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16 October 2025

Darren Skidmore

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 48 Eucalyptus Way, Paraparaumu.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property, please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

48 Eucalyptus Way, Paraparaumu

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Darren Skidmore
LIM number	L251074
Application date	09/10/25
Issue date	16/10/25

Property details

Property address	48 Eucalyptus Way, Paraparaumu
Legal description	LOT 2 DP 348721
Area (hectares)	1.0006

Valuation information

Valuation number	1515007815
Capital value	\$1,300,000
Land value	\$680,000
Improvements value	\$620,000

Please note that these values are intended for rating purposes only.

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Attachments

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year Current Rates Year 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$5,192.39
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$273.57 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

Water balance due \$0.00

For further information on this section, contact the Rates Team on 0800 486 486.

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

12/07/13 BUILDING CONSENT 130241: New Dwelling
: Code Compliance Certificate issued 21/05/14

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

For further information on this section, contact the Building Team on 0800 486 486.

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

For further information on this section, contact the Building Team on 0800 486 486.

Registered Environmental Health Premises and Licences

No information located.

For further information on this section, contact the Environmental Health Team on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay are given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned Rural Lifestyle in the Operative District Plan (2021).

This property was created via subdivision in 2005 under resource consent number RM040145. A copy of the Decision is provided with this LIM.

Section 221 Consent Notices were imposed as part of this subdivision and previous subdivision of the underlying lot (Parent Title) which require certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

This property is shown to be subject to and/or appurtenant to rights of way, rights to telephone, water, electricity, and gas supply easements.

Copies of the Deposited Plan (DP 348721) and Record of Title are provided with this LIM.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

Below is a list of resource consents issued in relation to this property and further detail can be found in the decision letters provided with this LIM.

RESOURCE CONSENT RM950421: Subdivision at Main Road North, Paraparaumu.

RESOURCE CONSENT RM040145: Boundary adjustment two lot subdivision with associated earthworks. 46, 48 & 50 Eucalyptus Way.

RESOURCE CONSENT RM130194: Proposed stream ford, access upgrade, stream realignment and house platform construction at 48 Eucalyptus Way, Nikau Valley, Paraparaumu.

There is no record of any further resource consents for this property.

For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however, these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

This property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform. SAL 27: Otaihanga Foothills + Nikau Escarpment Special Amenity Landscape (The foothills and outlier of the Akatarawa range that extend from Ruapehu Road to the Muaupoko Stream).

Designation: land required for infrastructure or other public purposes (TPR-002) (Old reference D0802) 220kV transmission lines, Nikau Palm Road and Valley Road.

Air Space Designation - land within the airport flight paths where height restrictions apply to buildings and trees as set out in the Operative District Plan (2021).

This property is located within the Horizontal Surface 50m AMSL Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

There is no record of any identified cultural or archaeological sites contained on this site.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/search-selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the area's residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

This property is adjacent to land which is shown to have the Ohariu earthquake fault avoidance zone (sections described as `well defined` and `uncertain-constrained`) running through it.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

Sewerage runs to a private on-site septic tank and effluent disposal field. An as-built plan of private drainage and site plan are provided with this LIM.

Stormwater discharge is confined to site in soak pit(s). There is no record of any Council services running through the property.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with a rural restricted flow metered water supply of 1,000 litres per day. The location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. There is no public fire fighting provision available. A private water storage tank is required on site to store the water. The minimum tank size should be 5,000 litres.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:
www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on
[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

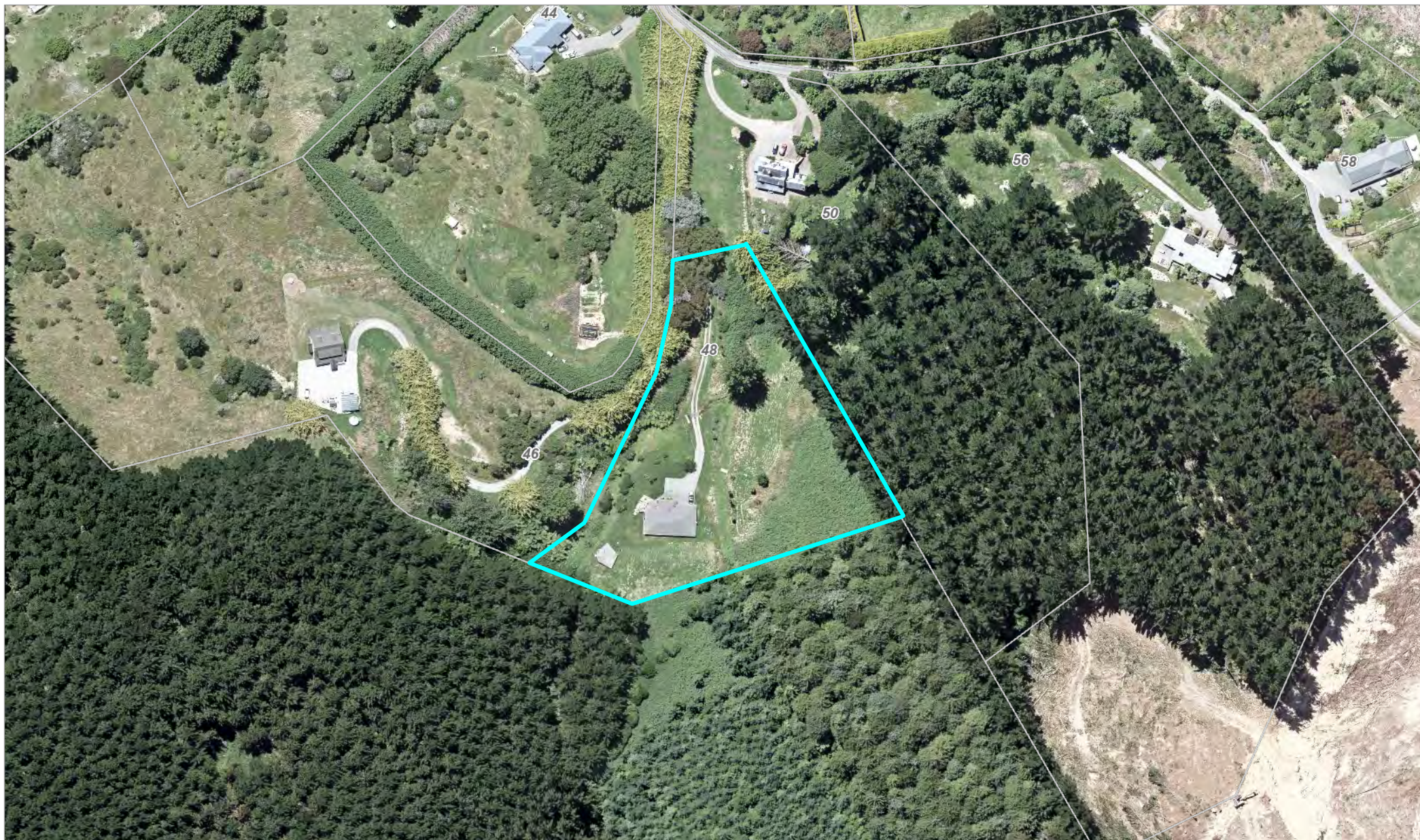
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: October 9, 2025

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy



R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 199972

Land Registration District Wellington

Date Issued 23 December 2005

Prior References

WN48D/188 WN48D/189

Estate Fee Simple
Area 1.0006 hectares more or less
Legal Description Lot 2 Deposited Plan 348721
Original Registered Owners
Francis Benedict Hornak

Interests

516880 Subject to reservations as to Coal, Gold and Silver

789209.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 9.7.1986 at 2.26 pm

Appurtenant hereto are water supply rights specified in Easement Certificate B400853.7

B531004.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing conditions - 26.7.1996 at 12.34 pm

Appurtenant hereto are rights of way and rights to telephone, water supply, electricity and gas supply specified in Easement Certificate B531004.10 - 26.7.1996 at 12.34 pm

Some of the easements specified in Easement Certificate B531004.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenants in Transfer B531004.12 - 26.7.1996 at 12.34 pm

Land Covenant in Transfer B739251.2 - 13.8.1999 at 1.42 pm (Affects the part formerly in CFR WN48D/188)

5528911.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 24.3.2003 at 9:00 am

6706211.4 Partial Surrender of the rights of way and rights to telephone, water supply, electricity and gas supply specified in Easement Certificate B531004.10 - 23.12.2005 at 9:00 am

6706211.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2005 at 9:00 am

Appurtenant hereto is a right of way, electricity, water and gas supply and telephone transmission rights created by Easement Instrument 6706211.5 - 23.12.2005 at 9:00 am

The easements created by Easement Instrument 6706211.5 are subject to Section 243 (a) Resource Management Act 1991

6773904.1 Discharge of Mortgage 5528911.4 - 3.3.2006 at 11:30 am

6780310.1 Transfer to Lance Richard Goodman, Rachel Mary Goodman and Stephen Paul Burnett (1/2 share) and Ruth Amanda Derry Surrey and James William Surrey (1/2 share) - 8.3.2006 at 9:00 am

7070181.1 Transfer to Peter Aled Roberts - 20.10.2006 at 2:13 pm

7070181.2 Mortgage to TSB Bank Limited - 20.10.2006 at 2:13 pm

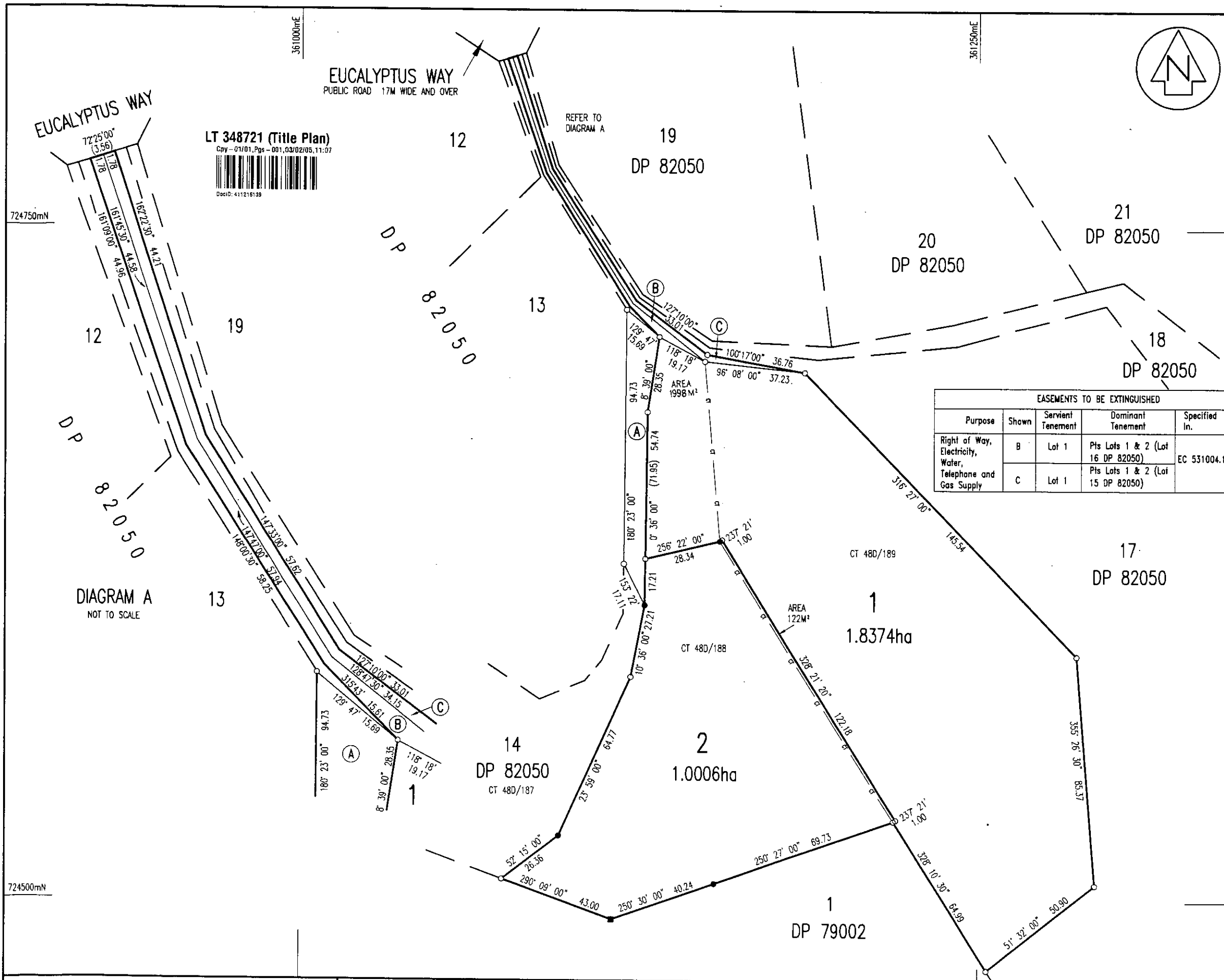
7147498.1 Discharge of Compensation Certificate 789209.1 - 6.12.2006 at 9:00 am

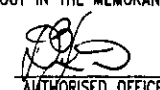
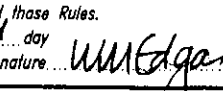
10983825.1 Discharge of Mortgage 7070181.2 - 15.12.2017 at 3:48 pm

10983825.2 Transfer to Darren Paul Skidmore and Sarah Jane Stone - 15.12.2017 at 3:48 pm

10983825.3 Mortgage to New Zealand Home Lending Limited - 15.12.2017 at 3:48 pm

12256285.2 Transmission of Mortgage 10983825.3 to Kiwibank Limited pursuant to Part 13 Companies Act 1993 - 27.10.2021 at 9:10 am



Approvals				
REGISTERED PROPRIETORS				
WE HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 6th DAY OF DECEMBER 2004 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON.				
 AUTHORISED OFFICER				
RM 040145				
MEMORANDUM OF EASEMENTS				
Purpose	Shown	Servient Tenement	Dominant Tenement	
Right of Way, Electricity, Water and Gas Supply, Telephone Transmission.	A	Lot 14 DP 82050	Lot 2	
	B & C	Lot 1		
EASEMENTS TO BE EXTINGUISHED				
Purpose	Shown	Servient Tenement	Dominant Tenement	Specified In.
Right of Way, Electricity, Water, Telephone and Gas Supply	B	Lot 1	Pts Lots 1 & 2 (Lot 16 DP 82050)	EC 531004.10
	C	Lot 1	Pts Lots 1 & 2 (Lot 15 DP 82050)	
SCHEDULE OF EXISTING EASEMENTS				
Purpose	Shown	Servient Tenement	Dominant Tenement	Specified In.
Right of Way, Electricity, Water, Telephone and Gas Supply.	B & C	Lot 1	Lots 13, 14, 17 & 18 DP 82050.	EC 531004.10
Note: Lot 2 has no frontage to a legal road.				
NEW CT ALLOCATED				
Description	Certificate of Title			
Lot 1	199971			
Lot 2	199972			
Total Area 2.8380ha				
Comprised in C'sT 48D/188 & 48D/189 (All) & 48D/187 (part)				
I, WILLIAM MARK EDGAR being a person entitled to practise as a Licensed Cadastral Surveyor, certify that - (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2: (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.				
Dated at PARAPARAUMU this 2nd day of February 2005 Signature 				
Field Book... Reg. p. 43 (1) Traverse Book... p. Reference Plans				
Examined... Correct...				
Approved as to Survey by Land Information NZ on 18/12/2005				
Deposited by Land Information NZ on 23/12/05				
File 18703 LTT Received 3/2/05 Instructions		DP 348721		

