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.

Advice note: Vesting of roads shall be as per the staging condition.

124. RAMM Data

The consent holder must submit certified RAMM data for all new/upgraded Roading infrastructure prepared by a suitably qualified person in accordance with Council's As-built data requirements 2020 Edition to the satisfaction of the Transportation Development Engineer or delegated representative.

125. Road formation

Prior to approval under Section 224 of the Resource Management Act 1991, the consent holder shall construct, seal and drain the roads shown on the relevant stage of the survey plan in accordance with the PCC Code of Land Development and Subdivision Engineering 2010 and Part H of the District Plan (except as approved by this resource consent and approved detailed engineering design plans).

126. Staging (Roads & Shared Paths)

a. All proposed upgrades to Muri Road as per the approved detailed Transport EPA shall be completed and deemed compliant prior to the occupation of any dwelling, or s224c certification of Stage 1 whichever is the sooner completion of stage 1 of the development.
b. The shared path link between road 2 and Muri Road shall be formed and ready for use prior to road 2 being formed and sealed prior to the occupation of any dwelling, or s224c certification of Stage 1 whichever is the sooner.

127. Street Lighting installation

Prior to certification under Section 224(c) of the Resource Management Act 1991 for each relevant stage, the consent holder must install lighting along the public roads and pedestrian ways in compliance with NZS 1158.3.1:2020. Evidence that these standards have been met must be submitted in the following formats to the Manager Resource Consents and Monitoring & Manager Transportation prior to construction: Lighting plan, showing location of street lights, and a plan showing levels of lighting within the road corridor.

128. Street Lighting Documentation

Prior to certification under Section 224(c) of the Resource Management Act 1991, the consent holder must prepare and submit to the satisfaction of Manager Resource Consents and Monitoring all necessary lighting documentation including, but not limited to, the following:
a. A street lighting plan, showing locations and types of street lighting poles;
b. COC and ROI certificates (Advice note: please be aware of note WEE expiry dates for acceptance of COC and ROI certificates);
c. The number of fittings, and wattage.

129. Roading Quality Assurance

Prior to certification under Section 224(c) of the Resource Management Act 1991, the consent holder shall submit test results for the new roads and footpaths to be vested in Council. These shall be consistent with the approved Quality Assurance (QA) plan to Council for assessment and approval to the satisfaction of the Manager Resource Consents and Monitoring and Manager of Transport.

This QA plan should include, but not be limited to:

a. Benkelman beam test results at intervals in accordance with NZS 4404 requirements
b. Compaction testing, density testing, proof that materials comply with NZS 4404.
c. Clegg hammer test results
d. NZS 4404 certificates.

130. Solid waste management strategy:

Prior to approval under Section 224 of the Resource Management Act 1991, the consent holder shall submit for approval to the Manager Resource Consents and Monitoring (prepared in liaison with the Manager of Water and Waste) a Rubbish Management Strategy for each stage of the subdivision.

The Solid Waste Management Strategy must be prepared in accordance with the Waste Management and Minimisation Bylaw 2021, clause 12 (Multi Unit developments).

The Waste Management Strategy shall be accompanied by plans indicating how a waste management vehicle can collect presented waste from road reserve within the relevant stage.

131. Transport - Post Construction Pavement Condition Survey

Prior to the occupation of any dwelling or prior to any application for Section 224 certification for each stage or sub-stage the applicant shall:

a. Re-assess and re-record (still, video and physical) and submit for approval and to the satisfaction of Council's Manager Transportation, the condition/s of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the works using the same methodology approved for the pre-construction assessment. This is to include pavement testing.
b. The applicant must arrange for the appropriate repair (in consultation with Council's Manager Transportation) by themselves or the PCC Network Maintenance Contractor at the cost of the consent holder, of any damage made to PCC transport infrastructure assets during construction and/or any subsequent maintenance activities to the satisfaction of the Council's Manager Transportation. Post construction, following any remediation, the remaining transport infrastructure asset life should be no less than what would be expected under normal traffic loading/use over the period of the works.
c. For the avoidance of doubt:
    - "damage" includes non-visually obvious pavement life consumption due to development activities over the period of the works.
    - failure by the applicant to adequately assess and record the existing condition of PCC transport infrastructure assets on legal road, administered by the Porirua City Council, used to undertake the proposed works will result in the existing condition of those PCC transportation assets to be remediated to a minimum remaining design life of 25 years.

132. Reinstatement of Transport Assets

Prior to the occupation of any dwelling or prior to any application for Section 224 certification for each stage or sub-stage, whichever occurs first, the consent holder must reinstate Council's footpath, kerb and channel, road carriageway formation, street berm and urban services where damage has been caused by the demolition and/or construction works associated with the subdivision or land use consent. The assets shall be reinstated in accordance with Council's Code of Land Development and Subdivision Engineering 2010 Edition at the expense of the consent holder and to the satisfaction of the Development Engineer or delegated representative.

Prior to Section 224 Approval – Parks requirements

133. Construction of the Neighbourhood Reserve Lot 704

Prior to approval under Section 224 of the Resource Management Act 1991, for each stage or sub-stage, the consent holder shall complete the construction of the neighbourhood reserve Lot 704 in accordance with the plans approved in Condition 95. Certification will be required by the person nominated in Condition 95 that the play equipment and play surfacing has been installed in accordance with NZS 5828:2015. The inspections shall include a photo record for equipment foundations and a post installation inspection verifying that all fall zones comply with NZS 5828:2015.

Advice Note – Reserve Assets and Infrastructure: A formal handover from the consent holder to Council of all reserve assets and infrastructure will be required once Council is satisfied that the landscaping and play equipment has been established to a satisfactory level.

134. Planting Establishment

Prior to approval of any stage plan under section 224 of the Resource Management Act 1991, all planting shall be established in accordance with the Streetscape Planting Plans, Ecological Mitigation and Restoration Plans and Private Lot Planting Plan, approved in accordance with Conditions 90, 92, 93, 94 subject to the approval of the Manager Parks & City Services for the following time:

a) Streetscape plantings shall be maintained by the Consent Holder for a period of 4 years and shall include replacement of trees as necessary regardless of the reason for their failure or loss.

b) Ecological Mitigation and Restoration planting shall be maintained by the Consent Holder for a period of 8 years, or until 80% canopy cover, whichever is later, and shall include replacement of trees and plants as necessary regardless of the reason for their failure or loss.

c) The handover to Porirua City Council of all plantings on Road Reserve and Reserve Land shall be subject to the approval of the Manager Parks & City Services.

135. Planting and Ecological Works – Environmental Management Plan

Prior to approval of any stage plan under section 224 of the Resource Management Act 1991, the consent holder shall undertake planting, ecological mitigation works, and Lizard, Bat, Bird, Weed and Pest Management in accordance with the Site Wide Environmental Management Plan (EMP) (all parts) approved under conditions 88, 89, 90 and 91.

Any planting required by the above plans shall be completed whichever is the later of:

a. The next planting season (April to September inclusive); or
b. Within 6 months of the civil works being completed on-site; and
c. With the exception that planting on small internal batters and the mitigation planting for service corridors shall be implemented after civil works have been completed.

Any streetscape planting that occurs outside this period must have an adequate irrigation system or manual water programme, to the satisfaction of the Manager Parks & City Services.

Where separation distances cannot be achieved photographic evidence of the installation of the required root barrier shall be provided to the Manager Parks & City Services immediately for approval or alternatively the Council's Manager Arboriculture can be on site for the installation of the first one to ensure that the barriers are being installed appropriately.

136. Planting As-Built Plans

Section 224 certification for each stage will be considered when "as built" drawings of the streetscape planting (gardens and trees) have been submitted to the Manager Parks & City Services by the consent holder.

As built drawings shall include GPS co-ordinates (NZTM) of all street trees and gardens. Final species lists, square metre for each garden, and the dates when the gardens are proposed to be handed over to Council is also required.

137. Planting Bond and Bond release

a. In the event that application is made to the Council for certification pursuant to Section 224 of the Resource Management Act 1991 before the planting identified the EMRP (condition 90), BMP (Condition 91), SPMMP (Condition 92), and the RLLPMP (Condition 93) is completed, then the consent holder shall pay to the Porirua City Council a bond in the form of a surety. The purpose of this bond shall be for ensuring compliance with the relevant conditions of the consent and shall only be entered into if the Council is satisfied that the amount of the bond is sufficient to achieve this purpose.

b. Prior to the release of any bonds, the planted area subject to the bond shall have been planted and maintained in accordance with the prior-approved Planting Plans, and upon inspection by Council that area shall be to the satisfaction of Council's Manager Parks & City Services.

Advice Note: A formal handover of the reserve areas and plantings from the consent holder to Council will be required once Council is satisfied that the landscaping has been established to a satisfactory level.

138. Street berms

Prior to approval under Section 224 of the Resource Management Act 1991 for each stage of the development, all street berms and lots are to be top-soiled to a minimum depth of 100mm unless otherwise agreed with Council. All road metal and other foreign material shall be removed from the berms prior to the final topsoil layer being laid. Soil shall be free draining and free of stones rocks or other foreign material and of a quality to ensure good grass growth.

139. Fencing required prior to s224c

Prior to certification of any relevant stage under Section 224 of the Resource Management Act 1991, the consent holder shall install an open style of fence with at least 50% visual permeability, along the boundaries of the following lots (where they adjoin residential allotments boundaries[116]):

i. Lots 700, 701[117] and 703 to vest as Scenic Reserve (under s.19(a) of the Reserves Act 1977).
ii. Lot 704 to vest as Local Purpose Reserve.

[116] Clarification added that fencing is only required where they adjoin residential allotment boundaries.
[117] Lot 702 deleted via s127 RCA26130

iii. Lots 600, 601, 602 and 603 (refer to condition 118A)[118]

Advice Note: The fencing must be constructed in accordance with the safety from falling requirements of the New Zealand Building Code with the style and specification being agreed with the Manager of Resource Consents and Monitoring to enable visibility into the Reserves and a consistency of fencing finishes when viewed from the reserves.

Prior to Section 224 Approval – WWL requirements

Water Supply

140. Connection to & Extend Potable Water Network

Prior to occupation of any dwelling, the consent holder shall, at their expense, in accordance with the Services Plans approved under **Condition 100 and 101**:

a. Provide Stage 5 and 6[119] (dwellings with building platforms above RL105 with a new water supply reservoir, reservoir supply main, and gravity mains from the reservoir.;

b. Extend the public water supply mains and rider mains to service the site.

c. Provide new fire hydrants with sufficient pressure and flow to service the development in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplied SNZ PAS 4509:2008,

d. For any wastewater pumping stations[120] install a manifold at the boundary with a metered water supply with reduced pressure zone (RPZ) backflow preventer installed to allow for wash-down and connection of the wet well and storage tank washer systems. The supply shall be fitted with a tap connection with 20 mm BSP (minimum) thread to allow fitting of a hose. The water service connection shall be minimum DN32 terminating in a stainless-steel lockable cabinet adjacent to the wet well.

e. For all residential dwellings install a metered manifold at the boundary with a 20mm ID water service pipe connected to a water supply main. An engraved plastic tag reading "WATER SUPPLY MANIFOLD FOR (Street No)" is to be secured to the manifold to clearly identify which property is served by the manifold.