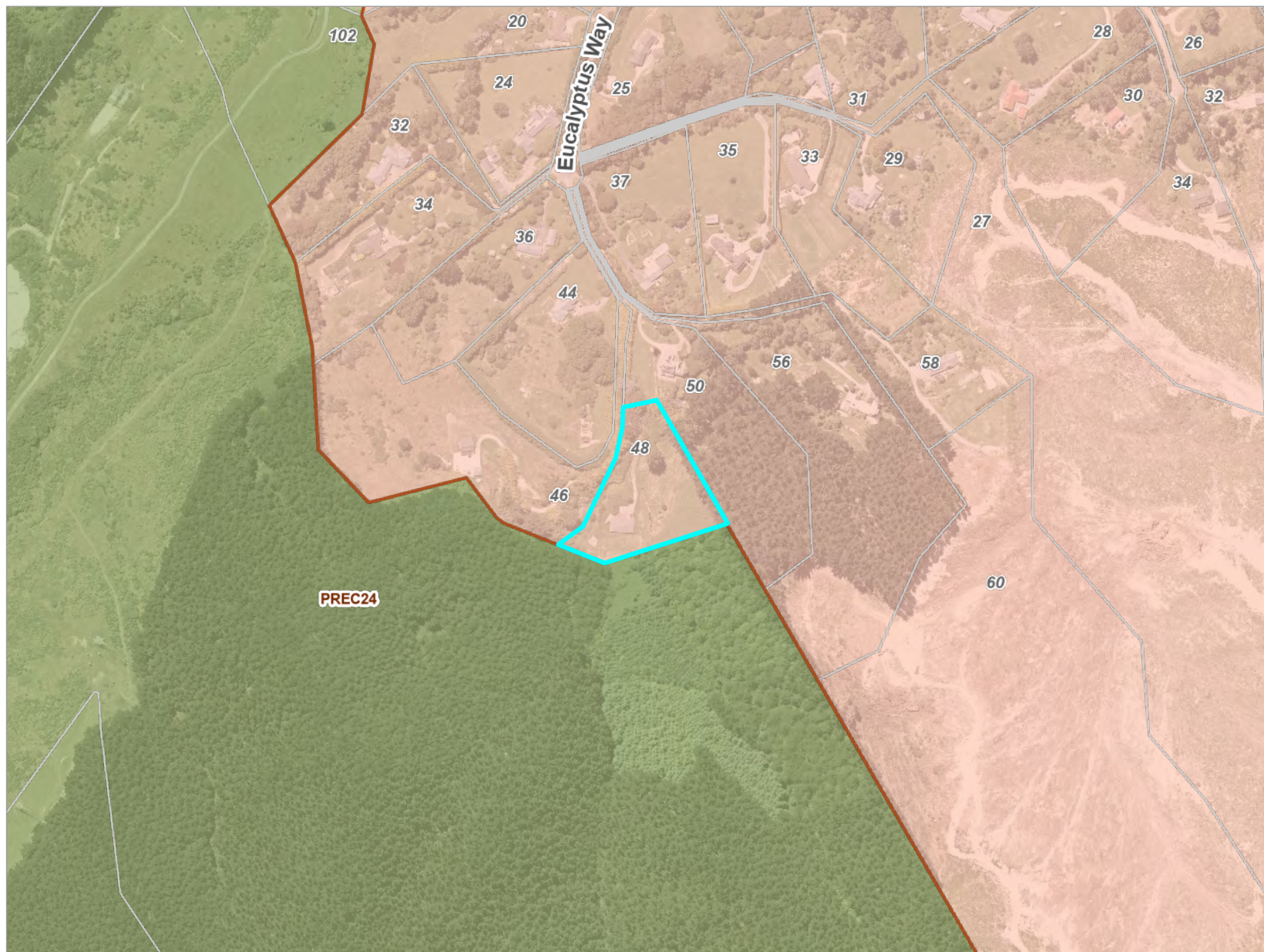
LAND DISTRICT WELLINGTON

LOTS 1 & 2 BEING A SUBDIVISION OF LOTS 15 & 16 DP 82050 & EASEMENT OVER LOT 14 DP 82050

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by Cuttriss Consultants Limited
Scale 1:1000 NOVEMBER 2004

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)

-  Precinct
-  Rural Production Zone
-  Rural Lifestyle Zone



0 120 240 Metres

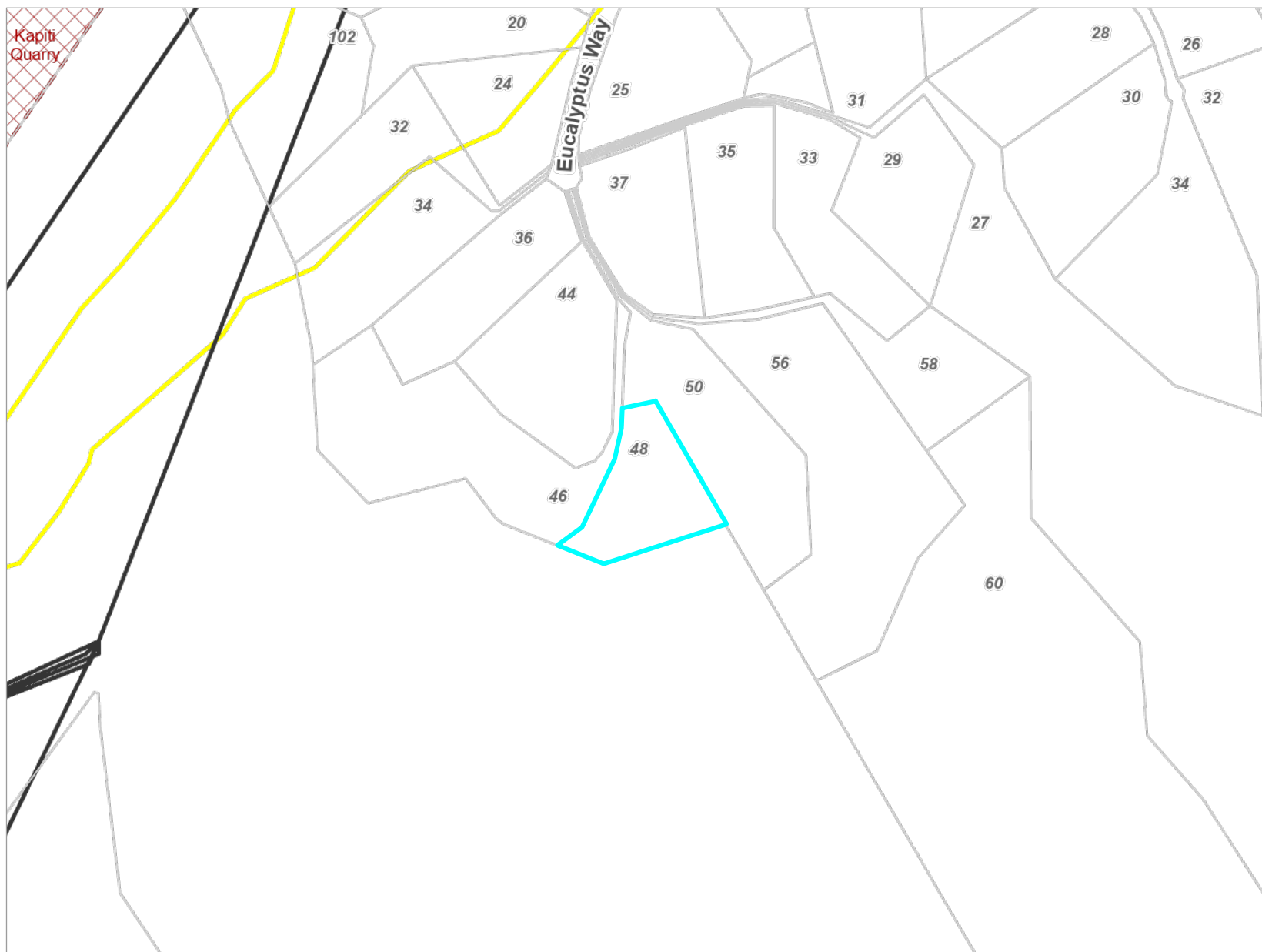
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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

- National Grid Lines
- Natural Gas
- ▣ Quarry

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



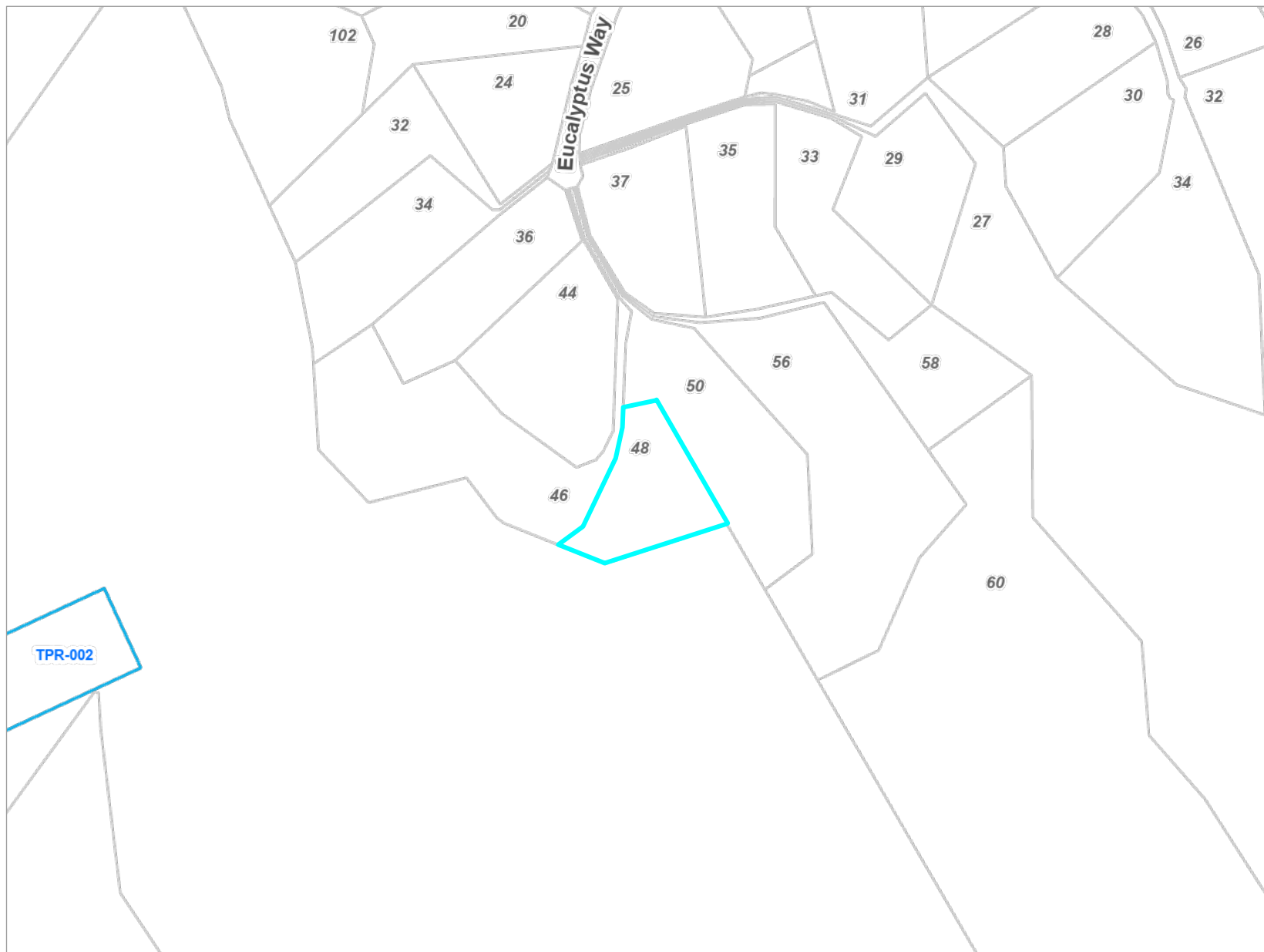
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Operative District Plan 2021 - Designations & Miscellaneous Features

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

 Designation

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 120 240 Metres

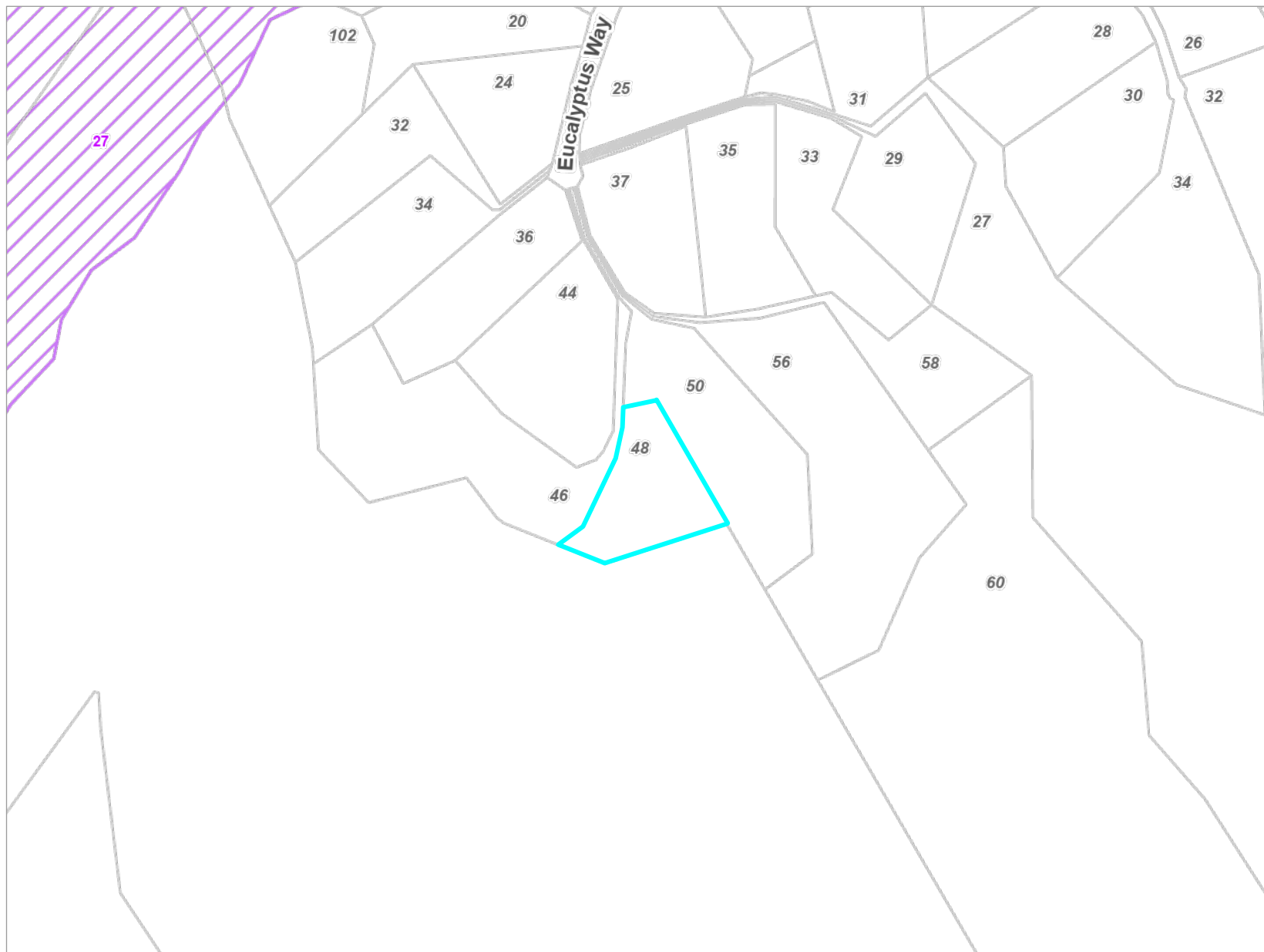
Scale @ A4 - 1:5,000

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Operative District Plan 2021 - Natural Features

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

 Special Amenity Landscapes

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 120 240 Metres

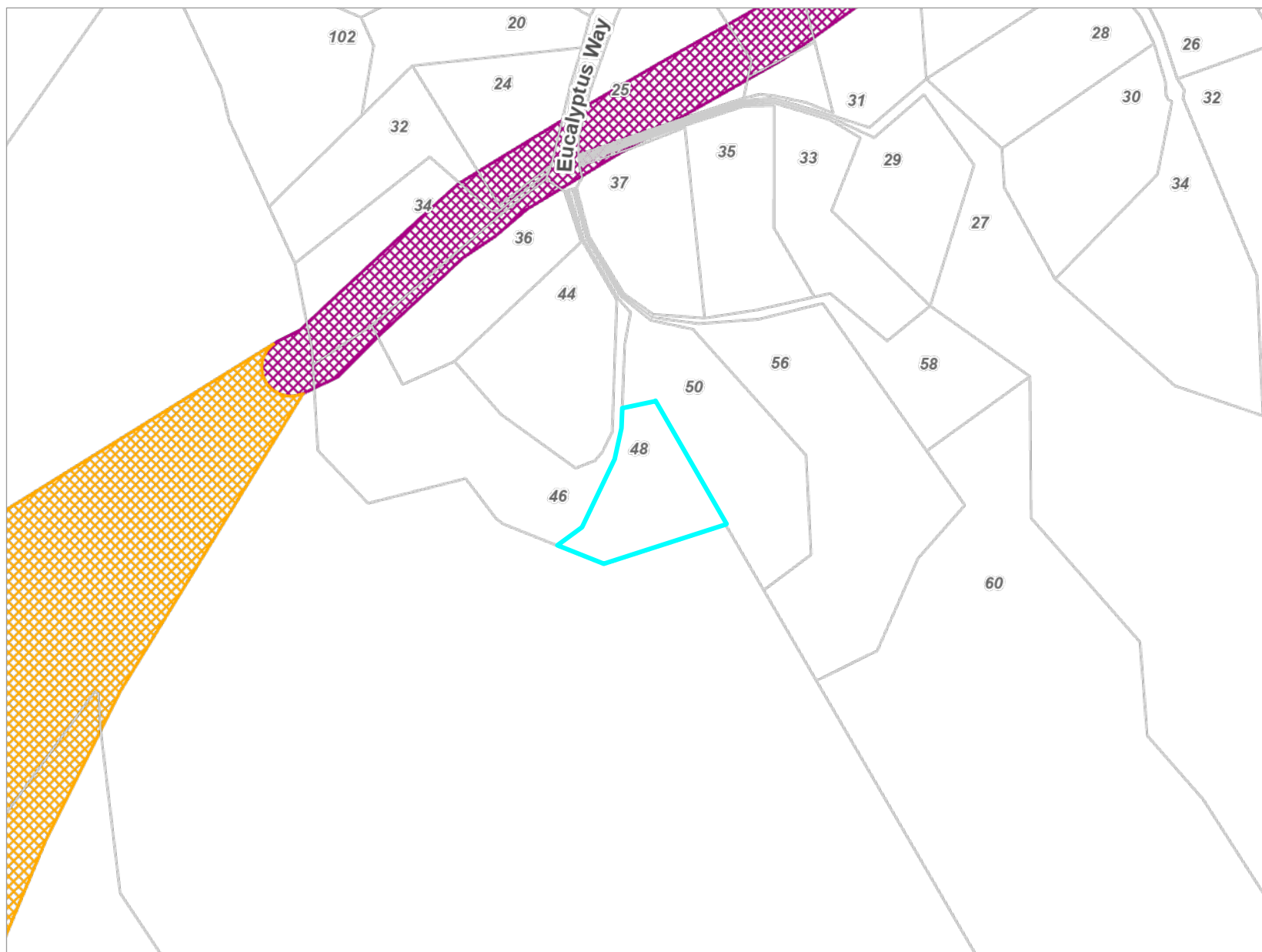
Scale @ A4 - 1:5,000

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Operative District Plan 2021 - Natural Hazards

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

-  Well Defined
-  Uncertain Constrained

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0 120 240 Metres
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Latest Flood Hazards

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.