Advice Note:
(ii) Where tobies are located that can be identified as clearly serving a specific lot, an engraved plastic tag may not be required.

Wastewater Conditions

141. Creation of a Public Wastewater Network

Prior to certification of any relevant stage under Section 224 of the Resource Management Act 1991, the consent shall;

a. Extend the public wastewater main, in accordance with the plans approved under conditions 100, 102 and 103 and,

b. All newly constructed wastewater mains to be vested in Council shall be approved by Wellington Water Land Development Team based on closed circuit television (CCTV) inspection carried out by the consent holder in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main.

The new public wastewater network includes the extension of a public wastewater line through proposed Lot 125 that must be constructed in Stage 1[121].

142. Private Connections to Public Wastewater Network:

Prior to certification of any relevant stage under Section 224 of the Resource Management Act 1991, the consent holder shall provide each Lot with a separate and direct connection to a public wastewater network in accordance with Porirua City Council's Code of Land Development and Subdivision Engineering 2010 and at locations approved by the Wellington Water Land Development Team.

[118] Refer to detail under condition 118A via s127 RCA26130
[119] Staging amended under s127 RCA26130
[120] Wording amended under s127 RCA26130
[121] Lot 125 brought into stage 1, condition amended via RCA26130.

143. Wastewater Mitigation[122]

Wastewater Mitigation is required for stages 2 – 6 of the development**.** Prior to occupation of any dwelling within these stages, the consent holder shall upgrade the existing wastewater network, including providing additional volume at PS30 (aka PS230) and / or install a wastewater management system in accordance with the plans approved under Conditions 100, 102 and 103.

144. Wastewater Mitigation documentation, commissioning, and handover

Following construction of the wastewater management system, full documentation is to be provided to council (for inclusion in their document management system) and Wellington Water Land Development team (for handover to the Operations and Maintenance teams) The documentation shall include at least;

a. As-built plans (Civil, mechanical, and electrical)
b. A wastewater management system designers report with documentation detailing functional methodologies, specification, and ongoing operational and maintenance requirements.
c. manufacturers documentation, specifications, operations, maintenance, and commissioning information.
d. full commissioning plan, completed check sheets, operational staff training requirements and in person on site handover meeting.
e. a maintenance schedule, including replacement schedule, must be provided.
f. The plan and schedule must be accepted by the Land Development Team.

Stormwater Conditions

145. Creation of a Public Stormwater Network

Prior to certification of any relevant stage under Section 224 of the Resource Management Act 1991, the consent shall:

a. Extend the public stormwater main, in accordance with the plans approved under Condition 100, 104 and 105, and,

b. All newly constructed stormwater mains to be vested in Council shall be approved by Wellington Water Land Development Team based on closed circuit television (CCTV) inspection carried out by the consent holder in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main.

Advice note: Prior to certification under s224c of stage 2 the consent holder must provide to evidence that the easement in gross over Lot 1000 Deposited Plan 608433 for the stormwater outlet discharging stormwater from Lot 601 has been duly granted. Refer to s224c condition 119A [123].

146. Private Connections to Public Stormwater Network:

Prior to certification of any relevant stage under Section 224 of the Resource Management Act 1991, the consent holder shall provide each Lot with a separate and direct connection to a public stormwater network in accordance with Porirua City Council's Code of Land Development and Subdivision Engineering 2010 and at locations approved by the Wellington Water Land Development Team.

147. Stormwater Management – Neutrality, Retention and Treatment

Prior to certification of any relevant stage under Section 224 of the Resource Management Act 1991, the consent holder shall construct public stormwater management systems (stormwater neutrality, retention and treatment) for the development, in accordance with plans approved under condition 100 and 105 and agreed with the Wellington Water Land Development Team.

148. Stormwater Management – Neutrality, Retention and Treatment (Vested with council) As Builts

Following construction of the stormwater management system(s) as built plans and a photographic construction record of public stormwater facilities are to be provided to Council at the 224(c) stage, together with capacity calculations and site hydraulic testing using a double ring infiltrometer to confirm that the works have been constructed in accordance with the engineering plans.

149. Stormwater Management – Neutrality, Retention and Treatment [124]

The consent holder shall implement all landscaping and planting shown on the approved stormwater treatment landscape plans, schedule and specifications as required by condition 100, 104 and 105.

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[122] Condition amended to adjust staging under s127 RCA26130 and amend requirements for wastewater mitigation.
[123] Condition added under s127 RCA26130 at the agreement of the applicant, ensuring an easement is created over adjoining land Lot 1000 Deposited Plan 608433 for stormwater drainage (due to the deletion of Lot 702 from the consent), where Lot 1000 at the time of the application was in the ownership of the applicant. Any inability to create the easement is at the risk of the consent holder to comply with this condition.
[124] Condition amended to adjust for stages via RCA26130.

Advice Notes:
The stormwater neutrality, stormwater treatment and wastewater neutrality devices to be completed under each stage are;

Stage 1 to 6 – Earthworks
- *Sediment and Erosion Control only (Balance Lot)*

Stage 1
- *Kerbside bio-retention devices Lot 500 (Road to Vest)*
- *Lot 600 (Utility Reserve Drainage) (Bio-retention basin, detention basin).*

Stage 2
- *Kerbside bio-retention devices on Lot 501 (Road to Vest), including the bio-retention to serve Stages 3 and 4.*
- *Lots 601 and 602 (Utility Reserve drainage) (bio-retention basin)*

Stage 5
- *Lot 603 (Utility Reserve)*

150. As-Builts Documentation and Certification

Prior to certification of any relevant stage under Section 224 of the Resource Management Act 1991, the consent holder shall submit for certification subdivision to the Manager Resource Consents and Monitoring: As Built Plans of the completed development, as follows:

a. As Built Plans shall show water supply, wastewater, and stormwater drainage for the development.

b. As Built Plans for the stormwater management systems (treatment and detention), wastewater mitigation and water supply reservoirs.

c. As Built Plans for wastewater pumping stations including detention and upgrade of existing infrastructure.

d. All As Built Plans must meet the requirements of Porirua City Council's Code of Land Development and Subdivision Engineering 2010.

e. As-Built Plans shall be submitted in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.

f. Once an As-Built Plan has been submitted and within one month of completion of the drainage works and/or application pursuant to s224, the Consent Holder shall arrange for a final inspection with the Wellington Water Inspector.

151. Three Waters Certification

Any application for certification of any relevant stage under Section 224 of the Resource Management Act 1991, shall be accompanied by certification from a Chartered Professional Engineer or Registered Professional Surveyor stating that all water supply and drainage works and services associated with the subdivision have been installed in accordance with the approved plans and specification. This certificate shall be supplied at the time the As-built plans are submitted for acceptance.

Advice Note: All subdivision consent conditions must be met before the issue of the s224(c) certification, including consent notices under s221, completion certificates under s222.

Prior to Section 224 Approval – Geotech, EW's and Utilities requirements

152. (GCR) Geotechnical Completion Report

Prior to approval under Section 224 of the Resource Management Act 1991 for each stage of the development, a Geotechnical Completion Report (GCR) shall be supplied to the Manager of Resource Consents and Monitoring for certification. *[Advice note: The GCR may be subject to peer review by Council's Geotechnical consultants*]. The GCR shall be prepared by the Geotechnical Engineer approved under Condition 77, and shall include the following:

a. An as-built plan showing the completed earthworks surfaces, details of any sub-soil drainage installed, and the location of all constructed retaining walls on the respective allotment.

b. A statement of suitability of any cut and fill, including a schedule of the compaction tests which shall also show their location, the degree of consistency with NZS 4431:2022 - Engineered Fill Construction for Lightweight Structures, and the PCC Land Development Manual (2010). If any cut or fill is constructed with slope angles greater than those in the earthworks specification, slope stability assessments must be included for those slopes.

c. Certification that the constructed retaining walls (if already constructed under a separate building consent) are fit for purpose and are capable of supporting any identified surcharge. Where retained cuts are over 1.5m in height, or are

surcharged by a structure or slope this may be satisfied via provision of a Producer Statement – Construction Review (PS4) for the retaining walls.

d. Identification of any limitations on building and foundation design, for example, identifying any areas of uncertified fill, protection of sub-soil drainage, recommended building setbacks, or matters to be considered when designing foundations for any subsequent development onsite.

If the GCR report identifies development limitations on building or foundation design that need to be raised with future property owners, the Manager Resource Consents may require **a consent notice as per section 221 of the RMA 1991 to be registered on the Record of Title of the lot giving notice of the limitations or specific development requirements relating thereto.**

These areas shall be 'Geotechnical Limitation area' shall be delineated on each respective allotment shown as GA, GB, GC or as appropriate on the Land Transfer Plan.

This report may be delivered in stages related to different areas of the development in accordance with the Envelope staging plan as per condition 1. The report for civil works including roads and reserves allotments may be prepared and delivered separately and at different times to the report for the various housing blocks.

153. Energy and Communication services

a. Prior to approval under Section 224 of the Resource Management Act 1991 for each stage of the development, the consent holder shall provide confirmation to the satisfaction of the Manager Resource Consents from the service authorities who will provide energy and communication services to the subdivision that suitable underground ducting has been provided for the national broadband reticulation and each new allotment has had the provision for fibre optic cable connections and electricity connections to the legal boundary of each allotment.

b. Prior to approval under Section 224 of the Resource Management Act 1991 for each stage of the development, the consent holder shall demonstrate sufficient land has been provided for telecommunication network infrastructure, transformers and any associated ancillary services for telecommunication and electricity supply. The s224c application shall include identification of the land on the LT Plan (if outside of road reserve) and provide written confirmation that the land identified is sufficient for the intended purpose from a relevant network operator or other suitably qualified and experienced professional.

154. Utility services underground

Prior to approval under Section 224 of the Resource Management Act for each stage of the development, all utility services (with the exception of any power distribution cabinets) shall be installed underground.

155. ESCP decommissioning.

Prior to approval under Section 224 of the Resource Management Act 1991, all silt and sediment control measures within that stage shall be decommissioned upon stabilisation of the earthworks areas. The silt and sediment control measures need not be decommissioned where Greater Wellington Regional Council and Porirua City Council require these measures to remain in use for future construction activities, provided they are not located within residential allotments at the time of approval under Section 224.

156. Earthworks revegetation

Prior to approval under Section 224 of the Resource Management Act 1991 for each stage of the development, all areas exposed by earthworks, trenching or subdivision construction activities within that stage shall be re-grassed / hydro-seeded, hydro-bushed, except where the earthworks expose rock.

CONSENT NOTICES

157. Consent notice – Geotechnical Limitations

The future owners of Lots [INSERT RELEVANT LOTS AS PER GCR CONCLUSIONS] shall comply with the following:

The Geotechnical Completion Report submitted with subdivision certification application reference [INSERT TITLE AND DATE OF REPORT held on subdivision certification application reference INSERT REFERENCE] has identified geotechnical limitations on this allotment.

Prior to any construction, alteration or modification of a structure or retaining wall occurring within the areas identified as [INSERT GEOTECHNICAL AREAS OF SIGNIFICANCE AS SHOWN ON THE LT PLAN IDENTIFIED IN THE GCR} landowners are require to submit a report or certificate for the approval by the Manager Resource Consents and Monitoring, prepared by a suitably qualified Chartered Professional Engineer as included on the Engineering New Zealand CPEng register, with a Geotechnical Engineering Practice field.