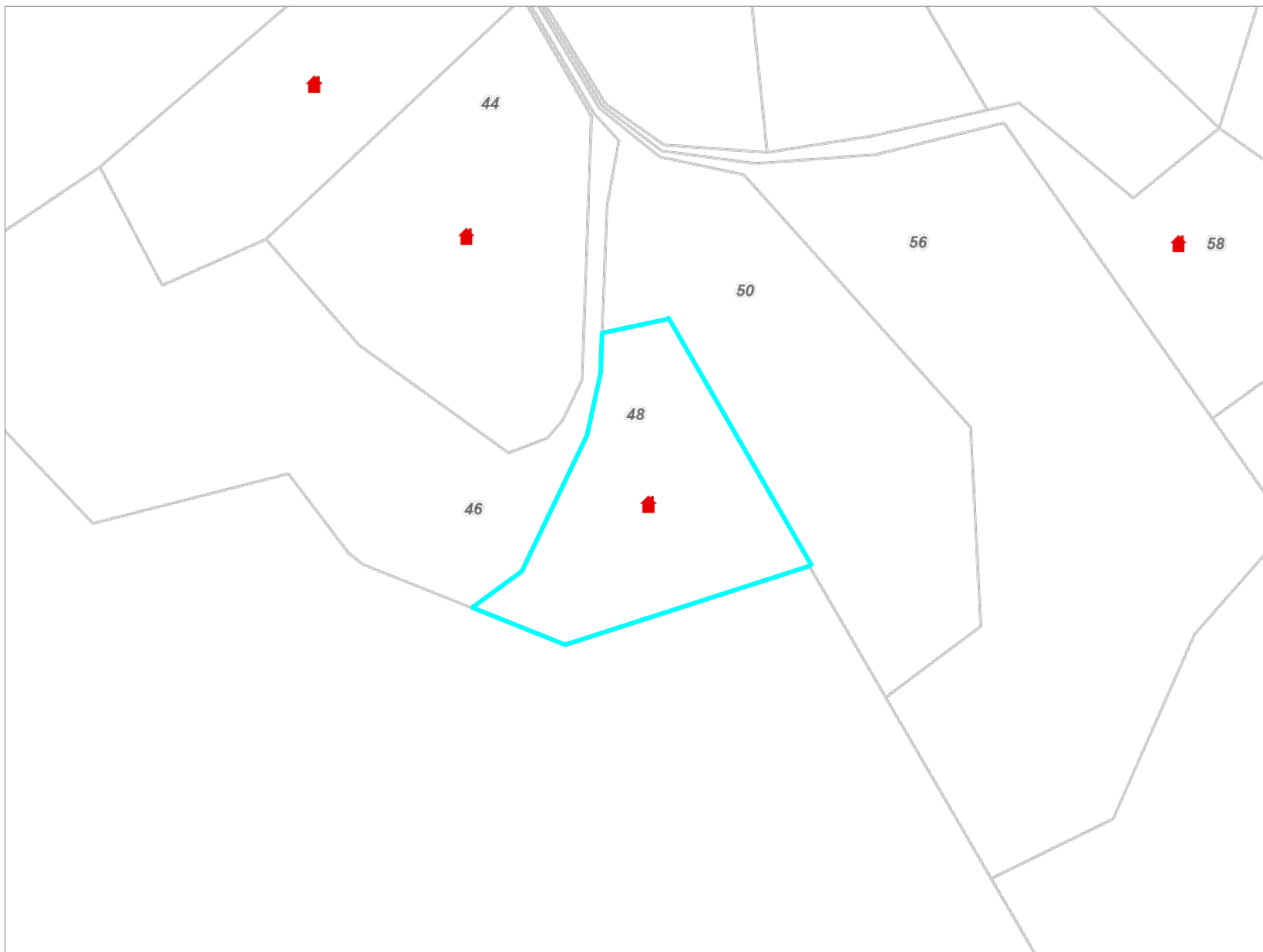
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Resource Consents Map

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

 Resource Consents

The 'Key to map symbols' column above will be empty if no Resource Consents are present in the area shown on this map.



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Scale @ A4 - 1:2,500

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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
000334	44 Eucalyptus Way, Paraparaumu	1515007813	LOT 13 DP 82050	LD	EARTHWORKS TO EXTEND BUILDING PLATFORM AND FOR DRIVEWAY	N	N	Decision Issued	22/12/2000	30/10/2000
040145	48 Eucalyptus Way, Paraparaumu	1515007815	LOT 15 DP 82050	LSC	Boundary adjustment two lot subdivision with	N	N	s.224 Issued	26/8/2004	2/6/2004
060019	36 Eucalyptus Way, Paraparaumu	1515007812	LOT 12 DP 82050	LC	Earthworks to form building platform for a	N	N	Decision Issued	30/1/2006	25/1/2006
130194	48 Eucalyptus Way, Paraparaumu	1515007815	LOT 2 DP 348721	LD	Proposed stream ford, access upgrade, stream realignment and	N	N	Decision Issued	22/11/2013	24/10/2013
150173	58 Eucalyptus Way, Paraparaumu	1515007818	LOT 18 DP 82050	SD	Two lot rural subdivision	N	N	Letter Generated	21/10/2015	16/9/2015
990359	36 Eucalyptus Way, Paraparaumu	1515007812	LOT 12 DP 82050	LD	RETROSPECTIVE CONSENT - CREATE BUILDING SITE-SITE BEEN CUT and	N	N	Decision Issued	5/10/1999	10/9/1999

Health and Alcohol Licenses

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



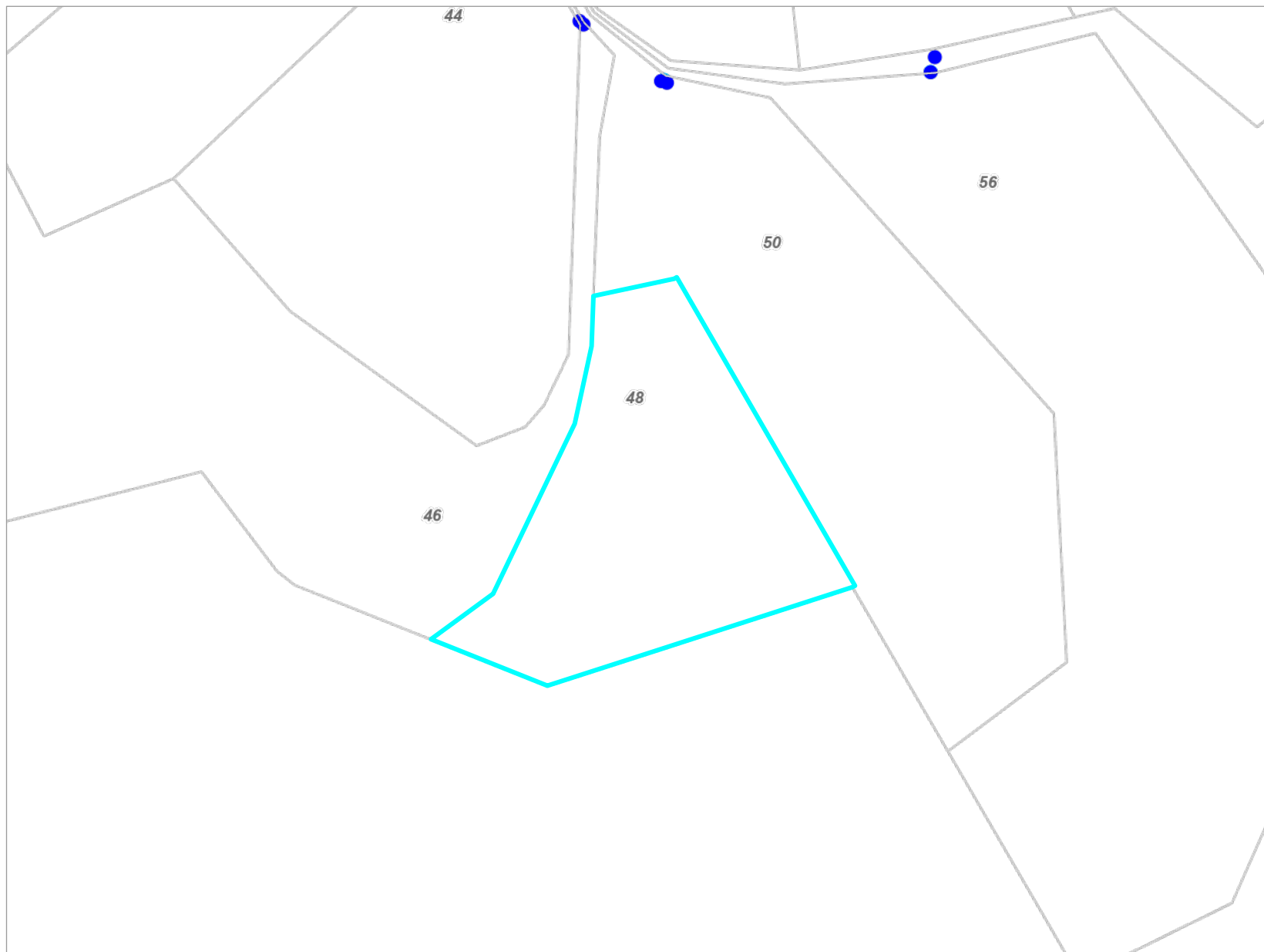
0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: October 9, 2025

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Services Network

48 Eucalyptus Way, Paraparaumu (LOT 2 DP 348721)



Key to map symbols

- WS Node
- Non-KCDC WS Node

The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



0 40 80 Metres
Scale @ A4 - 1:2,000

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Check the potability of the water supply on a regular basis.

BC 130241

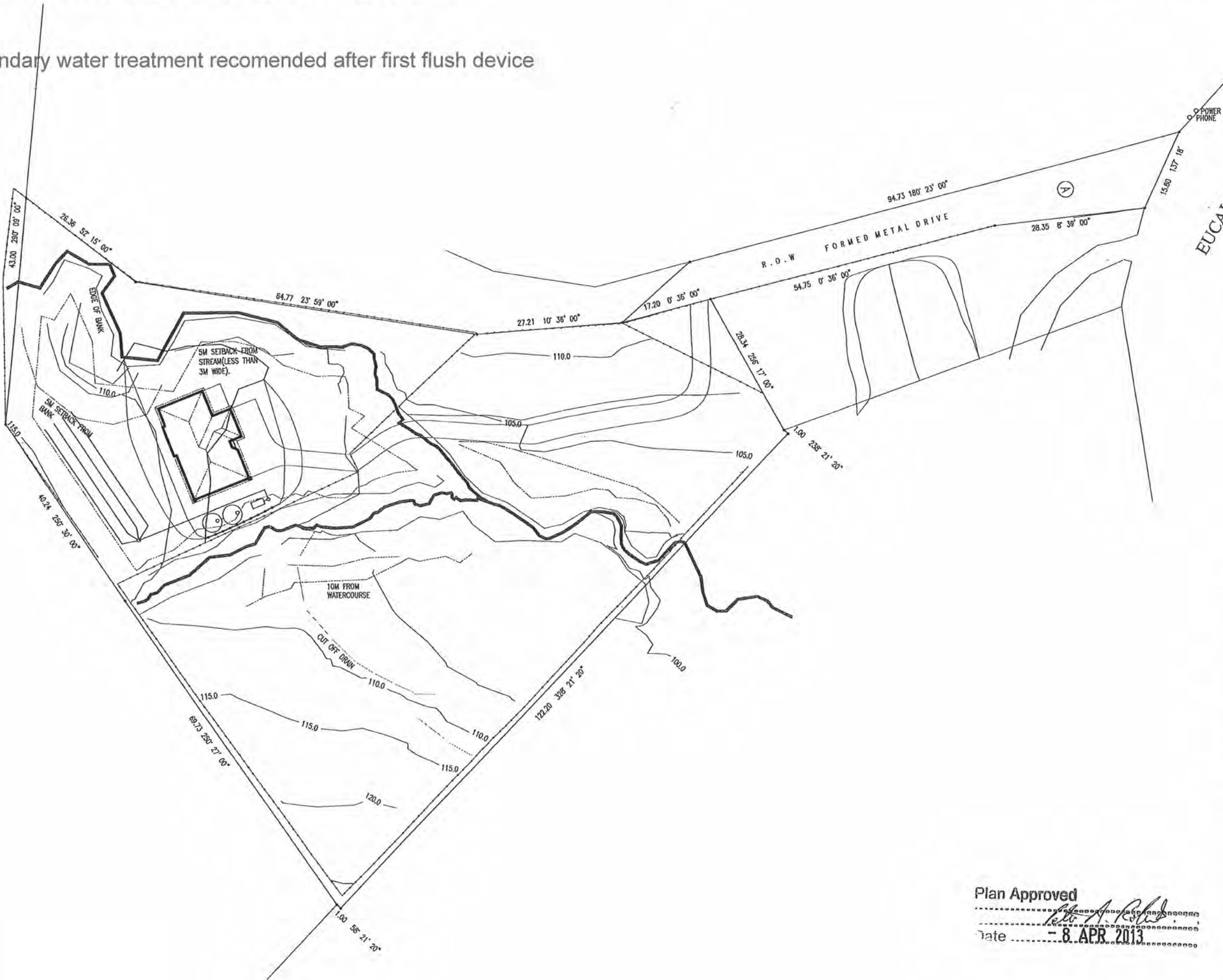
WATER STORAGE TANK NEED TO BE CLEANED OUT ON A REGULAR BASIS

Some secondary water treatment recommended after first flush device



EUCALYPTUS WAY

RECEIVED
30 APR 2013
BY: 00002



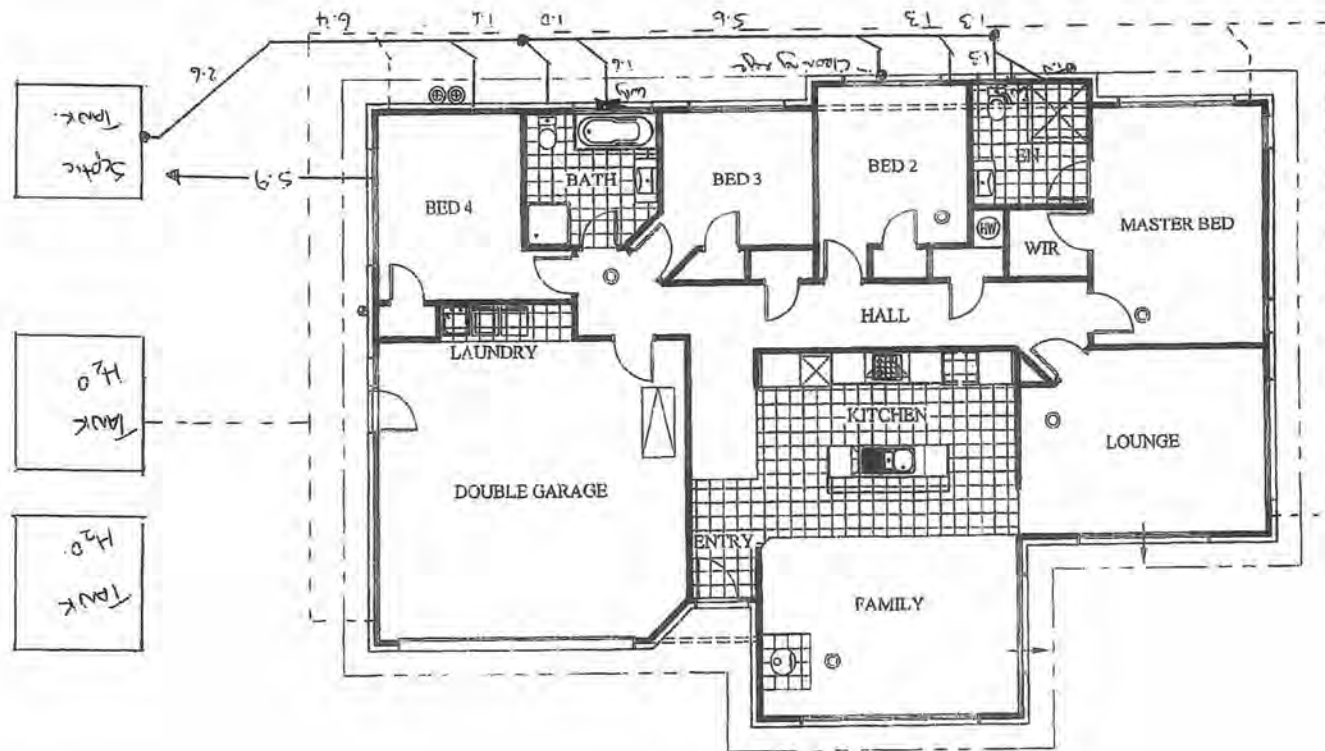
Plan Approved

Mike E

Date 8 APR 2013

PROPOSED RESIDENCE	
PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	205.22 SQ M
SITE AREA	10007.00 SQ M
KILLKENNY ALTERED NOTES	
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE. 2. 80MM DOWNPIPES THROUGHOUT. 100MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260	
LEGAL DESCRIPTION	
LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES PAULO PELASIO	
DRAWN MIKE, E	DATE 25/10/2012
REVISED	
REVISED	
WN100A	FULL SITE PLAN
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE 1:500 ON A2	SHEET 1

BC 130241



Plan Approved _____

 Date - 8 APR 2013

	
KILLKENNY ALTERED	
FLOORING	
TILED AREA 	
CARPET (EXCLUDING GARAGE)	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES PAULO PELASIO	
DRAWN M.T	DATE 18/02/2013
REVISED	
REVISED	
WN100A WET AREA DETAILS	
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE SHOWN ON A3	SHEET 5

26th August 2004

FILE: RM040145



Mr F Hornak
C/- Cuttriss Consultants Limited
PO Box 386
PARAPARAUMU

Attention: Julius Newman

Dear Mr Hornak

RM040145: PROPOSED BOUNDARY ADJUSTMENT SUBDIVISION AND EARTHWORKS AT 46, 48 & 50 EUCALYPTUS WAY, PARAPARAUMU (LOTS 14, 15, 16 DP 82050)

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

The deposit for an objection is \$370 (including GST) plus an extra \$144 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire within 5 years of the date of issue of this decision. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that before development can take place, you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 9045 - 759.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in black ink, appearing to read "M. Muspratt", written over a horizontal line.

Matthew Muspratt
RESOURCE CONSENTS PLANNER

Kapiti Coast District Council

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



RESOURCE CONSENT NUMBER: RM040145

That officers acting under Delegated authority from Council and pursuant to Section 104B of the Resource Management Act 1991, **GRANT** Subdivision Consent and landuse consent for earthworks at 46, 48 and 50 Eucalyptus Way, Paraparaumu (Lots 14, 15 & 16 DP 82050) as shown subject to the following conditions:

1. The title plan or e-survey data set shall conform to the subdivision consent proposal shown on the plan drawn by Cuttriss Consultants Limited titled 'Topo Survey & Scheme Plan Lots 46, 48 & 50 Eucalyptus Way, Paraparaumu', Drawing Number 18703SCH A', drawn 06/04, stamped as Final Approved Plans on 25/08/2004.
2. Lot 2 shall be at least 1 hectare on the survey plan.
3. Further subdivision of lots 1 and 2 shall be prohibited (not including boundary adjustments as defined within the district plan). Council will issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 to record this condition on the titles of lots 1 and 2.
4. The consent holder shall pay Council engineering fees of \$144 (GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the section 224(c) certification of the subdivision.

Extra fees may apply in accordance with the engineering fees schedule adopted by Council from 12 December 2002.

Note: The current charge out rate is \$72.00 (GST inclusive) per hour.

5. The consent holder shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development unless alternative means of compliance with requirements are submitted by the consent holder and approved by the Subdivision Engineer.
6. The consent holder shall submit to Council for approval three copies of plans for any engineering works required. No work shall commence until the plans have been approved by the Subdivision Engineer in writing.
7. Adequate provision shall be made for stormwater run-off and silt control during the construction period to the satisfaction of the Subdivision Engineer.

Note:

The consent holder's attention is drawn to the Wellington Regional Council Publication "Erosion and Sediment Control Guidelines for the Wellington Region". Applying the appropriate recommended treatments from this publication is a means of compliance with this condition.

8. Earthworks shall be in accordance with the proposals submitted with the application lodged on 25 May 2004 and contained in the Council file RM 040145.

Kapiti Coast District Council

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

9. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Subdivision Engineer.
10. Should there be potential for wind-blown sand, soil or other material to cause nuisance to other properties the consent holder shall take acceptable mitigation measures, to the satisfaction of the Subdivision Engineer.
11. All batters shall be self-supporting.
12. Should a waahi tapu or other cultural site be unearthed during earthworks the operator and/or owner shall :-
 - (a) cease operations;
 - (b) inform local iwi (Te Ati Awa ki Whakarongotai);
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note:

In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

13. A report shall be provided to Council by a suitably qualified person which addresses the suitability of on site wastewater treatment and disposal for lot 2. The form of wastewater treatment and disposal on site that will be approved shall be practicable and environmentally acceptable. Site investigations and tests shall relate to the nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site wastewater treatment and disposal. The recommendations for and constraints on the provision of wastewater treatment and disposal shall be included in a consent notice to be issued by Council pursuant to section 221 of the Resource Management Act 1991. The consent notice shall include reference to the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are minor.
14. On-site wastewater treatment and disposal system shall be designed, constructed and operated to meet the following performance criteria:
 - (i) It shall be designed with sufficient wastewater retention time to enable adequate treatment in relation to any constraints identified in the site investigation;
 - (ii) The wastewater shall be evenly distributed to the entire filtration surface of the disposal field;
 - (iii) The bottom of the wastewater disposal system shall be sufficiently above the groundwater at its highest level, in relation to any constraints identified in the site investigation, to prevent any contamination of groundwater;
 - (iv) The area available for on-site treatment shall be appropriate for the volume of the discharge and any constraints identified in the site investigation.

15. Confirmation shall be provided to the Resource Consents Manager that the existing on-site wastewater treatment and disposal system is contained or has been relocated within lot 1 to his satisfaction.
16. A report shall be provided to Council by a suitably qualified person which addresses the means of providing, maintaining and monitoring a water supply for each lot that provides a minimum storage of 25,000 litres, or other minimum storage approved by the Subdivision Engineer. The recommendations for and constraints on the provision of water supply shall be included in a consent notice to be issued by Council pursuant to section 221 of the Resource Management Act 1991. The consent notice shall include reference to the owners' responsibility to maintain and monitor their water supply so that any adverse effects on the environment are minor.

Note:

Refer to Rule 7 of the Regional Plan for Discharges to Land, Wellington Regional Council.

A minimum storage of 50,000 litres is recommended, particularly if it is intended that the property is intended for permanent residence.

17. Power and telecommunication services shall be provided to the approval of the Subdivision Engineer.
18. Easements are required over any rights of way and/or communal services where these pass through the lots in the subdivision, or as required by the Subdivision Engineer.
Easements shall be shown on the land transfer title plan and any documents shall be prepared by solicitors at the consent holder's expense. The easements for the proposed right of way and services over Lot 14 DP 82050 shall be shown within a memorandum of easements on the survey plan.
19. The consent holder shall supply a copy of the title plan and shall list and indicate how each condition has been met to the satisfaction of the Resource Consents Manager.
20. All costs arising from any of the above conditions shall be borne by the consent holder.

DECISION 2 – Landuse

That officers acting under Delegated authority from Council and pursuant to Section 104B of the Resource Management Act 1991, **GRANT** Landuse Consent for earthworks at 48 Eucalyptus Way, Paraparaumu (Lot 15 DP 82050) as shown subject to the following conditions:

1. The earthworks shall be carried out in accordance with the plan drawn by Cuttriss Consultants Limited titled "Topo Survey & Scheme Plan Lots 46, 48 & 50 Eucalyptus Way, Paraparaumu", Drawing Number 18703SCH A', drawn 06/04, stamped as Final Approved Plans on 25/08/2004.
2. The consent holder shall notify the Council's Compliance Officer of the start and completion dates of the earthworks in writing 48 hours before the earthworks are

carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.

3. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions which relate to the earthworks [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

4. Should a waahi tapu or other cultural site be unearthed during earthworks the operator and/or owner shall :-
 - (e) cease operations;
 - (f) inform local iwi (Te Ati Awa ki Whakarongotai);
 - (g) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (h) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note:

In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

5. All costs arising from any of the above conditions shall be borne by the consent holder.

REASONS FOR DECISION

1. The adverse effects of the proposal on the environment will be no more than minor and will be mitigated through conditions of consent, and there are not considered to be any adversely affected parties.
2. This proposal is in accordance with the relevant objectives, policies and assessment criteria of the Kapiti Coast District Plan.

DECISION: APPROVED

RM 040145

DATED 26th AUGUST 2004



Matthew Muspratt
RESOURCE CONSENTS PLANNER

22 November 2013

Peter Roberts
C/- Hamish Wells
PO Box 188
OTAKI
Attn: Hamish Wells

Dear Peter

**RM130194: PROPOSED ACCESS UPGRADE, STREAM FORD, STREAM
REALIGNMENT AND HOUSE PLATFORM CONSTRUCTION AT 48 EUCALYPTUS
WAY, NIKAU VALLEY, PARAPARAUMU**

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

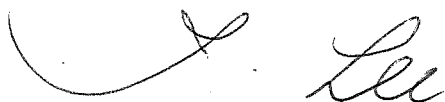
There is no deposit for an objection. However, a fee of \$200.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

Please note also that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 849.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely



Janice Lee
Resource Consents Projects Officer

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM130194**

APPLICANT:	Peter Aled Roberts
LOCATION OF ACTIVITY:	48 Eucalyptus Way, Nikau Valley Paraparaumu
DESCRIPTION OF ACTIVITY:	Proposed access upgrade, stream ford, stream realignment & house platform construction .

DECISION:

Granted subject to conditions on 22 November 2013

The following conditions were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

Monitoring and Review

1. The consent holder shall notify the Council's Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by fax (04) 2964-830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
2. The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

General

3. The proposed activity shall be undertaken in accordance with the plans prepared by Platinum Homes New Zealand and titled 'Peter Aled Roberts 48 Eucalyptus Way, Nikau Valley Paraparaumu' date stamped 'Final Approved Plans' on 22 November 2013 including specifications lodged with the application (RM 130194) and the further information supplied by Greater Wellington Regional Council .
4. Should a waahi tapu or other cultural site be unearthed during the earthworks, the consent holder and/or the operator shall:
 - (a) cease operations;
 - (b) inform local Iwi;
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) take appropriate action, after discussion with the NZHPT, Council and Iwi to remedy damage and/or restore the site.

Note:

In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

Engineering

General

5. The consent holder shall pay within 1 month of issue of the consent the Council Engineering Fee of \$228.00 (GST inclusive) representing the fee for the first 2 hours that Council would spend for site inspections and consent compliance monitoring. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 01 July 2013.

Note: The current charge out rate is \$114.00 (GST inclusive) per additional hour thereafter.

6. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and approved by the Council.
7. The consent holder shall advise Council's Subdivision Engineer of the name and particulars of the Consent Holder's Representative appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 no later than one month from the date of issue of this consent.
8. The works shall be undertaken such that construction noise does not exceed the permitted noise limits in the District Plan. Sound levels shall be measured and

assessed in accordance with the provisions of NZS 6803:1999 "Acoustics - Construction Noise".

9. Measures shall be provided to avoid soil and dusts from being tossed and blown onto the neighbouring properties during earthworks operation. Assessing the environmental effects and applying the mitigating measures provided by the Ministry for Environment publication "*Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emission*" of 2001 is a means of compliance with this condition.

Note: Where wet suppression by watering is used as a mitigating measure, the consent holder shall not use water from Council water mains for mitigating measures.

10. The consent holder shall control soil erosion and sediments discharge. The control of stormwater run-off and sediments shall be installed between the earthworks sites and the stream. The sediment control devices shall be maintained throughout the duration of earthworks and until the disturbed soil are stabilised.

Note:

The consent holder's attention is drawn to the Wellington Regional Council publications "*Erosion and Sediment Control Guidelines for the Wellington Region*" and "*Small Earthworks - Erosion and Sediment Control for Small Sites*". Applying the appropriate recommended treatments from this publication is a means of compliance with this condition.

11. The consent holder shall supply to Council a copy of as-built plan for the completed earthworks.
12. The consent holder or its Representative shall confirm in writing to the Council's Compliance Officer within three weeks of works completion that all the conditions of this Land Use consent have been met.

Stream Re-alignment and Ford Crossing

13. The stream alignment and the ford crossing construction shall be generally in accordance with the following except where modified by conditions of consent:
- Drawing WN100A Sheet 2 "Site Plan, Peter Aled Roberts, 48 Eucalyptus Way, Nikau Valley, Paraparaumu", prepared by Platinum Homes New Zealand.
 - Drawing Sheets FXL and FP "48 Eucalyptus Way - stream realignment and ford crossing for house site", prepared by Hamish Wells dated September 2010.
 - "Earthworks Management Plan, methodology and assessment of environmental effects for earthworks and siteworks at 48 Eucalyptus Way Nikau Valley Paraparaumu" prepared by Hamish Wells Engineer dated 10/10/2013.
 - Other information provided in the consent application RM 130194.

14. The stream re-alignment shall be constructed in the way that it will not reduce its ability to convey flood flow but shall not exceed a flow velocity that would cause scour on the stream bed or cause erosion on the banks of the stream.
15. The banks of the re-aligned stream shall be stable and shall be established with a native vegetation to the satisfaction of the Team Leader Development Control, Kapiti Coast District Council.
16. The filling of old channel stream shall be uniformly placed, compacted to stability, shaped to blend visually with the general topography and landscape of the site, and established with suitable ground cover.
17. The construction of ford shall not be undertaken within flowing water of the stream. Temporary diversion drain and filter bunds to be built shall be able to withstand flood flows of the stream during the period of construction. It shall also be protected from any anticipated erosion. The temporary diversion drain shall be removed and be returned as closely as possible to its natural state upon completion of the construction works.
18. No contaminants shall be released to the stream from equipment, machinery and construction materials including concrete leachate that are toxic to aquatic life. The consent holder shall ensure equipment and machinery are in good operating condition, free of leaks or excess oil and grease. No construction equipment refueling or servicing of machineries within the site.
19. The section of ford crossing shall not cause any potential adverse effect on water quality and aquatic life during its operation. It is the owners' responsibility to ensure that the stream bed of the ford and the vehicle access approach on both sides of the bank is always hard and adequately metalled during its lifetime.