The report shall confirm that the proposed works are in accordance with their specific engineering design that has taken into account the geotechnical and slope stability matters identified in the Geotechnical Completion Report [INSERT TITLE AND DATE OF REPORT held on subdivision certification application reference INSERT REFERENCE]

The report or certificate must confirm that:
- *The risk of the activity is no more than low; and*

- *Associated works will not worsen or accelerate land instability on the site or surrounding area;*

158. Consent Notice - Geotechnical Limitations

Condition 157 above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots [INSERT RELEVANT LOTS] inclusive and shall be prepared by Council at the cost of the consent holder.

159. Consent notice – Geotechnical Limitations – Subsoil Drainage

The future owners of Lots [INSERT LOTS WHERE SUBSOIL DRAINAGE EXISTS – see GCR report limitations as per condition 152] shall comply with the following:

These lots contain subsoil drainage having been installed during bulk earthworks as depicted in the final As Built Earthworks plans [INSERT TITLE AND REFERENCE] being held on Resource Consent file [INSERT s224c APP REF].

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

160. Consent Notice - Geotechnical Limitations - Subsoil Drainage

Condition 159 above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots [INSERT LOTS WHERE SUBSOIL DRAINAGE EXISTS – see GCR report limitations as per condition 152] inclusive and shall be prepared by Council at the cost of the consent holder.

Advice note: Where the GCR does not identify the need to identify and protect subsoil drains the Manager of Resource Consents and Monitoring will use discretion as to the applicability of a s221 consent notice.

161. Consent Notice – Should s224 be sought prior to dwelling construction Lots 25-68, 73-95, 107-123 (subject to landuse consent for integrated dwellings):

Should approval under Section 224 of the Resource Management Act be sought prior to reasonable progress being made in constructing the approved dwellings on Lots 25-68, 73-95, 107-123 (subject to landuse consent for integrated dwellings) (reasonable progress being the foundations constructed) then the following condition shall be the subject of a Consent Notice under Section 221 of the Resource Management Act registered against the new Records of Title for Lots 25-68, 73-95, 107-123 (subject to landuse consent for integrated dwellings) inclusive and shall be prepared by Council at the cost of the consent holder:

'The siting, design and construction of the dwelling, fencing and landscaping on each of Lots 25-68, 73-95, 107-123 *inclusive shall be substantially in accordance with the approved architectural plans, as per Land Use condition 1 or as amended under approval obtained under Condition 99.*

Advice Note 1: Resource Consent RC8763 SL0075/22 was approved as a combined land-use and subdivision consent for integrated multi-unit developments as part of a master planned community. The undersized lots and particular lot configuration have only been granted subdivision consent as integral to the multi-unit development approved.

Advice Note 2: Upon the issue of the certificate pursuant to section 224 or at such earlier time as may be required, the above condition shall be registered as a Consent Notice pursuant to section 221. The Consent Notice will be registered against the Record of Title issued in respect of the above lots of this subdivision.

Advice Note 3: If, at the time of applying for the s224 certificate, construction of the dwelling on a new lot has commenced to the point that framing has been erected in accordance with the approved architectural plans under Land Use condition 1, then the consent notice is no longer required.

162. Consent Notice – Stormwater Management – Control of Building Materials

The future owners of Lots 1-13 and 25-144[125] shall comply with the following on an ongoing basis: "…

"To mitigate the effect of the development on the receiving environment catchment wide stormwater management systems have been implemented to collect and treat stormwater runoff from the new impermeable areas, and to ensure effective ongoing operation and maintenance of these systems the owners of the Lots must;

*a. Manage the site construction activities in accordance with the requirements of the stormwater management area commissioning plan approved under **RC8763** [Envelope Commissioning Plan to be confirmed prior to application for s224] and held on the Council project file **RC8763, and***

b. Any combination of exposed (i.e. unpainted) galvanised steel (with greater than 99% zinc coating) or copper may result in contamination of stormwater runoff upon corrosion of surfaces and therefore

[125] Lot numbering amended under s127 RCA26130

stormwater from these materials used for exterior construction, including but not limited to roofing, cladding, gutters and downpipes, shall not be discharged to the public stormwater network (either directly or indirectly) unless treated on-site by a water quality device."

163. Consent Notice – Stormwater Management – Control of Building Materials

Condition 162 above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots 1-13 and 25-144[126] inclusive and shall be prepared by Council at the cost of the consent holder.

164. Consent Notice – Stormwater On Lot Retention Consent Notice

The future owners of **Lots [INSERT AT S224]** shall comply with the following on an ongoing basis:

"Where on-lot stormwater retention is required under **condition (105),** the consent holder or future owners of the **Lots which require stormwater retention** shall comply with the following on an ongoing basis: "…

"*As part of the management of stormwater generated by the development, Lots <to be confirmed prior to application for s224> must be provided with and individual stormwater management system(s) to collect stormwater for re-use within the dwelling, and;*

(a) The owner of each Lot must at the time of house construction, construct an approved stormwater management system in accordance with the concept design approved under [insert engineering approval reference] [Envelope Engineering Plan to be confirmed prior to application for s224] and held on the Council project file [insert s224c reference]

(b) Following construction of the stormwater management system(s), an as-built plan must be made available for future property owners.

*(c) The owner of each Lot must follow the required operation, maintenance, and renewal of the system(s), set out in the maintenance schedule held on Council project file [insert s224c reference]**,** to ensure it is always in full working order.*

(d) The owner(s) of each Lot cannot increase stormwater discharge from site, through removal of the stormwater management system or an increase in non-permeable areas, without Council approval; as an increase in stormwater discharge will have a detrimental effect on the receiving environment."

165. Consent Notice – Stormwater On Lot Retention Consent Notice

Condition 164 above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots *<to be confirmed prior to application for s224>* inclusive and shall be prepared by Council at the cost of the consent holder.

166. Consent Notice – Low Pressure Water Supply < 25 m[127]

The future owners of **Lots 1 to 13, 25 to 28, 71 to 86 & 142 to 144 shall** be aware and comply with the following on an ongoing basis:

'Lots 1 to 13, 25 to 28, 71 to 86 and 142 to 144 do not meet the required point of supply pressure of 25m and may require private booster pumps on each lot. If booster pumps are installed, all calculations and designs, including all required hydraulic and structural designs must be carried out by an appropriately qualified chartered engineer and submitted with a design statement. The chartered Engineer must demonstrate at Building Consent stage that the booster pump design meets the household's water demand, during the low-pressure conditions, to the worst-case conditions.'

Advice Note 1: This consent notice condition may be reviewed / cancelled when and if new public water supply infrastructure has been commissioned to service these lots, resolving water supply constraints. Applications to cancel a consent notice condition under s221(3) of the RMA OR consideration of not imposing of this consent notice requirement at s224c of Stages 1 to 5[128] (if water supply constraints are resolved via construction of a new reservoir) shall be at the discretion of the Manager Resource Consents and Monitoring in liaison with Wellington Water Limited (or future Water Services entity).

167. Consent Notice – Low Pressure Water Supply < 25 m

[126] Lot numbering amended under s127 RCA26130
[127] Lot numbering amended under s127 RCA26130
[128] Staging amended under s127 RCA26130

Condition 166 above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots 6 to 13, 25 to 28, 71 to 86 and 142 to 144[129] inclusive and shall be prepared by Council at the cost of the consent holder.

168. Consent Notice – Water Supply – Unserviced Balance Lots Stages 5 and 6[130]

The future owners of Lots [insert Lot number/s and LT REF] shown as Stage 5 and 6 (as shown on approved Scheme Plan listed in condition 74) shall be aware and comply with the following on an ongoing basis:

'Lots **29 to 70 & 87 to 95** *shown as shown as Stage 5 and 6 (to be created as Balance Lots at the time of s224c certification of Stages 5 and 6 are unable to meet the minimum Water Supply Requirements of the Wellington Regional Water Standard above reduced level (elevation datum) RL105.*

Given these lots cannot be serviced by potable water supply, no dwelling shall be constructed or s224c certification for individual allotment final s224c certification shall not be lodged, until such time as a permanent alternative water supply is approved and commissioned as per condition 4 of RC8763. '

Advice Note 1: This consent notice condition may be reviewed / cancelled when and if new public water supply infrastructure has been commissioned to service these lots, resolving water supply constraints. Applications to cancel a consent notice condition under s221(3) of the RMA OR consideration of not imposing of this consent notice requirement at s224c of Stage 5 and 6 (if water supply constraints are resolved via construction of a new reservoir) shall be at the discretion of the Manager Resource Consents and Monitoring in liaison with Wellington Water Limited (or future Water Services entity).

169. Consent Notice – Water Supply – Unserviced Balance Lots Stages 5 and 6[131]

Condition 168 shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for the Lots [insert Lot number/s and LT REF] shown as Stage 5 and 6 (to be held as Balance Lots) and shall be prepared by Council at the cost of the consent holder.

169A. Consent Notice - Lots 600, 601, 602, 603[132]

This condition will only apply if condition 118A determines that Lots Lots 600, 601, 602, 603 are created as freehold titles (not Reserves under the Reserves Act).

The future owner of Lots Lots 600, 601, 602, 603 shall be aware of and comply with the following on an ongoing basis:

Lots 600, 601, 602, 603 were created to accommodate stormwater assets to be transferred to and owned by Tiaki Wai Metro Water from July 2026. The ongoing use of the site is restricted to infrastructural purposes only which includes the drainage and water supply, ancillary buildings, structures, infrastructure and access.

Advice note: Should these allotments be subject to a Designation this consent notice shall be cancelled.

170. Consent Notice - Development Restriction – One dwelling per Lot[133]

Unless otherwise presented within the Engineering Approval Plans approved under **condition 100-103** the owner(s) of Lots 1-13 and 25-144 [Insert LT reference] shall be aware of and comply with the following on an ongoing basis:

"Only one dwelling per allotment shall be permitted.'

Advice note 1: This includes minor residential units as defined under the NPS.

[129] Lot numbering amended under s127 RCA26130
[130] Staging amended under s127 RCA26130
[131] Staging amended under s127 RCA26130
[132] Condition added under s127 RCA26130 to reflect lots which may be freehold and require a consent notice to ensure future land uses are restricted to infrastructural purposes only.
[133] Lot numbering amended under s127 RCA26130

Advice note 2: Pukerua Bay Water Supply and wastewater Infrastructure is unable to support additional growth in this area beyond that consented under Resource Consent RC8763 SL0075/22 thus development is limited to 1 dwelling per allotment in accordance with the approved water supply allowances for this subdivision.

Advice note 3: Should future infrastructural improvements resolve water supply constraints, this condition may be reviewed / cancelled on a case by case basis under s221(3) of the RMA at the discretion of the Manager Resource Consents and Monitoring in liaison with Wellington Water Limited (or future Water Services entity).

Applications to cancel a consent notice condition under s221(3) of the RMA OR consideration of not imposing of this consent notice requirement at s224c stage for Stage 5 and 6 (if water supply / waste water constraints are resolved) shall be at the discretion of the Manager Resource Consents and Monitoring in liaison with Wellington Water Limited (or future Water Services entity).