Earthworks for Building Platform

20. The earthworks for building platform shall be generally in accordance with the following except where modified by conditions of consent:
 - Drawing WN100A Sheet 2A "Cut and Fill, Peter Aled Roberts, 48 Eucalyptus Way, Nikau Valley, Paraparaumu", prepared by Platinum Homes New Zealand.
 - Drawing WN100A Sheets 6 and 7 "Elevations, Peter Aled Roberts, 48 Eucalyptus Way, Nikau Valley, Paraparaumu", prepared by Platinum Homes New Zealand.
 - "Earthworks Management Plan, methodology and assessment of environmental effects for earthworks and siteworks at 48 Eucalyptus Way Nikau Valley Paraparaumu" prepared by Hamish Wells Engineer dated 10/10/2013.
 - Other information provided in the consent application RM 130194.
21. The consent holder shall ensure that earthworks equipment movements shall minimize crossing the stream while forming the building platform by mobilizing and demobilizing an equipment at the building platform site only once during the duration of work.

22. All batters shall be self supporting.
23. Structural earthfilling shall be in accordance with NZS 4431 "*Code of Practice for Earthfill for Residential Development*".
24. Earthworks shall be regularly monitored and inspected by a suitably qualified person. At the completion of the earthworks the consent holder shall provide a report detailing the findings together with recommendations for foundation design for the proposed building, and certificates in the form of Schedule 2A of NZS 4404 by a suitably qualified person.

Reasons for Conditions:

- The reason for Conditions 1 and 2 is to ensure that compliance with the conditions of this resource consent is conducted effectively and without cost to the Council.
- The reason for Condition 3 is to ensure that the activity does not go beyond the scope of the application.
- The reason for Condition 4 is to ensure that the proposal does not create any adverse effects on the environment.
- The reason for Conditions 5 to 24 is to ensure that the proposed activity complies with the Council's Subdivision and Development Principles and Requirements 2012.

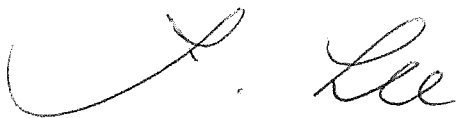
Advice Notes

- All costs arising from any of the above conditions shall be borne by the consent holder.
- The issuance of consent from Greater Wellington Regional Council is required before the start of the actual works of stream re-alignment and ford construction.
- Please note that this resource consent is not a consent to build. The building to be erected on the site shall be undertaken under a building consent.
- The design of the building foundation shall take into account the report prepared by a suitably qualified person regarding an assessment on the suitability of the earthworks for building construction.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A separate application is required for a building consent for any earth retaining structure that is higher than 1.5 metres or is subject to surcharging.

- On-site wastewater disposal shall be provided in accordance with the principles contained in Part 3 Section F of the Council's Subdivision and Development Principles and Requirements and the design shall be submitted as a requirement within the Building Consent.
- The accessway shall be at formed, at least metalled and constructed in accordance with NZS 4404.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991 the actual and potential effects associated with the proposed activity have been assessed and are outlined in the report. It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

A handwritten signature in black ink, appearing to read 'Janice Lee', is written over a horizontal line.

Janice Lee
Resource Consents Projects Officer

22 November 2013

**KAPITI COAST DISTRICT COUNCIL
NOTIFICATION & SECTION 104 DECISION REPORT**

Applicant:	Peter Roberts
Site Address:	48 Eucalyptus Way, Paraparaumu
Legal Description:	LOT 2 DP 348721
Site Area:	1.0006 hectares
Proposal:	Access upgrade, stream ford, stream realignment and house platform construction
Land Owner:	Peter Aled Roberts
Zone:	Rural
Activity Status:	Discretionary

Report prepared by: Janice Lee, Resource Consents Projects Officer
Report peer reviewed by: Andrew Guerin, Manager Resource Consents & Compliance

1. PREAMBLE

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM130194. The proposal requires resource consent as it does not comply with the District Plan standards pertaining to earthworks. The proposal is recommended to be approved subject to conditions to ensure any adverse effects on the environment are minor.

2. SITE AND SURROUNDING ENVIRONMENT

2.1 Site Description



Figure 1 – Aerial photograph of the subject site



Figure 2 – View looking east/southeast towards proposed building site



Figure 3 – Existing Contour Plan of subject site





The application site is zoned Rural and is located at the South East end of a sealed right of way which extends off the end of Eucalyptus Way.

The site comprises a total area of 1.0006 hectares with a legal description of Lot 2 DP34872 ,and is shown to be subject to a right of way and various service easements

The property was originally created via subdivision under resource consent (RM040145) which consisted of a boundary adjustment, two lot subdivision with associated earthworks relating to numbers(46,48,&50 Eucalyptus Way, Paraparaumu).

The site is described as picturesque and somewhat secluded, with a topography of undulating grassland which is completely screened from the neighbouring rural properties by a variety of established trees and extensive vegetation.

There are two unnamed tributaries of the Muaupoko Stream (a tributary of the Waikanae River) flowing through the subject property, which currently does not contain any buildings or structures apart from the existing timber fords which can be seen in the attached photographs. These tributaries flow to the east and west of the proposed building platform.

2.2 Immediate Environment

The immediate environment consists of the following Rural properties :

(46 Eucalyptus Way) adjoining the south west boundary of the property which is larger than the application site comprising an area of 2.4530 hectares, containing a dwelling and garage which were originally constructed in 1998.

Number 50 Eucalyptus Way adjoins the north east boundary and comprises an area of 1.8374 hectares. The property contains a double storey dwelling which was constructed in 1996 and has been developed with extensive areas of pine forest.

The property adjoining the rear (southern) boundary of the subject site is accessed from Valley Road and contains a significantly large area of Rural land legally described as (Lot 1 DP 79002) comprising approximately 75.4500 hectares, a large portion of which, has been planted with pine trees with no existing buildings currently recorded on site. For the purposes of subdivision and future development this property is located within the Hillcountry area as shown under the Operative Kapiti Coast District Plan 1999.

2.3 Surrounding Environment

The surrounding environment is predominantly characterised by spacious Rural properties, some of which are now well established, with an extensive variety of mature trees and associated vegetation.

As previously noted the area is located within the foothills of the Tararua Ranges and is both tranquil and picturesque overall. The surrounding views include spacious undulating landscapes and plantations of pine forest.



2.4 Written Approvals

The following people have provided written approval to the activity:

Name of owner/occupier	Address
David Blitz	46 Eucalyptus Way, Paraparaumu

2.5 Consent History

Resource Consent: (RM040145)
(boundary adjustment, two lot subdivision with associated earthworks) numbers(46,48,& 50 Eucalyptus Way, Paraparaumu) – (granted 26 August 2004).

Council subsequently issued a Section 221 Consent Notice in respect to the above resource consent application (RM040145) on 6 July 2005.

Building Consent (BC 130241) Proposed stream ford, access upgrade, stream realignment and house platform construction at 48 Eucalyptus Way, Nikau (granted 12.7.2013) .

3. THE PROPOSAL

3.1 Description of Proposal

The applicant proposes to carry out the following activities within the subject property:

- Access upgrade
- Proposed steam ford
- Stream realignment
- Associated earthworks to create a new building platform.

The proposed earthworks consist of forming and metalling the existing access track, minor works in the stream bed to install a ford, and realigning sharp meanders in the main stream to eliminate potential erosion of the neighbour's property at number 46 Eucalyptus Way.

The work will also include filling in the old stream bed, and subsequently preparing a new level building platform for a proposed dwelling.

The proposed works will cover a total area of approximately 1000m² for the dwelling site comprising a 700m² cut and 300m² of fill (Refer to Figure 6).

The length of the proposed stream realignment is 30 metres, resulting in an estimated total volume of earthworks of approximately 900m³ overall.

The proposed earthworks will not necessitate the removal of any native or significant vegetation within the site and it is envisaged that the proposed development will provide better utilisation of the property overall.

The proposed earthworks do not comply with the rules and standards permitted in the Rural Zone under the Operative District Plan as they will involve the disturbance of more than 100m³(volume) of land, will alter the ground level by more than 1.0 metre, and are to be carried out within 20 metres of a waterbody.

In respect to the proposed site works the applicant has supplied to Council an Earthworks Management Plan, Methodology and Assessment of Environmental Effects.

The applicant has also applied for and obtained the necessary resource consents from Greater Wellington Regional Council relating to the proposed stream realignment and associated construction of a new ford.

Greater Wellington Regional Council have subsequently advised that the above resource consents have been granted on 20 November 2013.

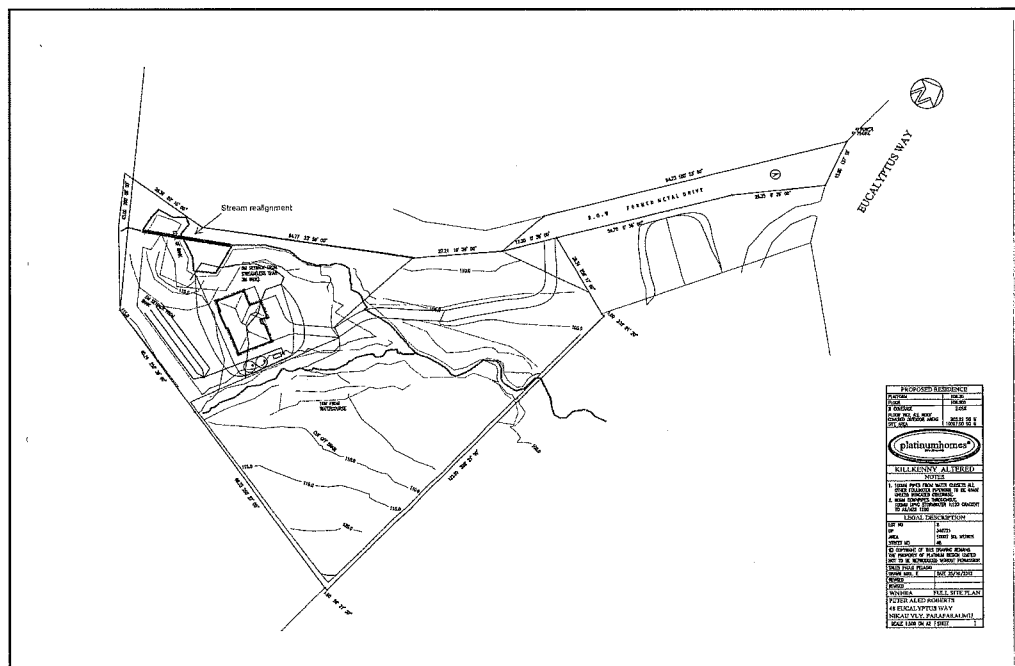
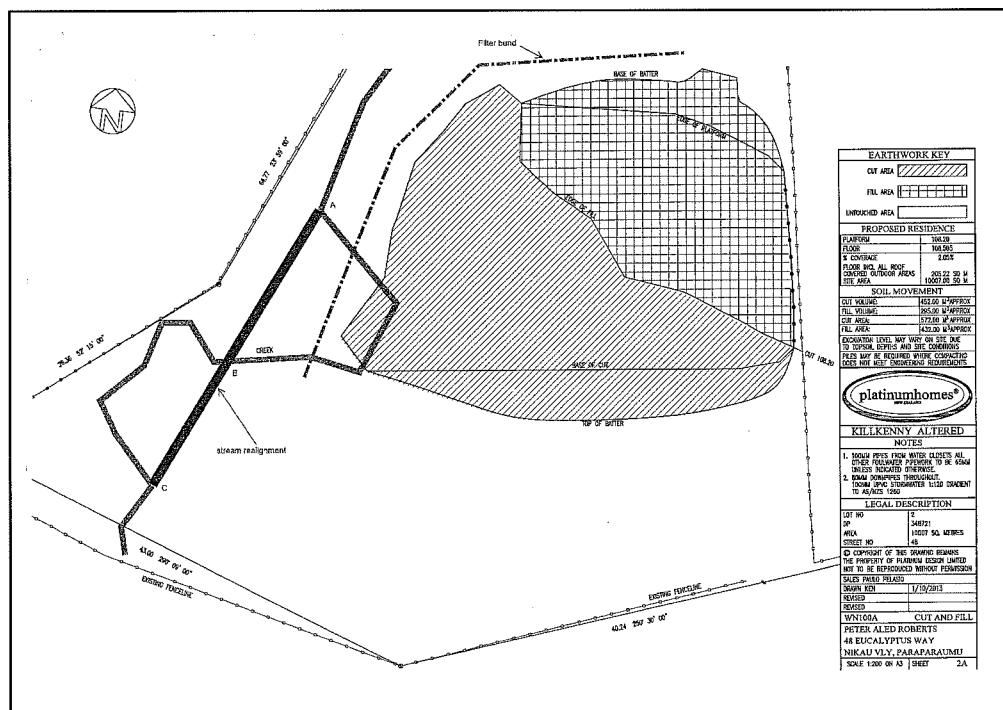
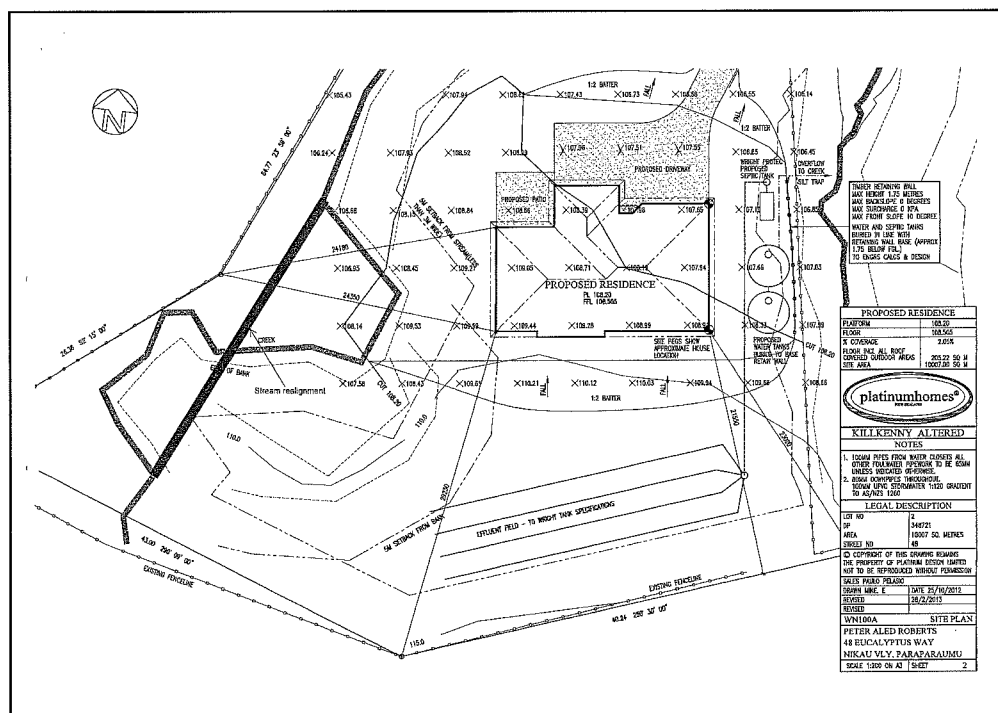


Figure 4 – Locality Plan showing location of proposed building platform and stream realignment



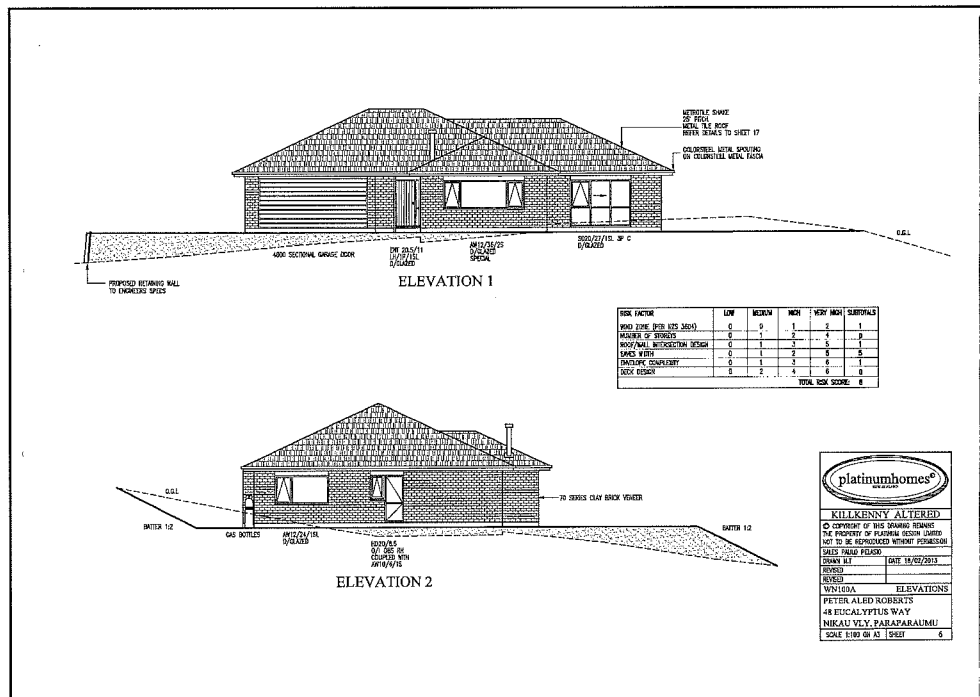


Figure 7 - View of proposed elevations

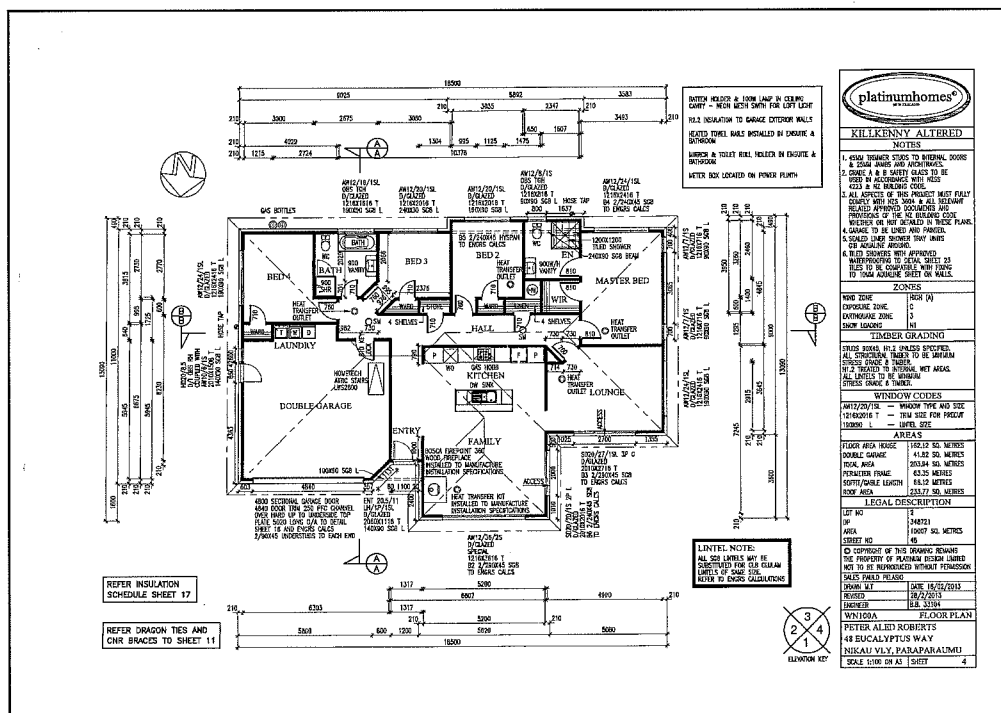


Figure 8 - View of proposed floor plan

3.2 Applicant's Assessment of Effects

The applicant has provided an assessment of effects of the activity on the environment (**AEE**). The AEE is supported by the following technical report:

- Earthworks Management Plan, Methodology and Assessment of Environmental Effects for earthworks and siteworks at 48 Eucalyptus Way, Paraparaumu including proposed stream ford, access upgrade stream realignment and construction of building platform.

(Report prepared by Hamish Wells Engineer (dated 10.10.2013))

The AEE concludes that the effects on the environment will be no more than minor.

4. DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast District Plan

The Kapiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

4.2 Zoning and Overlays

The property is zoned Rural and is shown to contain 'Outstanding Landscapes' under the Operative Kapiti Coast District Plan 1999.

The property is located within the Horizontal Surface 50m AMSL, Operations Area of the Paraparaumu Airport

4.3 Relevant Rules and Standards

The Rules and Standards that apply to this application are:

D.2.1.3 Rural Zone Rules

D.1.1.3(B)i Discretionary Activities

(i) All activities which are not listed as NON-COMPLYING or PROHIBITED and all other activities which do not comply with one or more of the permitted activity or controlled activity standards.

The proposal fails to comply with the following permitted activity standard:

D.2.2.1 Earthworks

4.4 Activity Status

The activity is a discretionary activity under Rule D.1.1.3(B).

It has this status because it is unable to comply with the permitted Rural Zone rules and standards pertaining to total volume of earthworks (which will exceed 100m³ and alter the existing ground level by more than 1 metre) and will be carried out within 20 meters of a waterbody.

4.5 Relevant Objectives and Policies

The following Rural Zone Objectives and Policies are relevant to this application:

D.2 - Rural Zone

Policy 1(B) Natural Environment – Use and Development

Policy 2 – Outstanding Landscapes

5. PROPOSED DISTRICT PLAN PROVISIONS

5.1 The ‘Proposed Plan’

On 29 November 2012, the Council publicly notified the Proposed District Plan 2012 (the proposed Plan”). The proposed Plan includes a full review of the operative Plan provisions, and marks a major shift in the Council’s approach to resource management in the District.

The proposed Plan has now moved through the public notification stages with the submissions period for non-coastal hazard provisions and coastal hazard provisions having concluded on 1 March 2013 and 2 April 2013, respectively. A summary of submissions received in relation to the non-coastal hazard provisions and the coastal hazard provisions have been publicly notified and the sub-sequential further submissions periods have now closed.

Although the relevant proposed rules and standards of the proposed plan have no legal effect at present, the objectives and policies are a consideration for this application.

5.2 Zoning and Overlays

The property is zoned Rural/Residential (Map references numbers 12 and 15) under the Proposed District Plan and is shown to be subject to the following features:

- Within the Akatarawa Ranges Landscape Character Area
- Within the Lowland Hills Ecological Domain
- Within a Priority Area for Restoration

Relevant Rules and Standards

No rules in the proposed plan currently have legal effect except for those listed on pages 3-4 of chapter 1 in the Proposed Plan. This application is not subject to those rules.

5.3 Relevant Objectives and Policies

The following Objectives and Policies of the proposed Plan apply to this application:

Objective 2.9	Landscapes
Objective 2.11	Character and Amenity
Policy 3.1	Ecosystem Services
Policy 3.20	Landscape Character Areas
Policy 3.22	Earthworks
Policy 3.23	Earthworks – Natural Landforms
Policy 7.4	Rural Character
Policy 7.12	Household Units and Buildings
Policy 7.16	Rural Hills Zone

For the full text of the above provisions, please refer to the Proposed District Plan.

6. RELEVANT NATIONAL ENVIRONMENTAL STANDARDS

There are no National Environmental Standards or National Policy Statements of relevance to this application.

7. RELEVANT NATIONAL POLICY STATEMENTS

There are no relevant National Policy Statements.

8. RELEVANT STATUTORY PROVISIONS

In considering whether or not notification is required, Sections 95A to 95F of the Resource Management Act 1991 must be considered. Sections 95A to 95F are set out below:

95A Public Notification of consent application at consent authority's discretion

95B Limited notification of consent application

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

95F Consent authority decides if person is affected order holder

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. See Section 104 of the RMA for use of considerations.

104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard:
 - (ii) other regulations:
 - (iii) a national policy statement:
 - (iv) a New Zealand coastal policy statement:
 - (v) a regional policy statement or proposed regional policy statement:
 - (vi) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.
- (2A) When considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.
- (3) A consent authority must not,—
 - (a) when considering an application, have regard to—
 - (i) trade competition or the effects of trade competition; or
 - (ii) any effect on a person who has given written approval to the application:
 - (c) grant a resource consent contrary to—
 - (i) section 107, 107A, 107E, or 217:
 - (ii) an Order in Council in force under section 152:
 - (iii) any regulations:
 - (iv) a Gazette notice referred to in section 26(1), (2), and (5) of the Foreshore and Seabed Act 2004:
 - (d) grant a resource consent if the application should have been notified and was not.
- (4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.
- (5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.
- (6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.

- (7) *In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.*

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities. The relevant provisions are summarised below:

104B Determination of applications for discretionary or non-complying activities

Section 104B states that after considering an application for a resource consent for a discretionary or non-complying activity, a consent authority-

(a) May grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

9. SECTION 104 ASSESSMENT

9.1 Adequacy of information

Section 104(6) allows the consent authority to decline a consent application if it has inadequate information to determine the application.

In this case adequate information was provided with the application including site visits further discussions with Greater Wellington Regional Council (and subsequent email correspondence) which has enabled decision to be made.

9.2 Actual or potential effects on the environment

Sections 95A-95F & 104(1)(a) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any actual and potential effects on the environment of allowing the activity.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on a site visit, discussions with Council's subdivision engineer, studies of Council held data, feedback via email from Greater Wellington Regional, and on analysis of the information supporting the application.

Character

As previously noted both the immediate and surrounding areas are characterised by established dwellings and associated accessory buildings on spacious rural lots, all of which incorporate an extensive variety of trees and vegetation.

The surrounding countryside is tranquil and rustic in character, with undulating picturesque landscapes encompassing the subject site providing complete seclusion from the adjoining properties.

In this respect the proposed activities including the earthworks will be contained entirely within the application site and will not generally be visible from either public areas or adjoining properties.

Amenity

The proposed earthworks and stream realignment etc whilst being significant within the rural property are deemed necessary in order to provide a new building platform for the proposed dwelling including the provision of a ford access across the stream.

The applicant has consulted with the adjoining neighbour and owner of (46 Eucalyptus Way) who has advised that he is supportive of the application as the proposed stream diversion will prevent future undercutting of the shared boundary.

As previously noted the proposed stream diversion will realign the stream completely within the applicant's property and it is therefore envisaged that there are no other parties deemed to be adversely affected in relation to this development.

In this regard the applicant has obtained the written approval of the only potentially affected party and as such, any identified and actual effects on this property must be disregarded in accordance with s95E of the Resource Management Act (RMA).

As the proposed works are confined to the application site and cannot be generally viewed from any public areas or adjoining properties, it is not envisaged that there will be any detrimental effects as such to the 'outstanding landscapes' feature of the property.

The proposed development is to be carried out in accordance with the conditions imposed under this resource consent (RM 130194) including both resource consents granted by Greater Wellington Regional Council, on 20.11.2013, therefore mitigating any potential adverse effects during the duration of the proposed works.

Proposed District Plan

As previously noted there are no rules in the proposed Plan which currently have legal effect except for those listed on pages 3-4 of chapter 1 in the Proposed Plan.

In this regard whilst only a minority of the rules in the Proposed Plan have legal effect at present all of the Objectives and Policies have legal effect, and therefore must be considered as part of this evaluation (where relevant).

Accordingly my overall evaluation of the relevant provisions highlighted in part 5 of this report concurs that the proposed development will be carried out in general accordance with the Objectives and Policies listed and will not create a detrimental effect on the existing Rural amenity of both the immediate and surrounding environment.

For a more comprehensive understanding of these provisions, direct reference can be made to the Proposed Plan itself.

Positive Effects

Currently the erosion and scour in the stream threatens to undercut the boundary fence on the western boundary of the subject site and that of the adjoining property at 46 Eucalyptus Way.

It is therefore anticipated that the proposed works will reduce the potential of any on-going erosion and scour, including on-bank instability, sedimentation, bed disturbance and ecological effects which are currently experienced within this area following rainfall events.

In this regard it is considered that the applicant has taken appropriate steps to mitigate any effects during the proposed construction and that the effects on the immediate and surrounding environment will be no more than minor.

The applicant has provided to Council an 'Earthworks Management Plan, methodology, and assessment of environmental effects' and has also obtained the necessary resource consents from Greater Wellington Regional Council.

The proposed earthworks will provide a building platform for the subsequent construction of a dwelling, therefore providing for better utilisation and future development of the property.

Both the proposed access upgrade and construction of a new ford will not only provide improved vehicle access to the property but will enable the rural property to fulfil its intended potential.

The proposed location of the building platform and dwelling following the earthworks will not result in any compliance issue with the section 221 consent notice issued in respect to the original subdivision.

Consultation and a subsequent site inspection was carried out by an Iwi representative (Te Ati Awa Ki Whakarongotai) with the applicant and no issues have been raised.

Overall I consider that the proposal will result in an aesthetically appropriate development which will have no more than minor effect on the current amenity of the environment and will not detrimentally affect the character of the surrounding rural area.

9.3 Relevant NES, regulations, policy statements, plans or proposed plans

Section 104(1)(b) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan.

9.4 Other relevant matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

There are no other relevant matters that require consideration.

10. NOTIFICATION DECISION

NB: Please refer to Section 8.2 'Actual or Potential Affects on the Environment' for the assessment upon which the notification decision is based.

10.1 Public Notification Decision

Council staff acting under authority delegated by the Council, decided under Sections 95A and 95D of the Resource Management Act 1991 that the application need not be publicly notified. The reasons for this decision were:

1. The applicant did not request that the application be publicly notified;
2. A rule or national environmental standard does not require public notification of the application;
3. The effects of the activity will be no more than minor, for the reasons discussed below under the heading "Assessment of Environmental Effects";
4. Special circumstances do not exist in relation to the application that requires it to be notified; and
5. Council has not exercised its discretion to publicly notify the application;

Recommendation:

That the application **need not be publicly notified** in accordance with Sections 95A and 95D of the Resource Management Act 1991.

Reported and Recommended by:

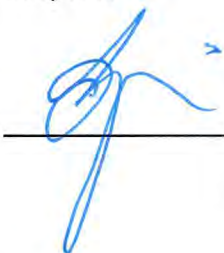


Janice Lee
Projects Officer Resource Consents

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer):



Andrew Guerin
Manager Resource Consents & Compliance

10.2 Limited Notification Decision

Council staff acting under authority delegated by the Council, decided under Sections 95B, 95E and 95F of the Resource Management Act 1991 that notice of the application need not be served on any person as the only potentially affected party in relation to this proposal have provided their written approval.

The reasons for this decision were:

1. Affected persons have been identified as:

Name of owner/occupier

David Blitz

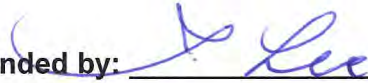
Address

46 Eucalyptus Way, Paraparaumu

2. The written approval of the only above affected party has been obtained.

Recommendation:

That the application be processed on a **non-notified** basis in accordance with Sections 95B, 95E and 95F of the Resource Management Act 1991.

Reported and Recommended by:

Janice Lee

Projects Officer Resource Consents

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer):

Andrew Guerin

Manager Resource Consents &
Compliance**11. PART 2 MATTERS**

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

11.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources.

I consider that the proposal is consistent with the purposes as it will enable the appropriate development of a property without causing any significant adverse effects on the environment.

The applicant has submitted to Council an earthworks management plan, methodology and assessment of environmental effects for the proposed earthworks and associated siteworks and has also obtained the required resource consent approvals from Greater Wellington Regional Council. In this regard it is therefore anticipated that the proposed works will be carried out in accordance with the associated conditions imposed and that any potentially adverse effects on the surrounding environment and rural amenity of the area will be mitigated.

11.2 Section 6-Matters of National Importance

Section 6 establishes seven matters which must be recognised and provided for by all persons exercising functions and powers under the Act.

There are no matters of National Importance of relevance to this proposal .

11.3 Section 7-Other Matters

Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to.

Particular regard was given to sections 7 (b), (c), and (f) during the assessment of this proposal.

11.4 Section 8-Treaty of Waitangi

This proposal is considered to be in accordance with the principles of te Tiriti o Waitangi.

11.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because it is in accordance with the purposes and principles of the Act.

12. CONDITIONS

The applicant has volunteered no conditions as part of this proposal.

The proposed development does not trigger the requirement for a financial contribution or a development contribution.

13. CONCLUSION

The proposal to carry out the following earthworks and siteworks including proposed stream ford, stream realignment and house platform construction have been assessed. It is considered that the actual and potential effects of this proposal will be minor provided that the recommended consent conditions are adhered to.

14. RECOMMENDATION/DECISION

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 **grant** consent for the proposed earthworks which will exceed 100m³, alter the existing ground level by 1metre and will be carried out within 20 metres of a water body (including access upgrade , proposed stream ford, and stream realignment) subject to the conditions which were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

Monitoring and Review

1. The consent holder shall notify the Council's Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by fax (04) 2964-830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
2. The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

General

3. The proposed activity shall be undertaken in accordance with the plans prepared by Platinum Homes New Zealand and titled 'Peter Aled Roberts 48 Eucalyptus Way, Nikau Valley Paraparaumu' date stamped 'Final Approved Plans' on 22 November 2013 including specifications lodged with the application (RM 130194) and the further information supplied by Greater Wellington Regional Council .
4. Should a waahi tapu or other cultural site be unearthed during the earthworks, the consent holder and/or the operator shall:
 - (a) cease operations;
 - (b) inform local Iwi;
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) take appropriate action, after discussion with the NZHPT, Council and Iwi to remedy damage and/or restore the site.