171. Consent Notice - Development Restriction – One dwelling per Lot[134]

Condition 170 shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for the balance lots containing proposed Lots 1-13 and 25-144 and shall be prepared by Council at the cost of the consent holder.

172. Consent Notice – Building Envelope – Lot 125

The future owner(s) of Lots 125 [Insert LT reference] shall be aware of and comply with the following on an ongoing basis:

"Development on the site shall be limited to one dwelling only being wholly located within the delineated building platform extents shown as area [INSERT REFERENCE – shown as area 'Flat Building platform extent' on Envelope Engineering Scheme Plan ref: 1697-01, Drawing 108, Rev R4 dated 22-12-23] on LT PLAN [INSERT REFERENCE].

Advice note 1: This includes minor residential units as defined under the NPS.
Advice note 2: The building envelope location has been delineated to ensure any potential bulk and location effects of a new dwelling on Lot 125 can be minimised

173. Consent Notice - Building Envelope – Lot 125

Condition 172 shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for the balance lots containing proposed Lots 125 and shall be prepared by Council at the cost of the consent holder.

174. Consent Notice - Batter Slope Planting Maintenance[135]

The future owners of Lots 12, 13, 26-38, 69-71, 73-84, 87-95 and Lots 96-123 and Lot 1000, on DP [INSERT LT PLAN NUMBER] shall comply with the following:

'The planting shown as 'Vegetation Protection on Lots 12 and 13 [shown as VA and VC], Lots 26-38 [shown VE-VU]; Lots 69-71 [shown as VY, VZ, WA]: Lots 73-84 [shown as WB-WM]: Lots 87-95 [shown as WN-WV]; Lots 96-123 [shown as WW-XW] and Lot 1000 [shown as VM] on *DP [INSERT LT PLAN NUMBER]*

has been established to mitigate the visual effects of land development earthworks and provide stability to batter slopes through planting. This vegetation planting shall be maintained in perpetuity from the date of initial establishment, and failed plants shall be replaced to maintain a canopy cover of 80%.

No buildings or structures shall be placed, or earthworks undertaken, in the above areas identified as vegetation protection areas on DP [INSERT LT PLAN NUMBER]

Planting shall not be removed or destroyed, and other species shall not be introduced onto the areas identified in this condition, other than those identified in the approved Private Lot Landscape Batter Slope Planting Plan held on resource consent file [CONSENT FILE NUMBER]. All reasonable steps shall be taken by the landowner to control the introduction and spread of pest plants and weeds in perpetuity.'

[134] Lot numbering amended under s127 RCA26130
[135] Lot numbering amended under s127 RCA26130

175. Consent Notice - Batter Slope Planting Maintenance[136]

Condition 174 above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots 1000, 12, 13, 26-38, 69-71, 73-84, 87-95 and Lots 96-123 inclusive and shall be prepared by Council at the cost of the consent holder.

176. Consent Notice – Planted Buffer Zone - Lots 126 – 130[137]

The future owners of Lots 126 – 130 on DP [INSERT LT PLAN NUMBER] shall comply with the following:

'The buffer planting area shown as 'Vegetation Protection on Lots 126 – 130 on DP [INSERT LT PLAN NUMBER] as [insert lettering reference on LT Plan] has been established to mitigate the visual effects of earthworks, to provide stability and to create a landscaped buffer for screening between adjoining lots. The planted buffer area is to be maintained in perpetuity from the date of initial establishment.

No buildings or structures shall be placed, or earthworks undertaken, in the areas identified as [INSERT REF VEGETATION PROTECTION LETTER(S) on Lots 126 – 130 DP [INSERT LT PLAN NUMBER]

Planting shall not be removed or destroyed, and other species shall not be introduced onto the areas identified in this condition, other than those identified in the approved Private Lot Landscape Batter Slope Planting Plan held on resource consent file [CONSENT FILE NUMBER]. All reasonable steps shall be taken by the landowner to control the introduction and spread of pest plants and weeds in perpetuity.'

177. Consent Notice - Planted Buffer Zone - Lots 126 – 130

Condition 176 above shall be the subject of a Consent Notice under Section 221 of the Resource Management Act 1991 registered against the new Records of Title for Lots 126 – 130 inclusive and shall be prepared by Council at the cost of the consent holder.

178. Consent Notice – Reserve Land Fencing Requirements

The future owners of Lots 1, 4, 65, 124, 125, 130-135 inclusive, 137-144 inclusive shall be aware of and comply with the following:

a. *Any fence constructed along the boundary adjoining existing and future Porirua City Council Reserve Land shall be an open style of fence with at least 50% visual permeability, to enable visibility into the Reserve.*
b. *Any fence constructed along the boundary adjoining existing or future Porirua City Council Reserve Land shall be constructed in accordance with the safety from falling requirements of the New Zealand Building Code.*
c. *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.*

179. Consent Notice – Reserve Land Fencing Requirements

Condition 178 above shall be the subject of a consent notice under Section 221 of the Resource Management Act 1991 registered against the new Record of Title for Lots 4, 65, 124, 125, 130-135 inclusive, 137-144 inclusive and shall be prepared by Council at the cost of the consent holder.

180. Consent Notice - Private residential lots adjacent to existing SNA010 and SNA011

The Consent Holder or future owners of proposed Lots 4-10, 47, 124, 125, 130, 132-135, 137-144 shall comply with the following:

'All future landowners of Lots 4-10 shall be aware the allotment boundary adjoins Significant Natural Area SNA011 Bells Bush. All future owners of Lots 47, 124, 125, 130, 132-135, 137-144 shall be aware the allotment boundary adjoins Significant Natural Area SNA010 Muri Road Wetland.

Landowners of the above allotments shall support protection and restoration activities within these SNAs in accordance with Environmental Management Plan [INSERT TITLE AND DATE OF REPORT held on subdivision certification application reference INSERT REFERENCE] and specifically shall, unless otherwise agreed in writing by PCC undertake the following on an ongoing basis:

a. *Take all reasonable steps to control the introduction and spread of pest plants and weeds over the boundary.*
b. *Not store, dump, pile or place or allow to accumulate any green waste from gardening activities (which involve cutting or removing vegetation, i.e. cutting the lawn, weed removal, hedge trimming or pruning consisting of lawn clippings. leaf matter, wood and soil), rubbish or other waste material, except in the course of repairs or maintenance of existing structures, provided that on completion of any such repairs or maintenance all rubbish, debris and other materials are removed as promptly as possible and the boundary with the SNA is left clean and tidy;*

[136] Lot numbering amended under s127 RCA26130
[137] References amended under s127 RCA26130

c. *Not plant along the boundary with the SNA (within 5m) any trees, shrubs or plants or the seeds of any trees, shrubs or plants except those indigenous to the Wellington Ecological District;*
d. *Not fell, remove, burn, prune, or take any endemic tree, shrub, plant, flora, or other organism of any kind where it is adjacent to the boundary (refer SNA permitted activities);*
e. *Take all reasonable steps to avoid anything to cause deterioration to the natural flow, increase flow, movement, distribution, supply, or quality of any water course or resource within the SNA.*
f. *Not introduce of any substance that is noxious or otherwise injurious to any organism, except in the control of pest plants and animals'.*

181. Consent Notice - Private residential lots adjacent to existing SNA010 and SNA011 Areas

Condition 180 above shall be the subject of a consent notice under Section 221 of the Resource Management Act 1991 registered against the new Computer Freehold Register for Lots 4-10, 47, 124, 125, 130, 132-135, 137-144 and shall be prepared by Council at the cost of the consent holder.

182. Consent Notice - Fencing along reserves

The future owners of proposed Lots proposed Lots 1, 4, 124, 125, 130-135, 137-144 inclusive shall comply with the following:

Any fence along a boundary of any land vested in the Council as reserve or any other land owned by the Council where appropriate must be maintained in perpetuity as constructed though the original subdivision and in accordance with the safety from falling requirements of the New Zealand Building Code.

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.

183. Consent Notice - Fencing along reserves

Condition 182 above shall be the subject of a consent notice under Section 221 of the Resource Management Act 1991 registered against the new Computer Freehold Register for Lots 1, 4, 124, 125, 130-135, 137-144 and shall be prepared by Council at the cost of the consent holder.

184. Consent Notice - Private On lot Landscaping and Fencing

The future owners of proposed Lots 25-68, 73-95, 107-123 inclusive shall comply with the following:

'The landscape planting, hardscaping, height of the fences and bin storage areas on Lots 25-68, 73-95, 107-123 shall be retained in accordance with the approved Private On-lot Landscape Plans held on [INSERT FILE REFERENCE}.

The planting, hard landscaping, fencing and bin storage areas within private allotments have been designed and established to mitigate potential adverse visual, amenity and privacy effects, and achieve high quality urban design streetscape outcomes.

Any plants which die or are removed within 2 years of being planted shall be replaced with a plant of similar height and scale by the property owner and maintained in perpetuity.

185. Consent Notice - Private On lot Landscaping and Fencing

Condition 184 above shall be the subject of a consent notice under Section 221 of the Resource Management Act registered against the new Records of Title on Lots 25-68, 73-95, 107-123 inclusive which shall be prepared by Council at the cost of the consent holder.

186. Consent Notice – Rear Hedging Vegetation Screening Area

The future owners of Lots 47-52 inclusive shall comply with the following:

'The hedge planting adjoining the rear boundary of the dwellings on Lots 47-52 have been established as part of the integrated subdivision and landuse consent to mitigate potential adverse amenity and overlooking / loss of privacy effects from upper patio areas on lower outdoor living areas of Lots 57-64 inclusive.

The hedge planting shown as areas [VSA, VSB INSERT REF] on LT Plan [INSERT LT REF] shall be maintained in perpetuity to a minimum height of 1.2m. Any plants which die or are removed shall be replaced with a plant of similar height and scale by the property owner. Vegetation species shall be accordance with the approved Private On-lot Landscape Plans held on Resource Consent file [INSERT FILE REFERENCE].

187. Consent Notice - Rear Hedging Vegetation Screening Area

Condition 186 above shall be the subject of a consent notice under Section 221 of the Resource Management Act registered against the new Records of Title on 47-52 inclusive which shall be prepared by Council at the cost of the consent holder.

188. Consent Notice – Bin Storage all lots[138]

The future owners of proposed Lots 1-13 and 25-144 inclusive shall comply with the following:

[138] Lot numbering amended under s127 RCA26130

'All refuse and recycling bins shall be screened behind the front building line of any dwelling on the allotment or within designated bin storage areas to ensure all waste bins are screened from public view from the road frontage'.

189. Consent Notice - Bin Storage all lots[139]

Condition 188 above shall be the subject of a consent notice under Section 221 of the Resource Management Act registered against the new Records of Title on Lots 1-13 and 25-144 inclusive which shall be prepared by Council at the cost of the consent holder.

190. Consent Notice – Front parking

The future owners of proposed Lots 1-13 and 25-144 inclusive shall comply with the following:

'All vehicles parked on the property shall be located as to prevent any part of the vehicle from projecting over the footpath vested as Road with Porirua City Council, to avoid creating a pedestrian or cyclist hazard.'