Note:

In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

Engineering

General

5. The consent holder shall pay within 1 month of issue of the consent the Council Engineering Fee of \$228.00(GST inclusive) representing the fee for the first 2 hours that Council would spent for site inspections and consent compliance monitoring. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 01 July 2013.

Note: The current charge out rate is \$114.00 (GST inclusive) per additional hour thereafter.

6. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and approved by the Council.
7. The consent holder shall advise Council's Subdivision Engineer of the name and particulars of the Consent Holder's Representative appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 no later than one month from the date of issue of this consent.
8. The works shall be undertaken such that construction noise does not exceed the permitted noise limits in the District Plan. Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803:1999 "*Acoustics - Construction Noise*".
9. Measures shall be provided to avoid soil and dusts from being tossed and blown unto the neighbouring properties during earthworks operation. Assessing the environmental effects and applying the mitigating measures provided by the Ministry for Environment publication "*Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emission*" of 2001 is a means of compliance with this condition.

Note: Where wet suppression by watering is used as a mitigating measure, the consent holder shall not use water from Council water mains for mitigating measures.

10. The consent holder shall control soil erosion and sediments discharge. The control of stormwater run-off and sediments shall be installed between the earthworks sites and the stream. The sediment control devices shall be maintained throughout the duration of earthworks and until the disturbed soil are stabilised.

Note:

The consent holder's attention is drawn to the Wellington Regional Council publications "*Erosion and Sediment Control Guidelines for the Wellington Region*" and "*Small Earthworks - Erosion and Sediment Control for Small Sites*". Applying the appropriate recommended treatments from this publication is a means of compliance with this condition.

11. The consent holder shall supply to Council a copy of as-built plan for the completed earthworks.
12. The consent holder or its Representative shall confirm in writing to the Council's Compliance Officer within three weeks of works completion that all the conditions of this Land Use consent have been met.

Stream Re-alignment and Ford Crossing

13. The stream alignment and the ford crossing construction shall be generally in accordance with the following except where modified by conditions of consent:
 - Drawing WN100A Sheet 2 "Site Plan, Peter Aled Roberts, 48 Eucalyptus Way, Nikau Valley, Paraparaumu", prepared by Platinum Homes New Zealand.
 - Drawing Sheets FXL and FP "48 Eucalyptus Way - stream realignment and ford crossing for house site", prepared by Hamish Wells dated September 2010.

- "Earthworks Management Plan, methodology and assessment of environmental effects for earthworks and siteworks at 48 Eucalyptus Way Nikau Valley Paraparaumu" prepared by Hamish Wells Engineer dated 10/10/2013.
 - Other information provided in the consent application RM 130194.
14. The stream re-alignment shall be constructed in the way that it will not reduce its ability to convey flood flow but shall not exceed a flow velocity that would cause scour on the stream bed or cause erosion on the banks of the stream.
 15. The banks of the re-aligned stream shall be stable and shall be established with a native vegetation to the satisfaction of the Team Leader Development Control, Kapiti Coast District Council.
 16. The filling of old channel stream shall be uniformly placed, compacted to stability, shaped to blend visually with the general topography and landscape of the site, and established with suitable ground cover.
 17. The construction of ford shall not be undertaken within flowing water of the stream. Temporary diversion drain and filter bunds to be built shall be able to withstand flood flows of the stream during the period of construction. It shall also be protected from any anticipated erosion. The temporary diversion drain shall be removed and be returned as closely as possible to its natural state upon completion of the construction works.
 18. No contaminants shall be released to the stream from equipment, machinery and construction materials including concrete leachate that are toxic to aquatic life. The consent holder shall ensure equipment and machinery are in good operating condition, free of leaks or excess oil and grease. No construction equipment refueling or servicing of machineries within the site.
 19. The section of ford crossing shall not cause any otential adverse effect on water quality and aquatic life during its operation. It is the owners' responsibility to ensure that the stream bed of the ford and the vehicle access approach on both sides of the bank is always hard and adequately metalled during its lifetime.

Earthworks for Building Platform

20. The earthworks for building platform shall be generally in accordance with the following except where modified by conditions of consent:
 - Drawing WN100A Sheet 2A "Cut and Fill, Peter Aled Roberts, 48 Eucalyptus Way, Nikau Valley, Paraparaumu", prepared by Platinum Homes New Zealand.
 - Drawing WN100A Sheets 6 and 7 "Elevations, Peter Aled Roberts, 48 Eucalyptus Way, Nikau Valley, Paraparaumu", prepared by Platinum Homes New Zealand.
 - "Earthworks Management Plan, methodology and assessment of environmental effects for earthworks and siteworks at 48 Eucalyptus Way Nikau Valley Paraparaumu" prepared by Hamish Wells Engineer dated 10/10/2013.
 - Other information provided in the consent application RM 130194.
21. The consent holder shall ensure that earthworks equipment movements shall minimize crossing the stream while forming the building platform by mobilizing and demobilizing an equipment at the building platform site only once during the duration of work.

22. All batters shall be self supporting.
23. Structural earthfilling shall be in accordance with NZS 4431 "*Code of Practice for Earthfill for Residential Development*".
24. Earthworks shall be regularly monitored and inspected by a suitably qualified person. At the completion of the earthworks the consent holder shall provide a report detailing the findings together with recommendations for foundation design for the proposed building, and certificates in the form of Schedule 2A of NZS 4404 by a suitably qualified person.

Reasons for Conditions:

- The reason for Conditions 1 and 2 is to ensure that compliance with the conditions of this resource consent is conducted effectively and without cost to the Council.
- The reason for Condition 3 is to ensure that the activity does not go beyond the scope of the application.
- The reason for Condition 4 is to ensure that the proposal does not create any adverse effects on the environment.
- The reason for Conditions 5 to 24 is to ensure that the proposed activity complies with the Council's Subdivision and Development Principles and Requirements 2012.

Advice Notes

- All costs arising from any of the above conditions shall be borne by the consent holder.
- The issuance of consent from Greater Wellington Regional Council is required before the start of the actual works of stream re-alignment and ford construction.
- Please note that this resource consent is not a consent to build. The building to be erected on the site shall be undertaken under a building consent.
- The design of the building foundation shall take into account the report prepared by a suitably qualified person regarding an assessment on the suitability of the earthworks for building construction.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A separate application is required for a building consent for any earth retaining structure that is higher than 1.5 metres or is subject to surcharging.
- On-site wastewater disposal shall be provided in accordance with the principles contained in Part 3 Section F of the Council's Subdivision and Development Principles and Requirements and the design shall be submitted as a requirement within the Building Consent.
- The accessway shall be at formed, at least metalled and constructed in accordance with NZS 4404.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.

“That the above recommendation be adopted under delegated authority”



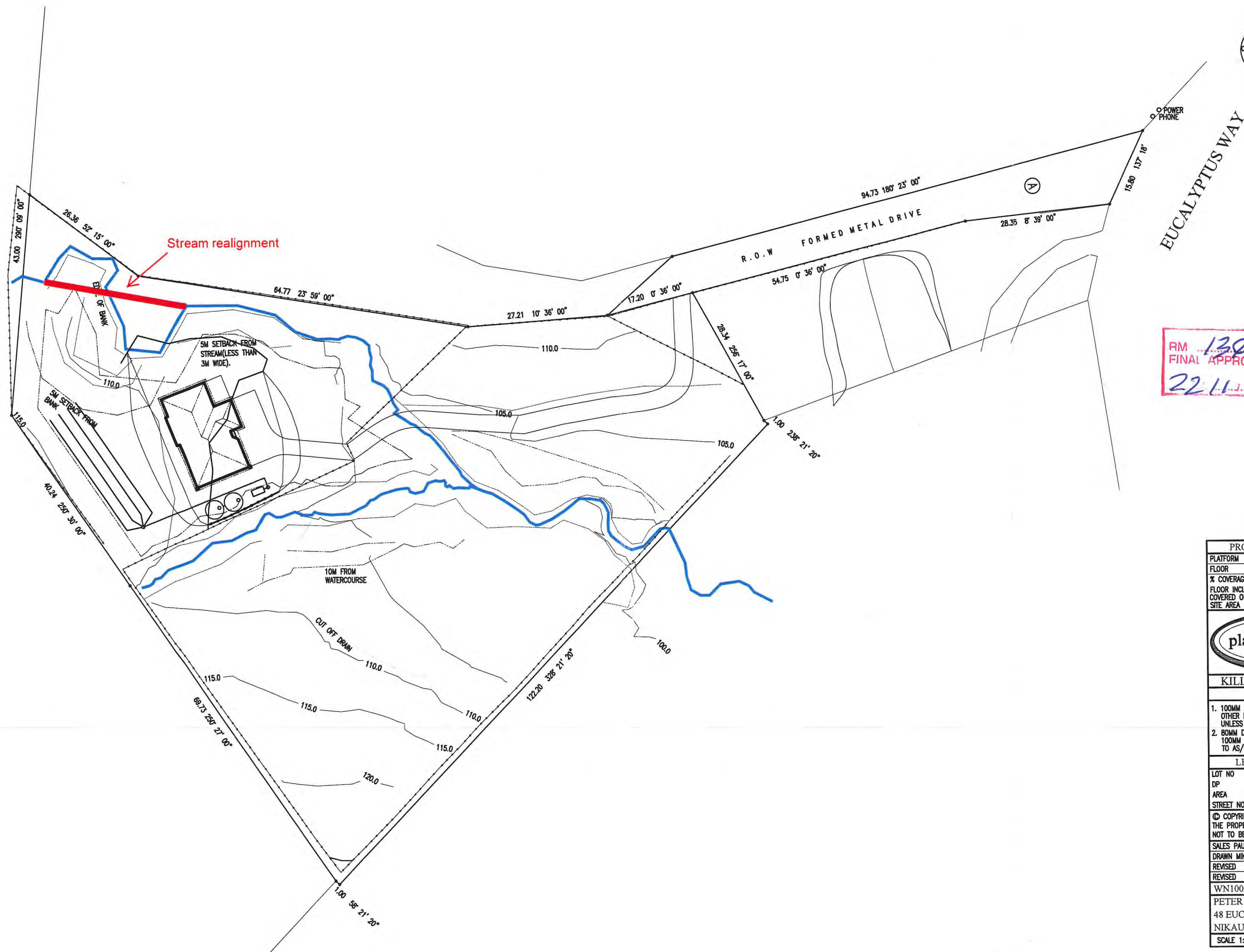
Janice Lee
Projects Officer /
Resource Consents

22 November 2013



Andrew Guerin
Manager/Resource Consents &
Compliance

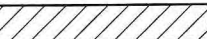
22 November 2013

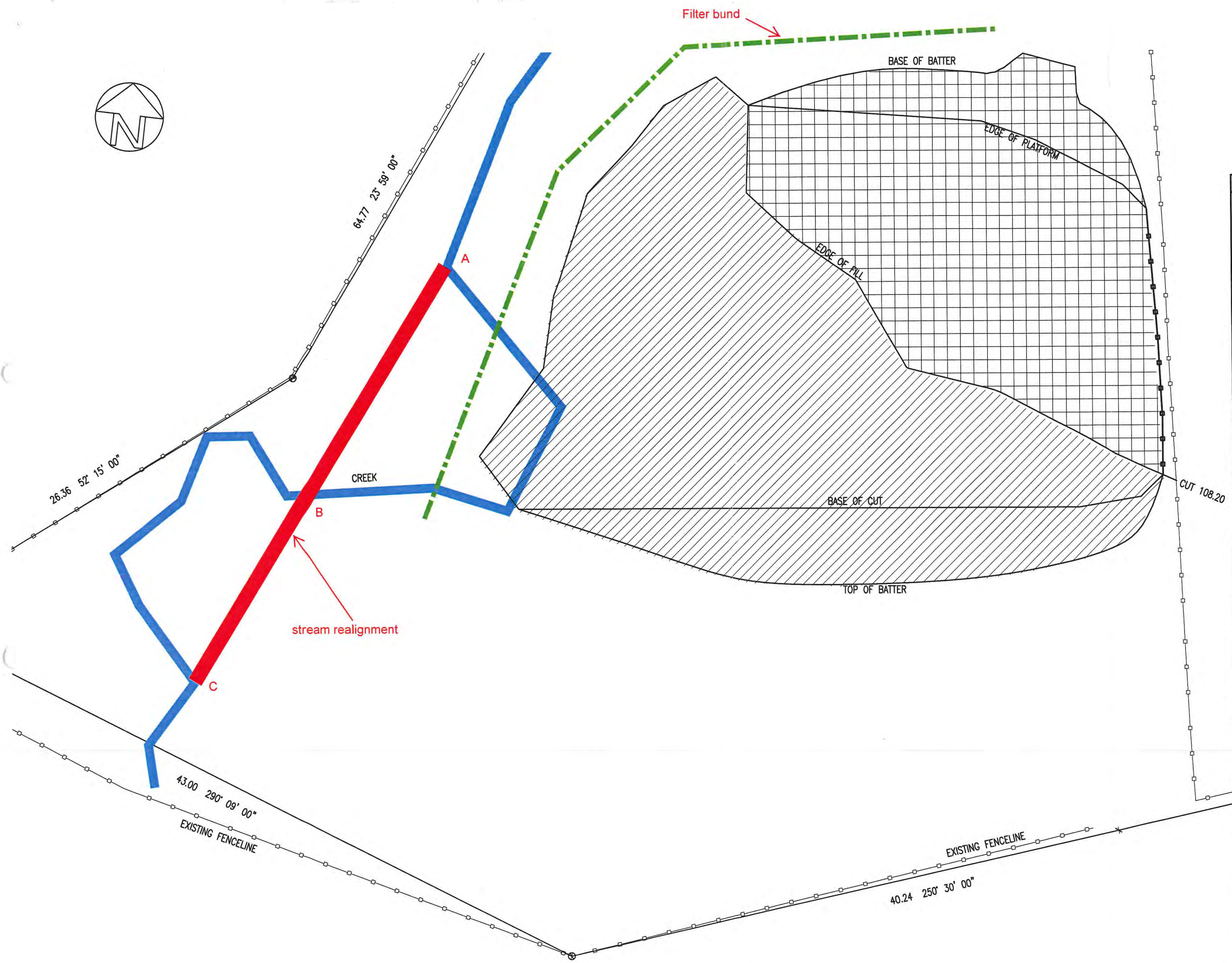


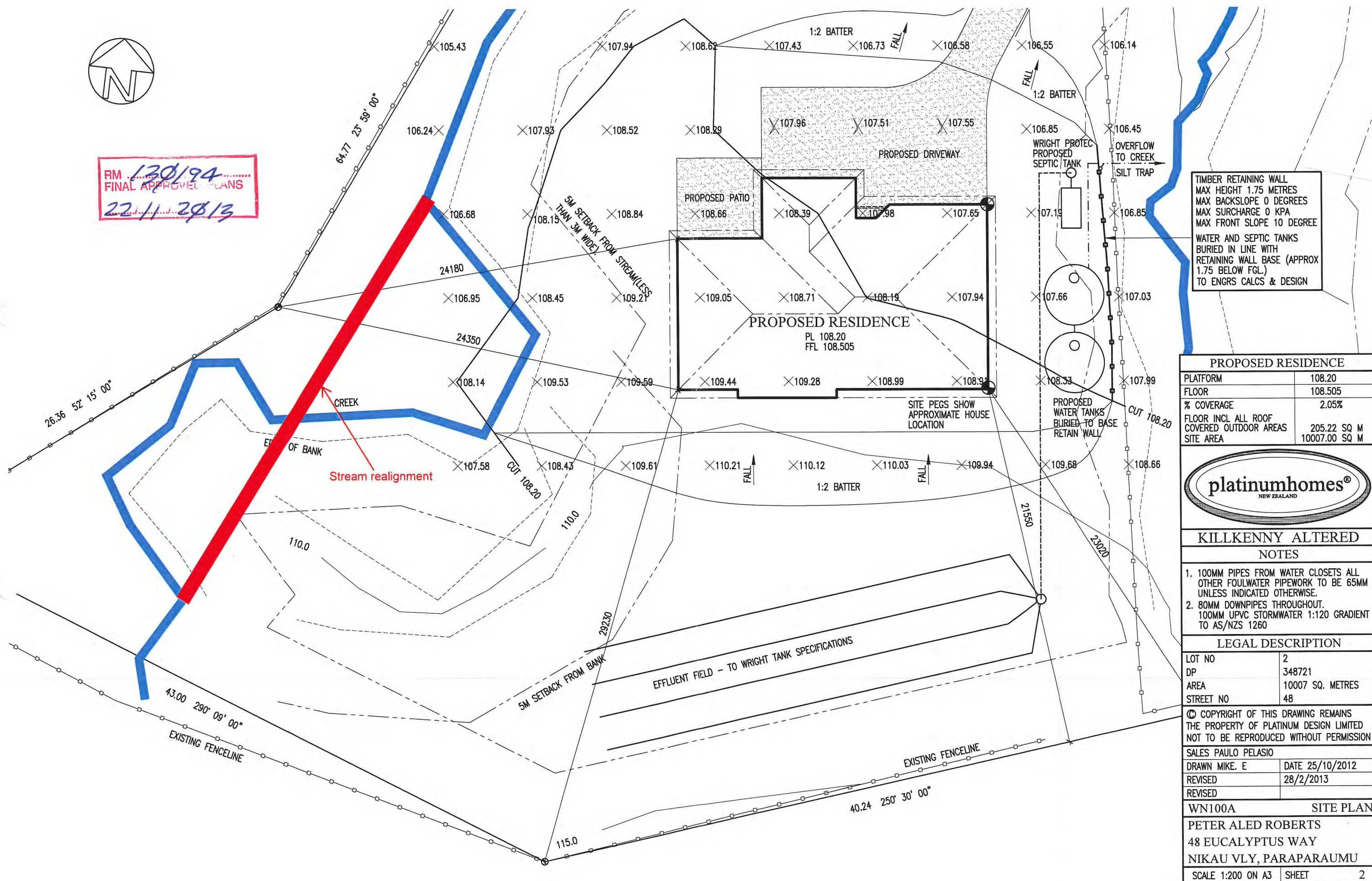
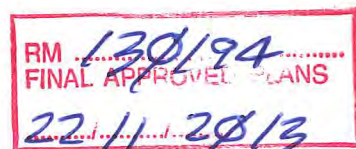
RM 130194
FINAL APPROVED PLANS
22.11.2013