191. Consent Notice – Front Parking

Condition 190 above shall be the subject of a consent notice under Section 221 of the Resource Management Act registered against the new Records of Title on Lots 1-13 and 25-144 inclusive which shall be prepared by Council at the cost of the consent holder.

192. Consent Notice – Front Parking Lots 27-30

The future owners of proposed Lots 27-30 inclusive shall comply with the following:

'Onsite parking is limited to internal garaging or parallel on road reserve only. No parking shall be permitted on the footpath perpendicular to garage doors.

193. Consent Notice – Front Parking Lots 27-30

Condition 192 above shall be the subject of a consent notice under Section 221 of the Resource Management Act registered against the new Records of Title on Lots 27-30 inclusive which shall be prepared by Council at the cost of the consent holder.

194. Consent Notice – Retaining Walls Design Criteria[140]

The future owners of proposed Lots 1-13, 69-72, 96-106, 124-144 inclusive shall comply with the following:

a. *Retaining walls shall be stepped where possible and include a minimum 500mm planting strip at the base of the retaining wall planted with a hedge species and/or climbers, as well as planting at the top of the retaining wall with hanging plants to grow down the retaining wall.*
b. *All retaining walls that are in front of the building line and visible from the public road / joined owned access lot or any Council reserve and are not in the rear yards of private lots or constructed over 1.5m in height (exposed to public view at elevation) must be stained or painted black or a dark muted earthtone colour.*
c. *Any fencing on top of a retaining wall should be max 1.2m height and consist of an open rail or pool style fence with hedge planting behind it.*

Advice note: The purpose of compliance with this condition is to mitigate the visual landscape effects to ensure a high quality urban development outcome as recommendations of the Urban Design Statement prepared by Holistic Urban Environments Ltd v2.2 dated 20 July 2023 submitted with application RC8763 SL0075/22.'

195. Consent Notice - Retaining Walls Design Criteria[141]

Condition 194 above shall be the subject of a consent notice under Section 221 of the Resource Management Act registered against the new Records of Title on Lots 1-13, 69-72, 96-106, 124-144 inclusive which shall be prepared by Council at the cost of the consent holder.

[139] Lot numbering amended under s127 RCA26130
[140] Lot numbering amended under s127 RCA26130
[141] Lot numbering amended under s127 RCA26130

Following s224 Certification

196. Maintenance of Reserve Area Lots

The consent holder shall maintain the paths, earthworks, playgrounds and vegetation in reserve areas (proposed lots 600, 601, 700, 701[142], 703, 704) for four years after the land has been vested in Council as reserve. Prior to the completion of the four-year period, the consent holder shall complete any final maintenance and contact the Manager Parks & City Services to organise a walkover. The consent holder shall remedy any maintenance issues before the maintenance is handed over to the Council.

197. Ecological Restoration Monitoring

Pursuant to the recommendations of the Ecological Mitigation and Restoration Plan (EMRP) and Reserve Land Landscape Planting and Maintenance Plan (RLLPMP) approved as part of the Site Wide Environmental Management Plan (EMP) approved under condition 88 a report shall be provided to Council on a six-monthly basis for a period of 8 years, or until 80% canopy cover is established, whichever is later outlining how the requirements of the EMRP and RLLPMP have been met, specifically discussing the following:

a. Areas where hand weeding has occurred;
b. Assessment of canopy coverage in mitigation planting areas;
c. Success rate of any plants, and methods to increase success rate where this is caused by site specific effects or disease;
d. Reports of any weed species with 100m of specified wetlands and any management undertaken to remove them;
e. Reporting of any new weed species on the site which was not present in the preliminary wetland assessments and any management undertaken to remove them and/or prevent their establishment.

198. Management of Public Stormwater Management Systems

To eliminate the potential for silt runoff into the stormwater management devices and ensure establishment of the planting, the consent holder shall be responsible for protection, monitoring and maintenance of the stormwater management devices for a period of 36 months following s224(c) certification.

It is expected that this will involve, but not be limited to maintenance / replacement planting, refreshing of the filter media (bio-retention). All work shall be undertaken in accordance with the commissioning plan agreed under **condition (105** *Engineering Approval – Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality) A*ny plants which die shall be replaced with a similar species during this maintenance period, in accordance with the landscape specification.

a. At yearly intervals during and following completion of the 36-month maintenance period and prior to vesting of the stormwater treatment devices short progress reports and a final report shall be provided to Council.

b. Following completion of the maintenance period, the consent holder shall arrange:
   i. in-situ hydraulic conductivity of all bio-retention filter media using a double ring infiltrometer.
   ii. A final site inspection by Council and Wellington Water Land Development Team.

c. The consent holder shall replace, at their expense, any filter media that does not meet the requirements of Wellington Water Ltd's Water Sensitive Design for Stormwater: Treatment Device Design Guideline, V 1.1 December 2019.

199. Stormwater landscaping and / or maintenance works bond

Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council with a bond in respect of the maintenance of the stormwater landscaping and / or maintenance works required by the conditions of this consent. The period of the maintenance bond will be agreed upon in accordance with the time frames of the maintenance programme provided under **condition (151 -**Three Waters Certification).

The bond amount will be 1.5 times the contracted rate for maintenance and shall be agreed upon in consultation with the Wellington Water Land Development team. The liability of the consent holder shall not be limited to the amount of the bond.

200. Stormwater landscaping and / or maintenance works bond

A schedule to allow repayment of the bond as maintenance is carried out will be agreed upon in consultation with the Wellington Water Land Development Team in accordance with the maintenance programme provided under **condition (105 -** *Engineering Approval – Public Stormwater Management Systems - Treatment, Hydrological Control and Neutrality (Constructed Prior to s224)* and finalised within the Bond Documentation.

Advice Note: It is anticipated that the bond repayments will allow:
(i) 50% of maintenance contract value returned after 18 months; and
(ii) Remainder 50% of maintenance contract value returned after successful vesting of the stormwater treatment devices.

END

[142] Lot 702 deleted under s127 RCA26130

THE APPLICANT IS TO NOTE:

Local Government Act 2002[143]

Pursuant to s.198 and s.208 of the Local Government Act 2002 and the Council's '2021 Development Contributions Policy', Council requires the consent holder to pay a Development Contribution of **$3,433,765.45 inc. GST** or at any other rate for this area that is applicable at the time of payment **unless a Development Agreement has been entered into**. Where a new Potable Water Reservoir is being provided to supply lots over RL 105m a Development Agreement may be required to alter Water Supply Development Contributions.

Please be advised, payment is required prior to certification under s.224 of the Resource Management Act 1991, new connection(s) to the Council's water infrastructure or Code Compliance Certificate (which-ever comes first). Please refer to the Policy at https://poriruacity.govt.nz/your-council/policies-and-bylaws/policies/development-and-financial-contributions/ for further information. If you have any questions about your development contribution please contact us at DCAssessments@poriruacity.govt.nz.

This amount due is made up of the following:

Summary of Fees by Activity	Fees
City Wide Reserves	$ 99,167.00
New Reserves	$ -
Sports Fields	$ 26,200.00
Facilities	$ 170,300.00
Roading	$ 306,409.00
Cycleways	$ 58,164.00
Stormwater	$ 97,464.00
Wastewater - Northern	$ 1,044,594.00
Waste Water Treatment Plant	$ 904,555.00
Water Supply - Urban Standard	$ 279,030.00
Development Contribution Charges (excl)	**$ 2,985,883.00**
Plus GST @ 15%	$ 447,882.45
Development Contribution Charges (incl)	**$ 3,433,765.45**

Section 357
Under section 357 of the Resource Management Act 1991 you have the right to object in writing to all or part of this decision. Notice of this objection must be received by the Council within 15 working days of your receipt of this decision letter.

Building Act
This is NOT a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.

Section 125
This consent is subject to section 125 of the Resource Management Act 1991 which states that a resource consent lapses on the expiry of 5 years after the commencement of the consent, unless an extension on time is granted by the Council prior to lapsing of the consent.

Traffic Management Plan
If the intended work that is covered by this consent includes any activities within the road reserve, then a Temporary Traffic Management Plan is to be prepared by a person who is certified in accordance with 'Temporary Traffic Management for Local Roads – Supplement to NZTA COPTTM', and submitted to the Roading Administration Officer – City & Community Infrastructure for review and approval before any physical works within the road reserve are started.

Fees and charges
Should any additional fees charged for the processing of this application or any financial contributions, levies or bonds required by conditions of this consent not be paid within the deadlines set either through invoicing or consent conditions, this could ultimately lead to Council seeking to recover money owed through the debt collection agency. Should the need arise to use a debt collection agency then the consent holder will be liable for and charged any extra expense that the debt collection service incurs.

Post Consent Granted Charges
In accordance with Council's Fees & Charges, the Council will be recovering costs from the consent holder associated with time spent on resource consent related work after a resource consent has been granted and in the case of subdivision before Section 224 RMA certification is applied for. Further information on this can be found in Note 9 within the Fees & Charges that can be accessed on the Council website **poriruacity.govt.nz/services/building-consents/resource-consents/#notes**

[143] Development Contributions updated RCA26130 from 144 to 133 allotments.

Private Covenants
This resource consent does not excuse you of any legal obligations that you may have to comply with any private (non-Council related) covenants that apply to your property. If there are any Private Covenants relevant to your property these will be listed on your Record of Title. These covenants may place restrictions on developments and activities that can be undertaken on your property. Please check your Record of Title and the content of any covenants to see if there are any restrictions relevant to your proposal. Copies of your Record of Title and any private covenants that may apply can be obtained through Land Information New Zealand.

Greater Wellington Regional Council consents
The consent holder should ensure that they obtain all necessary consents from the Greater Wellington Regional Council prior to commencing works on the site.

S127 report prepared by:



Olivia Campbell **Date 20.07.2026**
PRINCIPAL PLANNER RESOURCE CONSENTS

Decision of Council

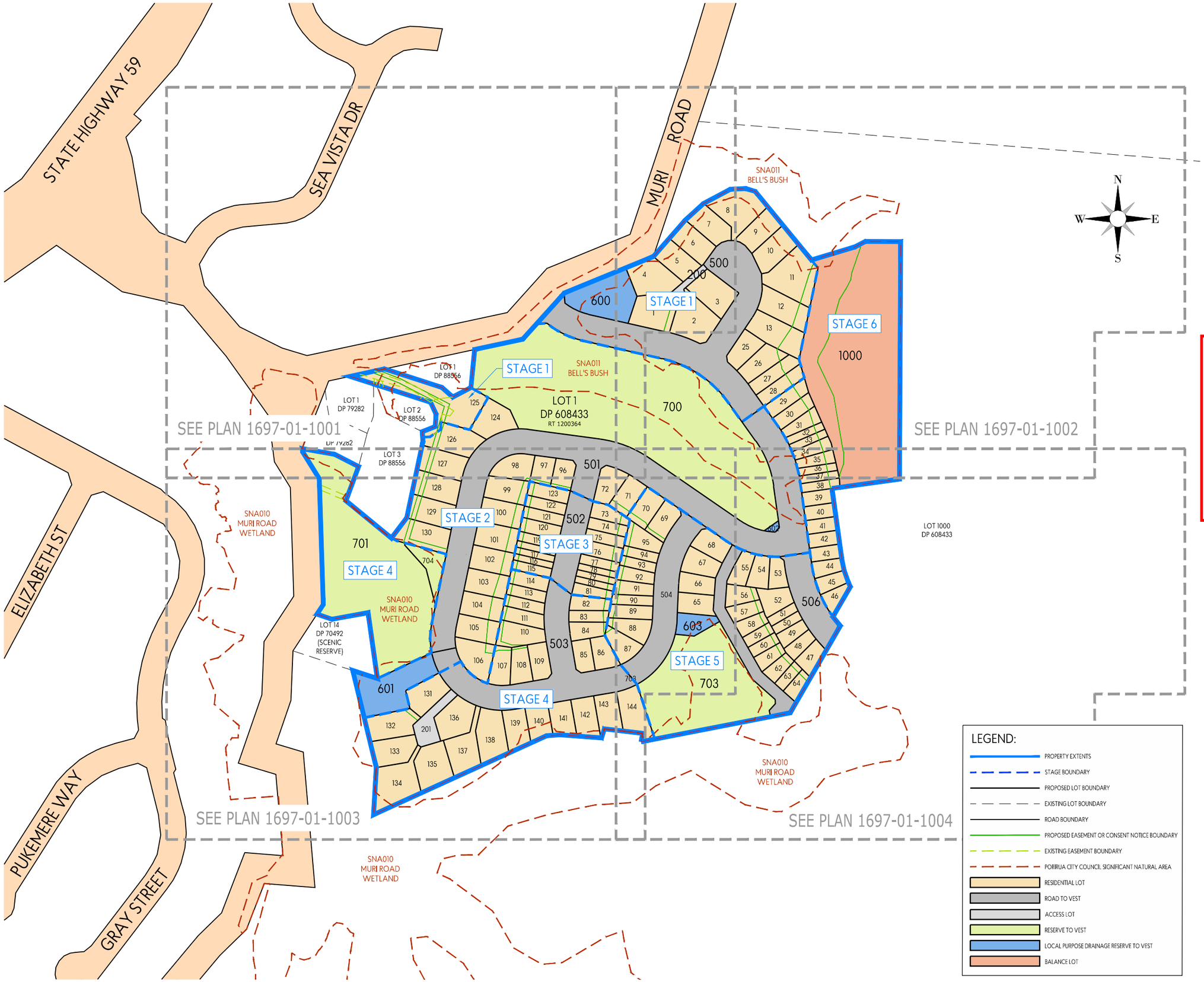
That consent be granted and be subject to the conditions specified in the above recommendation.

Peer reviewed by:



Date 27.07.2026

Dan Kellow
Consultant Planner



NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-04-2026) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. LEGAL DESCRIPTION:
   LOT 1 DP 608433 (COMPRISED IN RT 1200364) 10.7505 Ha
   SUBJECT TO:
   - B067996.3 CONSERVATION COVENANT PURSUANT TO SECTION 77 RESERVES ACT 1977 (AFFECTS PART FORMERLY PART PUKERUA 3C1E BLOCK AND PART LOT 4 DP 79282).
   - FENCING COVENANT SUBJECT TO SECTION 6(2) OF THE FENCING ACT 1978 IN DEED B142403.3 (AFFECTS PART FORMERLY PART LOT 4 DP 79282).
   - 13144228.3 CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991.
6. THESE NOTES ARE AN INTEGRAL PART OF PLANS 1697-01-1000 TO 1006.
7. THIS PLAN TO BE READ IN CONJUNCTION WITH PLANS 1697-01-1000 TO 1006.
8. FOR SCHEDULE OF EASEMENTS SEE PLAN 1697-01-1005.

RESOURCE CONSENT APPROVED

RCA26130 s127 of RCA23028

27/07/2026
OCAMPBELL

PORIRUA CITY COUNCIL

LEGEND:

- PROPERTY EXTENTS
- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED EASEMENT OR CONSENT NOTICE BOUNDARY
- EXISTING EASEMENT BOUNDARY
- PORIRUA CITY COUNCIL SIGNIFICANT NATURAL AREA
- RESIDENTIAL LOT
- ROAD TO VEST
- ACCESS LOT
- RESERVE TO VEST
- LOCAL PURPOSE DRAINAGE RESERVE TO VEST
- BALANCE LOT

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:

REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	07.04.2026
R2	STAGE BOUNDARIES UPDATED	MJP	20.05.2026
R3	CONSENT NOTICE AREAS UPDATED	JEG	15.06.2026

PROJECT:

PUKERUA BAY LIMITED PARTNERSHIP
MURI ROAD,
PUKERUA BAY

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
STAGES 1 TO 6
OVERALL PLAN

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: JEG
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 18-06-2026
SCALE A1: 1:1250
SCALE A3: 1:2500
STATUS: RESOURCE CONSENT

PROJECT No: 1697-01
DRAWING No: 1000
REVISION: R3

NOTES:

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4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-04-2026) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. LEGAL DESCRIPTION:
   LOT 1 DP 608433 (COMPRISED IN RT 1200364) 10.7505 Ha
   SUBJECT TO:
   - B067996.3 CONSERVATION COVENANT PURSUANT TO SECTION 77 RESERVES ACT 1977 (AFFECTS PART FORMERLY PART PUKERUA 3C1E BLOCK AND PART LOT 4 DP 79282).
   - FENCING COVENANT SUBJECT TO SECTION 6(2) OF THE FENCING ACT 1978 IN DEED B142403.3 (AFFECTS PART FORMERLY PART LOT 4 DP 79282).
   - 13144228.3 CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991.
6. THESE NOTES ARE AN INTEGRAL PART OF PLANS 1697-01-1000 TO 1006.
7. THIS PLAN TO BE READ IN CONJUNCTION WITH PLANS 1697-01-1000 TO 1006.
8. FOR SCHEDULE OF EASEMENTS SEE PLAN 1697-01-1005.

LEGEND:

- PROPERTY EXTENTS
- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED EASEMENT OR CONSENT NOTICE BOUNDARY
- EXISTING EASEMENT BOUNDARY
- PORIRUA CITY COUNCIL SIGNIFICANT NATURAL AREA
- RESIDENTIAL LOT
- ROAD TO VEST
- ACCESS LOT
- RESERVE TO VEST
- LOCAL PURPOSE DRAINAGE RESERVE TO VEST
- BALANCE LOT

RESOURCE CONSENT APPROVED

RCA26130 s127 of RCA23028

27/07/2026
OCAMPBELL

PORIRUA CITY COUNCIL

N
W E
S

MURI ROAD

SNA011
BELL'S BUSH

LOT 7
487m²

LOT 6
479m²

LOT 5
467m²

LOT 500
4821m²
ROAD TO VEST

LOT 4
669m²

LOT 200
144m²
(ACCESS)

LOT 3
621m²

LOT 600
1170m²
LOCAL PURPOSE (DRAINAGE)
RESERVE TO VEST

LOT 1
684m²

LOT 2
762m²

STAGE 1

SNA010
MURI ROAD
WETLAND

LOT 1
DP 79282

LOT 2
DP 79282

LOT 3
DP 88556

LOT 1
DP 88556

LOT 2
DP 88556

LOT 125
1406m²
(NET SITE 560m²)

LOT 124
534m²

LOT 126
600m²

LOT 127
547m²

STAGE 1

STAGE 2

STAGE 4

LOT 501
8469m²
ROAD TO VEST

LOT 98
425m²

LOT 97
277m²

LOT 96
286m²

SNA011
BELL'S BUSH

LEGAL RO
(UNFORM

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REVISIONS:

REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	07.04.2026
R2	STAGE BOUNDARIES UPDATED	MJP	20.05.2026
R3	CONSENT NOTICE AREAS UPDATED	JEG	15.06.2026

PROJECT:

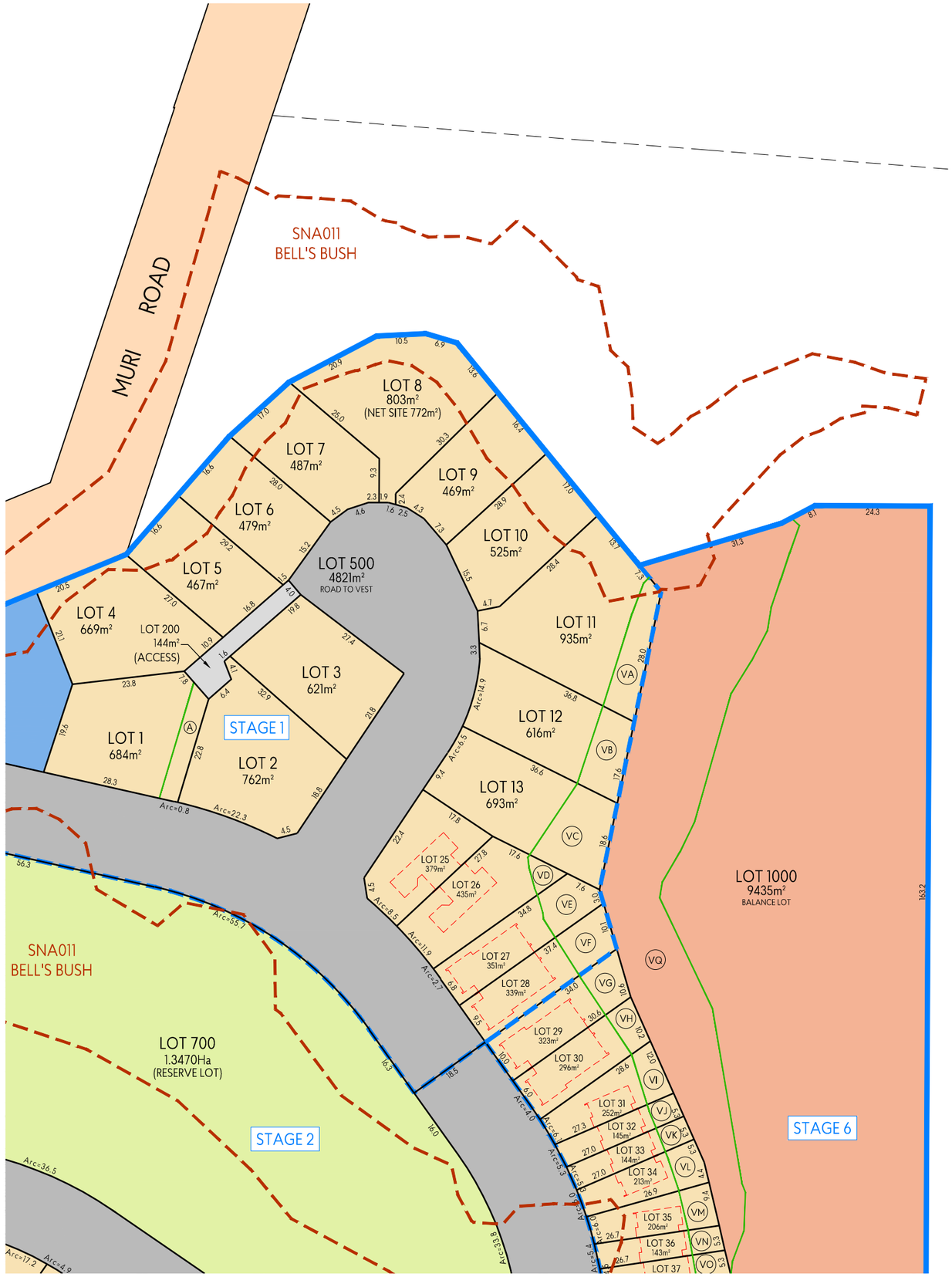
PUKERUA BAY LIMITED PARTNERSHIP
MURI ROAD,
PUKERUA BAY

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
STAGES 1 TO 6
SHEET 1 OF 5

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: JEG
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 18-06-2026
SCALE A1: 1:500
SCALE A3: 1:1000
STATUS: RESOURCE CONSENT
PROJECT No: 1697-01
DRAWING No: 1001
REVISION: R3



N

W E

S

NOTES:

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8. FOR SCHEDULE OF EASEMENTS SEE PLAN 1697-01-1005.

RESOURCE CONSENT APPROVED

RCA26130 s127 of RCA23028

27/07/2026
OCAMPBELL

PORIRUA CITY COUNCIL

LEGEND:

- PROPERTY EXTENTS
- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED EASEMENT OR CONSENT NOTICE BOUNDARY
- EXISTING EASEMENT BOUNDARY
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- ACCESS LOT
- RESERVE TO VEST
- LOCAL PURPOSE DRAINAGE RESERVE TO VEST
- BALANCE LOT

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REVISIONS:

REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	07.04.2026
R2	STAGE BOUNDARIES UPDATED	MJP	20.05.2026
R3	CONSENT NOTICE AREAS UPDATED	JEG	15.06.2026

PROJECT:

PUKERUA BAY LIMITED PARTNERSHIP
MURI ROAD,
PUKERUA BAY

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
STAGES 1 TO 6
SHEET 2 OF 5

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

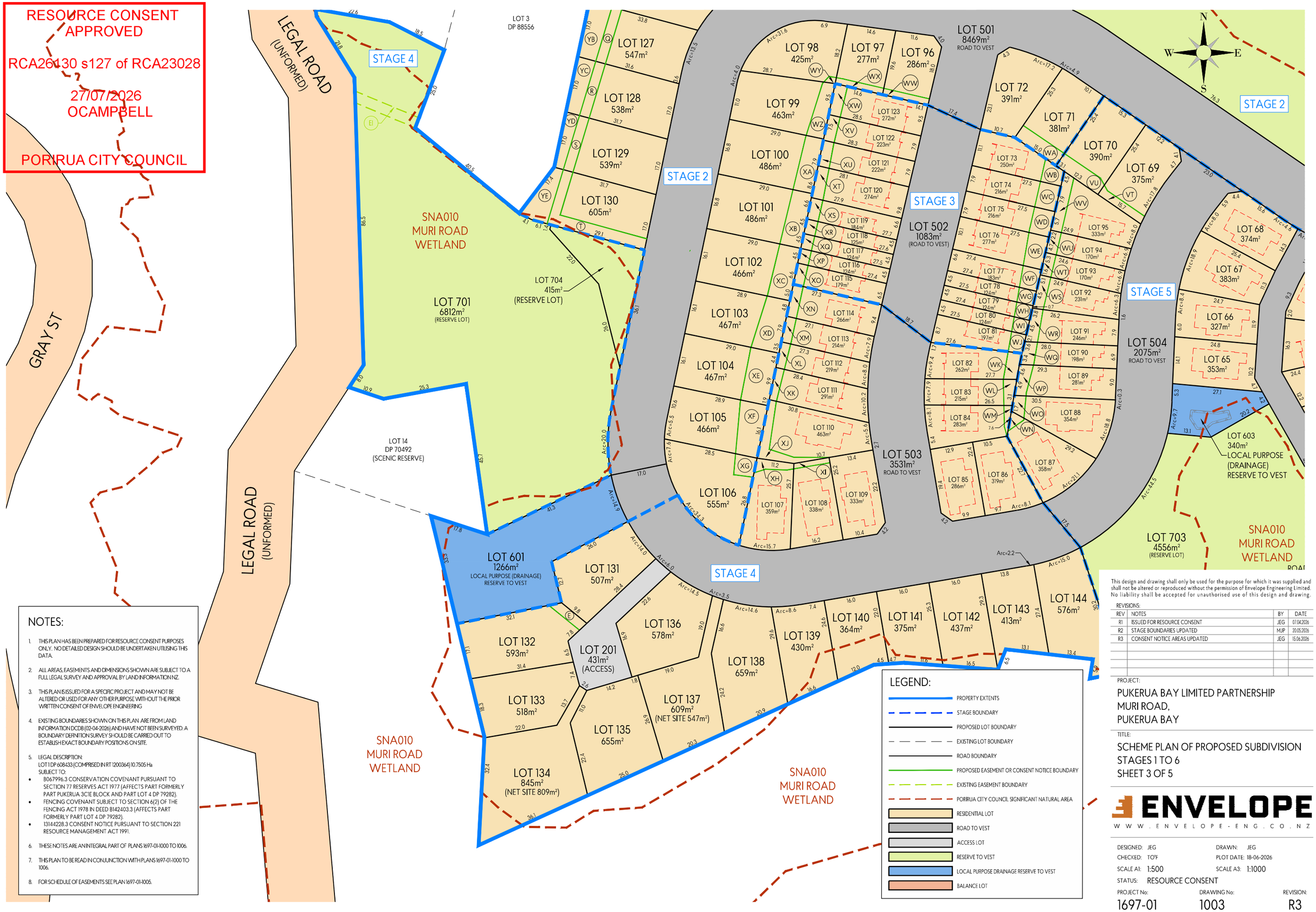
DESIGNED: JEG
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 18-06-2026
SCALE A1: 1:500
SCALE A3: 1:1000
STATUS: RESOURCE CONSENT
PROJECT No: 1697-01
DRAWING No: 1002
REVISION: R3

RESOURCE CONSENT APPROVED

RCA26130 s127 of RCA23028

27/07/2026
OCAMPBELL

PORIRUA CITY COUNCIL



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LEGEND:

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- ACCESS LOT
- RESERVE TO VEST
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- BALANCE LOT

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R3	CONSENT NOTICE AREAS UPDATED	JEG	15.06.2026

PROJECT:

PUKERUA BAY LIMITED PARTNERSHIP
MURI ROAD,
PUKERUA BAY

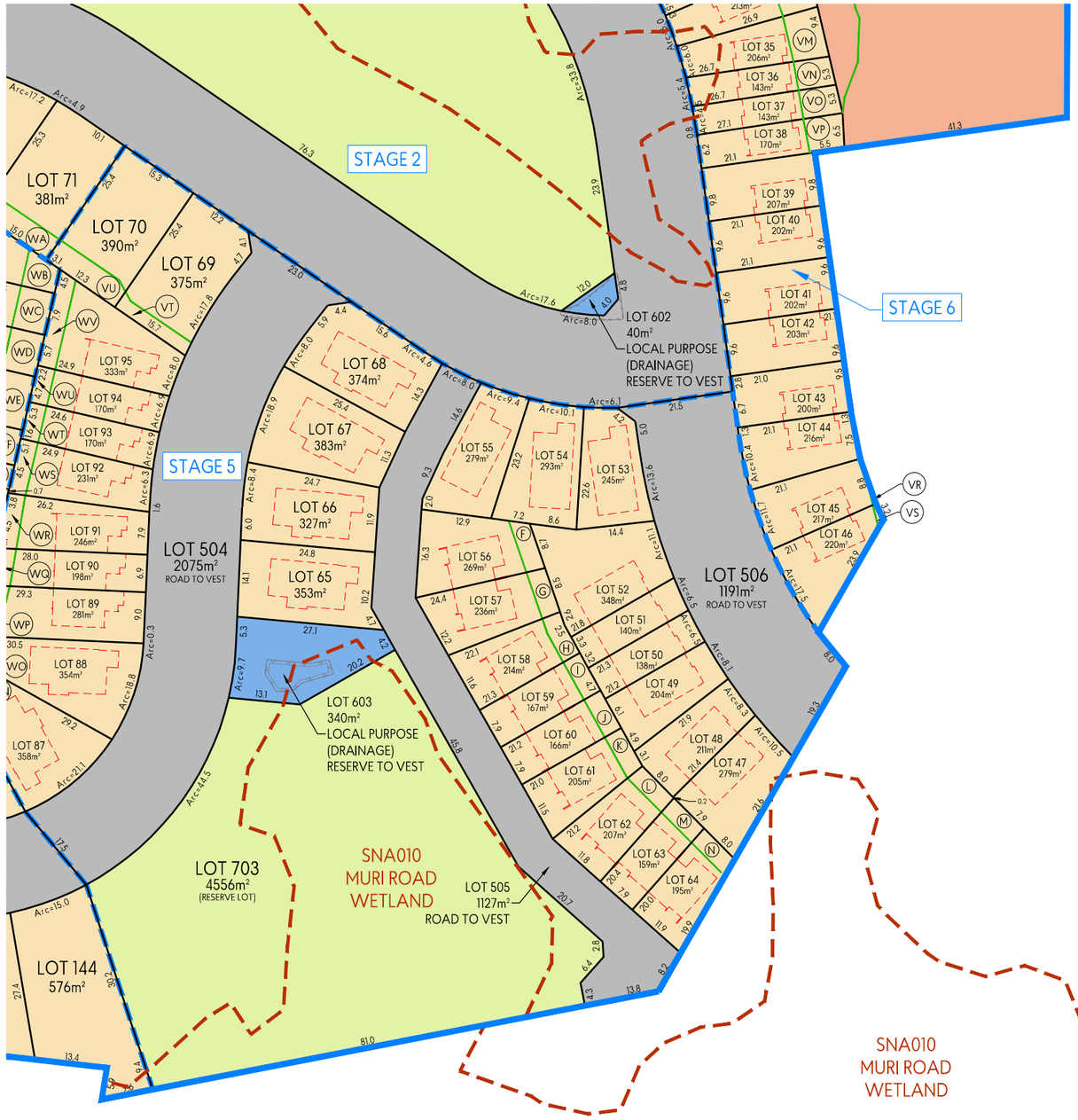
TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
STAGES 1 TO 6
SHEET 3 OF 5

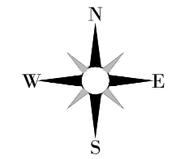
ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: JEG
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 18-06-2026
SCALE A1: 1:500
SCALE A3: 1:1000
STATUS: RESOURCE CONSENT

PROJECT No: 1697-01
DRAWING No: 1003
REVISION: R3



LOT 1000
DP 608433



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RESOURCE CONSENT
APPROVED

RCA26130 s127 of RCA23028

27/07/2026
OCAMPBELL

PORIRUA CITY COUNCIL

LEGEND:

- PROPERTY EXTENTS
- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED EASEMENT OR CONSENT NOTICE BOUNDARY
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R3	CONSENT NOTICE AREAS UPDATED	JEG	15.06.2026

PROJECT:
PUKERUA BAY LIMITED PARTNERSHIP
MURI ROAD,
PUKERUA BAY

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
STAGES 1 TO 6
SHEET 4 OF 5

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: JEG
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 18-06-2026
SCALE A1: 1:500
SCALE A3: 1:1000
STATUS: RESOURCE CONSENT

PROJECT No: 1697-01
DRAWING No: 1004
REVISION: R3

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)	CREATED BY
RIGHT OF WAY	EB, EC, ED & EG	LOT 125	LOT 3 DP 88556	6452648.5
RIGHT TO CONVEY GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA, RIGHT TO DRAIN WATER AND SEWAGE	EC & ED			
RIGHT OF WAY, RIGHT TO CONVEY GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS, RIGHT TO DRAIN WATER AND SEWAGE			LOT 1 DP 88556	B778989.3
RIGHT OF WAY	EC, ED & EE		LOT 2 DP 88556	B777283.2
RIGHT TO CONVEY WATER, ELECTRICITY, GAS AND TELECOMMUNICATIONS, AND RIGHT TO DRAIN SEWAGE AND WATER	EC, ED & EF			
RIGHT TO CONVEY WATER, RIGHT TO DRAIN WATER AND SEWAGE	EI	LOT 701	PART OF LOT 3 DP 88556 FORMERLY LOT 3 DP 79282	B409467.7

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY, TELECOMMUNICATIONS AND RIGHT TO DRAIN WATER AND SEWAGE	LOT 200	LOT 200	LOTS 1,2,4 & 5
	LOT 201	LOT 201	LOTS 132 TO 135
RIGHT TO DRAIN WATER	E	LOT 132	LOT 131
RIGHT OF SUPPORT	F	LOT 56	LOTS 47 TO 52
	G	LOT 57	
	H	LOT 58	
	I	LOT 59	
	J	LOT 60	
	K	LOT 61	
	L	LOT 62	
	M	LOT 63	
	N	LOT 64	

SCHEDULE OF PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO DRAIN WATER AND SEWAGE	A	LOT 1	PORIRUA CITY COUNCIL
RIGHT TO DRAIN SEWAGE	O	LOT 125	
	P	LOT 126	
	Q	LOT 127	
	R	LOT 128	
	S	LOT 129	
	T	LOT 130	
RIGHT TO DRAIN WATER	E	LOT 132	
RIGHT TO DRAIN WATER AND SEWAGE, RIGHT TO CONVEY WATER	LOTS 200 AND 201	LOTS 200 AND 201	
RIGHT TO CONVEY ELECTRICITY			WELLINGTON ELECTRICITY LINES LIMITED
RIGHT TO CONVEY TELECOMMUNICATIONS			CHORUS NEW ZEALAND LIMITED

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PROPOSED CONSENT NOTICE:

AREAS MARKED VA TO VU, WA TO WZ, XA TO XW AND YA TO YE HEREON ARE TO BE SUBJECT TO A CONSENT NOTICE CONDITION FOR VEGETATION PROTECTION AND GEOTECH LIMITATION.

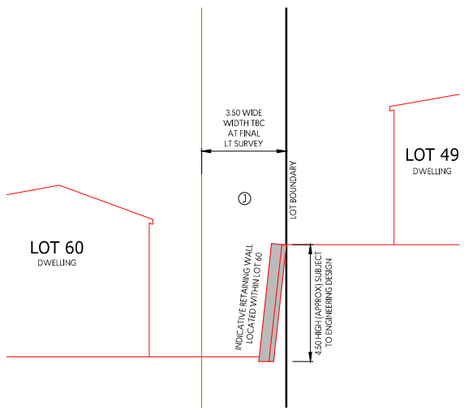
AMALGAMATION CONDITIONS:

LOT 200 (LEGAL ACCESS) HEREON TO BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 1,2,4 AND 5 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.

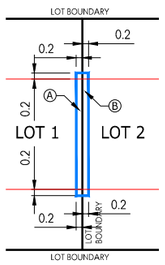
LOT 201 (LEGAL ACCESS) HEREON TO BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 132 TO 135 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.

PROPOSED EASEMENTS:

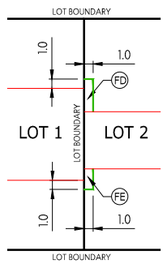
LOTS WITH PROPOSED DUPLEX OR TERRACED DWELLINGS THAT STRADDLE THE LOT BOUNDARY, WILL BE SUBJECT TO PARTY WALL EASEMENTS AND AS NECESSARY OVERHANGING EAVE AND MAINTENANCE EASEMENTS. EASEMENTS TO BE CONFIRMED AT FINAL LT SURVEY.
SEE TYPICAL DETAIL DIAGRAMS HEREON.



RIGHT OF SUPPORT
TYPICAL SECTION
NOT TO SCALE



PARTY WALL
TYPICAL DETAIL
NOT TO SCALE



OVERHANGING EAVE AND
MAINTENANCE
TYPICAL DETAIL
NOT TO SCALE

RESOURCE CONSENT APPROVED

RCA26130 s127 of RCA23028

27/07/2026
OCAMPBELL

PORIRUA CITY COUNCIL

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REVISIONS:

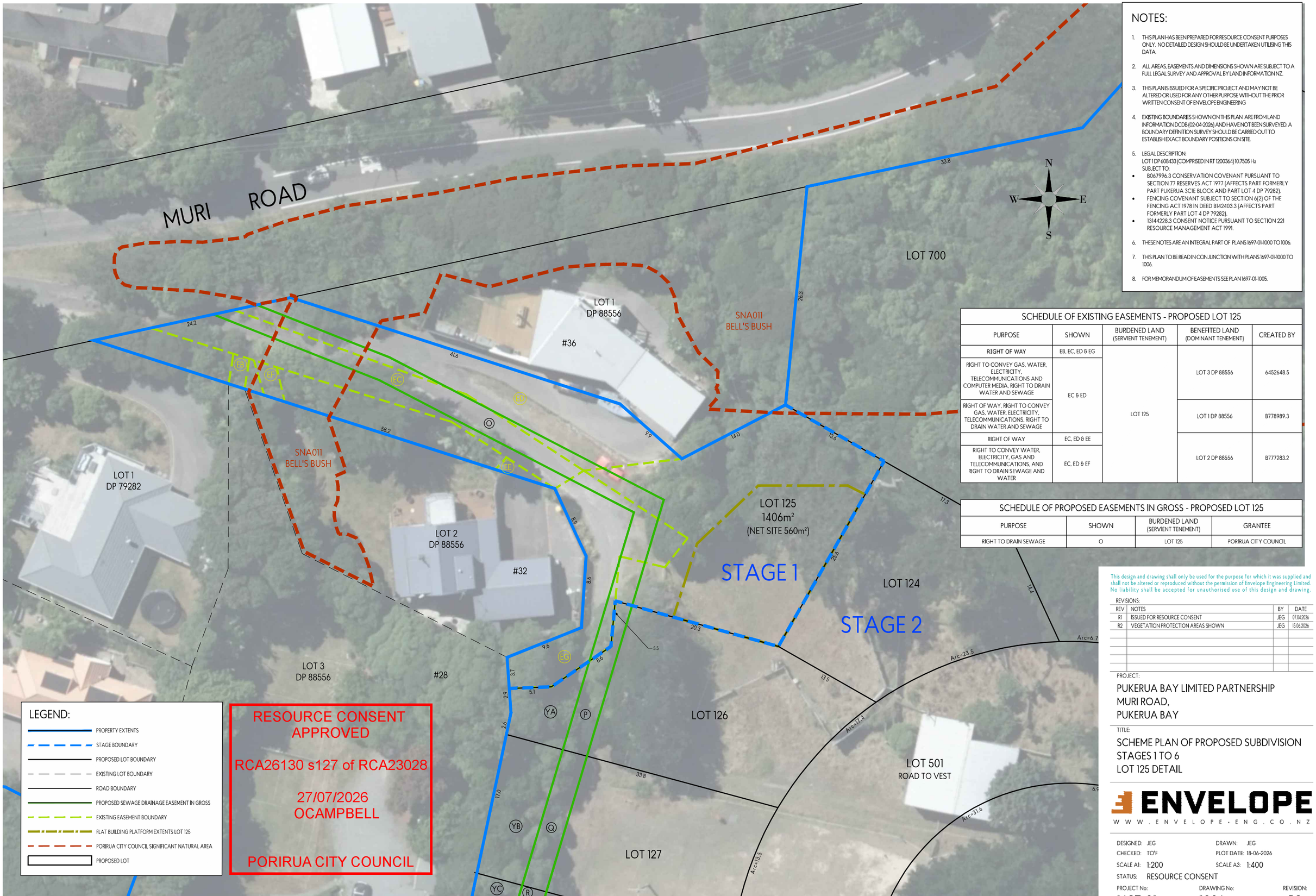
REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	07.04.2026
R2	STAGE BOUNDARIES UPDATED	MJP	20.05.2026
R3	CONSENT NOTICE AREAS UPDATED	JEG	15.06.2026

PROJECT:
PUKERUA BAY LIMITED PARTNERSHIP
MURI ROAD,
PUKERUA BAY

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
STAGES 1 TO 6
SHEET 5 OF 5 - EASEMENT SCHEDULES

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: JEG
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 18-06-2026
SCALE A1: 1:500
SCALE A3: 1:1000
STATUS: RESOURCE CONSENT
PROJECT No: 1697-01
DRAWING No: 1005
REVISION: R3



NOTES:

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SCHEDULE OF EXISTING EASEMENTS - PROPOSED LOT 125

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)	CREATED BY
RIGHT OF WAY	EB, EC, ED & EG	LOT 125	LOT 3 DP 88556	6452648.5
RIGHT TO CONVEY GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA, RIGHT TO DRAIN WATER AND SEWAGE	EC & ED			
RIGHT OF WAY, RIGHT TO CONVEY GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS, RIGHT TO DRAIN WATER AND SEWAGE	EC & ED		LOT 1 DP 88556	B778989.3
RIGHT OF WAY	EC, ED & EE		LOT 2 DP 88556	B777283.2
RIGHT TO CONVEY WATER, ELECTRICITY, GAS AND TELECOMMUNICATIONS, AND RIGHT TO DRAIN SEWAGE AND WATER	EC, ED & EF			

SCHEDULE OF PROPOSED EASEMENTS IN GROSS - PROPOSED LOT 125

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO DRAIN SEWAGE	O	LOT 125	PORIRUA CITY COUNCIL

LEGEND:

- PROPERTY EXTENTS
- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED SEWAGE DRAINAGE EASEMENT IN GROSS
- EXISTING EASEMENT BOUNDARY
- FLAT BUILDING PLATFORM EXTENTS LOT 125
- PORIRUA CITY COUNCIL SIGNIFICANT NATURAL AREA
- PROPOSED LOT

RESOURCE CONSENT APPROVED

RCA26130 s127 of RCA23028

27/07/2026
OCAMPBELL

PORIRUA CITY COUNCIL

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REVISIONS:

REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	07.04.2026
R2	VEGETATION PROTECTION AREAS SHOWN	JEG	15.06.2026

PROJECT:
PUKERUA BAY LIMITED PARTNERSHIP
MURI ROAD,
PUKERUA BAY

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
STAGES 1 TO 6
LOT 125 DETAIL

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: JEG
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 18-06-2026
SCALE A1: 1:200
SCALE A3: 1:400
STATUS: RESOURCE CONSENT

PROJECT No: 1697-01
DRAWING No: 1006
REVISION: R2