PROPOSED RESIDENCE	
PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	205.22 SQ M
SITE AREA	10007.00 SQ M
	
KILLKENNY ALTERED	
NOTES	
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE. 2. 80MM DOWNPIPES THROUGHOUT, 100MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260	
LEGAL DESCRIPTION	
LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48
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SALES PAULO PELASIO	
DRAWN MIKE. E	DATE 25/10/2012
REVISED	
REVISED	
WN100A	FULL SITE PLAN
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE 1:500 ON A2	SHEET 1

RM 130194
 FINAL APPROVED PLANS
 22/11/2013

EARTHWORK KEY	
CUT AREA	
FILL AREA	
UNTOUCHED AREA	
PROPOSED RESIDENCE	
PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	205.22 SQ M
SITE AREA	10007.00 SQ M
SOIL MOVEMENT	
CUT VOLUME:	452.00 M ³ APPROX
FILL VOLUME:	295.00 M ³ APPROX
CUT AREA:	572.00 M ² APPROX
FILL AREA:	432.00 M ² APPROX
EXCAVATION LEVEL MAY VARY ON SITE DUE TO TOPSOIL DEPTHS AND SITE CONDITIONS	
PILES MAY BE REQUIRED WHERE COMPACTING DOES NOT MEET ENGINEERING REQUIREMENTS	
	
KILLKENNY ALTERED	
NOTES	
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE. 2. 80MM DOWNPIPES THROUGHOUT. 100MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260	
LEGAL DESCRIPTION	
LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48
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SALES PAULO PELASIO	
DRAWN KEN	1/10/2013
REVISED	
REVISED	
WN100A	CUT AND FILL
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE 1:200 ON A3	SHEET 2A





PROPOSED RESIDENCE	
PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	205.22 SQ M
SITE AREA	10007.00 SQ M



KILLKENNY ALTERED

NOTES

1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT.
100MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260

LEGAL DESCRIPTION

LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48

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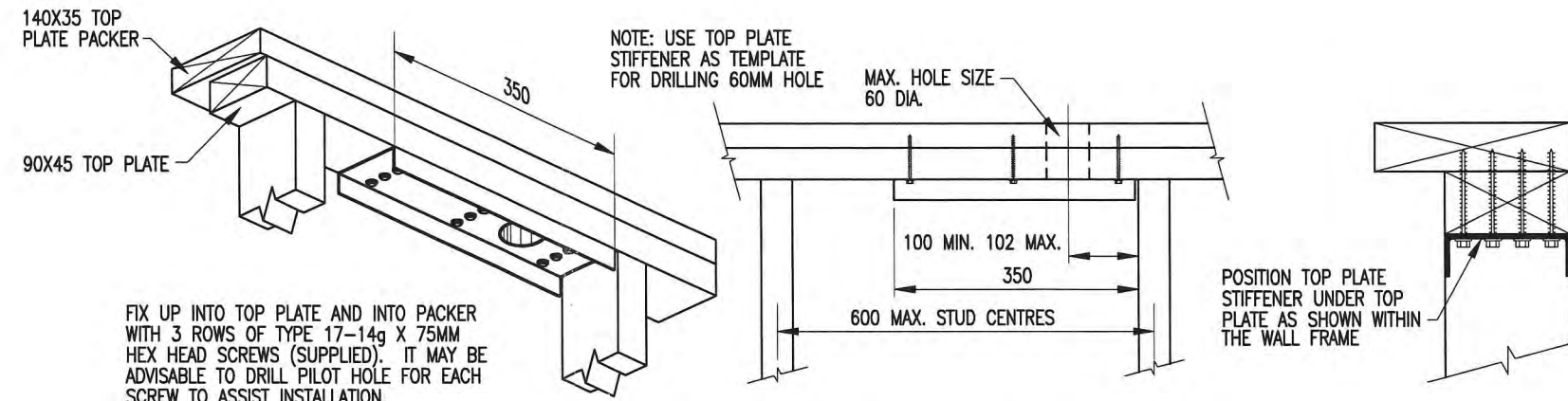
SALES PAULO PELASIO

DRAWN MIKE. E	DATE 25/10/2012
REVISED	28/2/2013
REVISED	

WN100A	SITE PLAN
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PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU

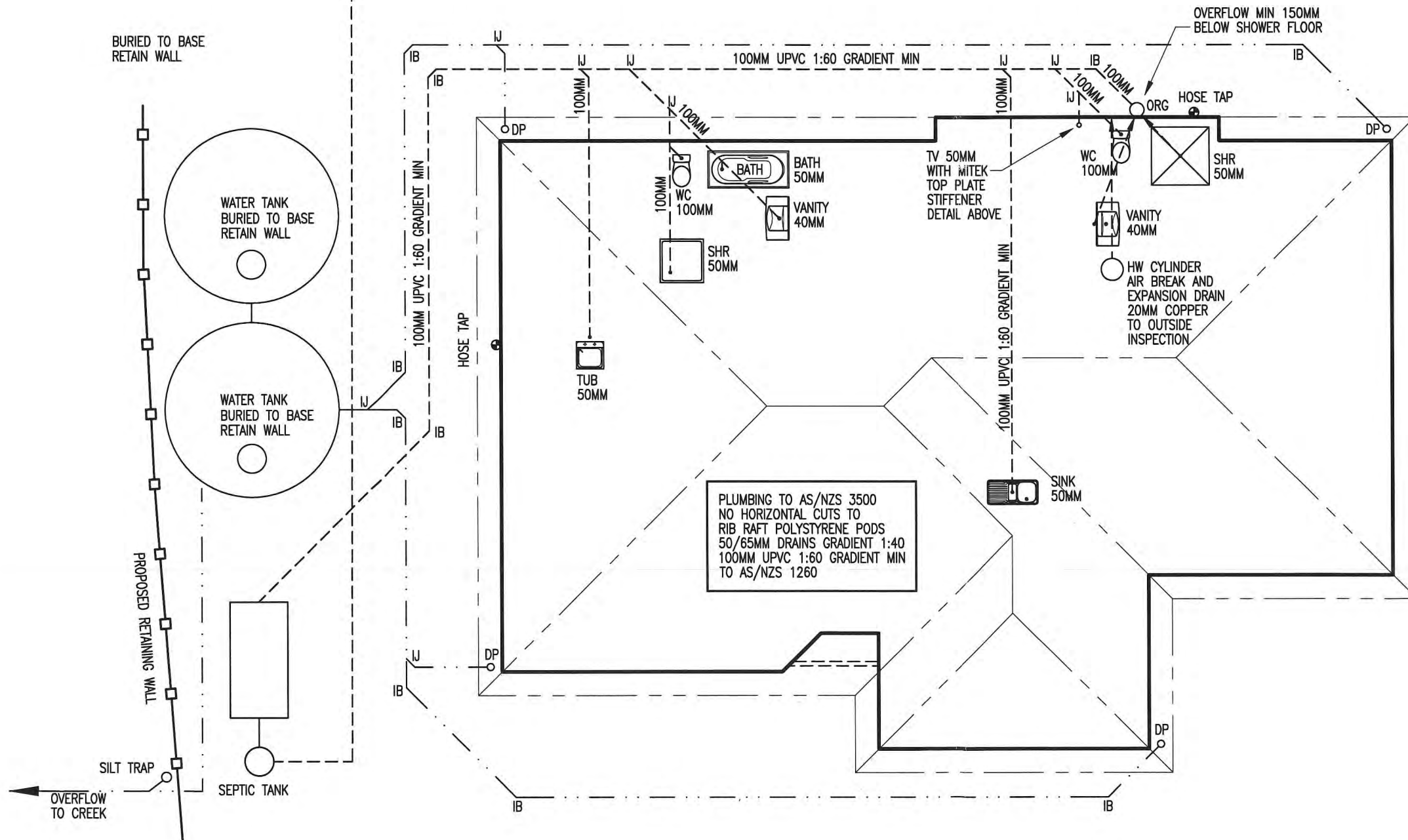
SCALE 1:200 ON A3	SHEET	2
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TOP PLATE STIFFENER DETAILS

RM 130/94
FINAL APPROVED PLANS
22/11/2013

NOTE
ALL FLOOR PENETRATIONS TO HAVE ADEQUATE FREEPLAY IN EVENT OF EARTHQUAKE
ALLOW MIN 115MM HOLE FOR 65MM PIPES
ALLOW MIN 150MM HOLE FOR 100MM PIPE
ALLOW 90MM FOR 40MM PIPE
HOLES TO BE FORMED BY POLYSTYRENE OR SLEEVE



KILLKENNY ALTERED

NOTES

1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT. 100MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260

LEGAL DESCRIPTION

LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48

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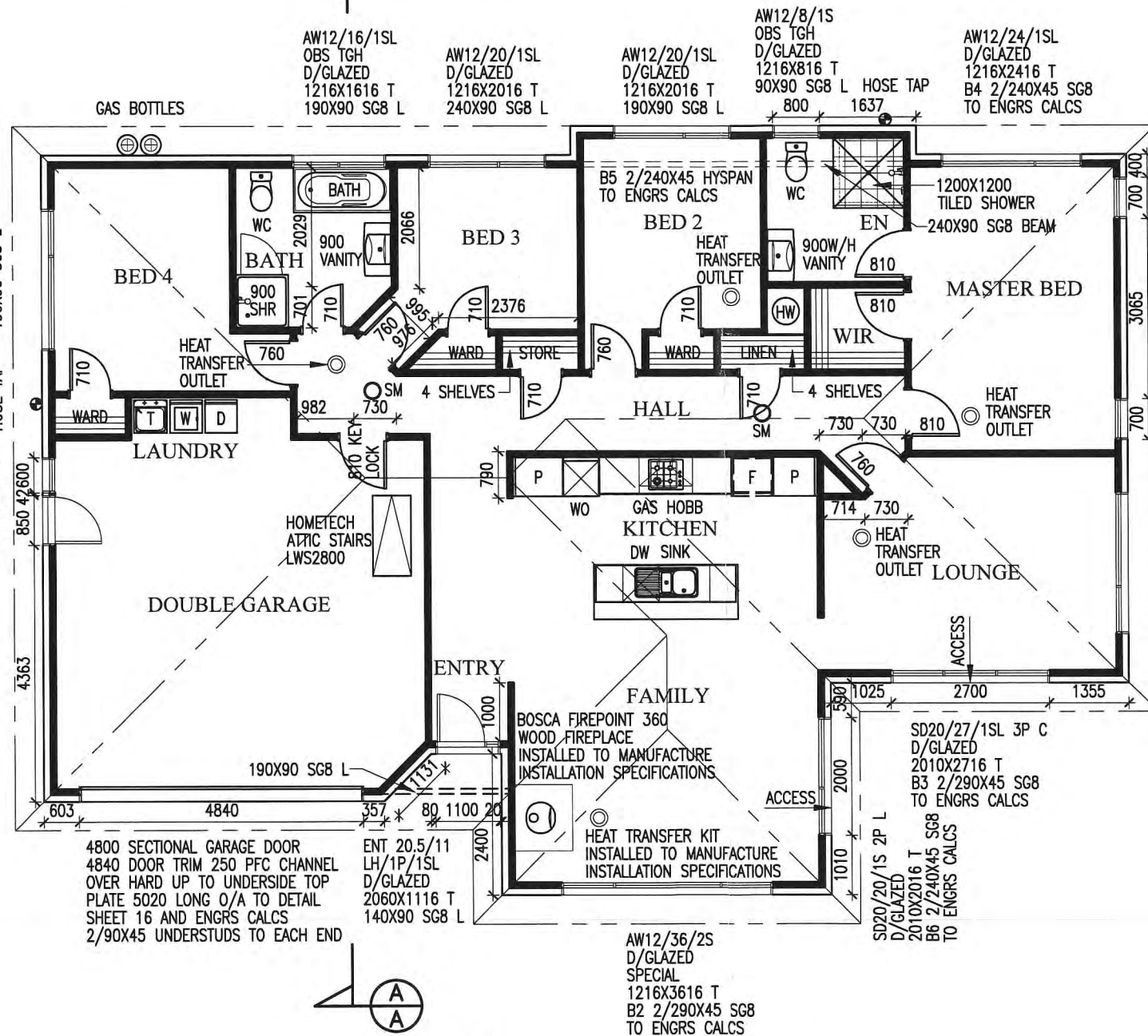
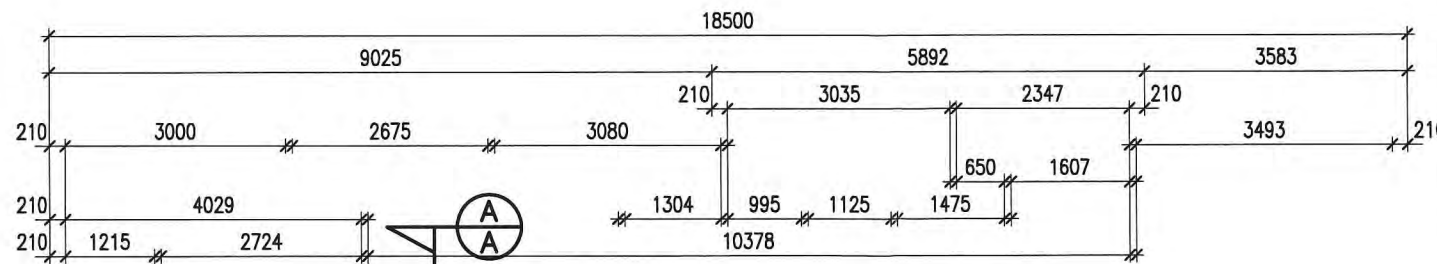
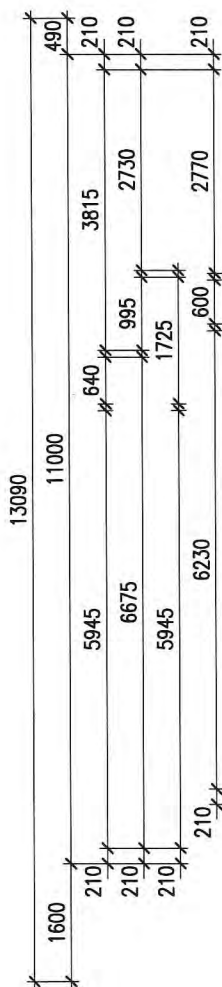
SALES PAULO PELASIO	
DRAWN M.T	DATE 18/02/2013
REVISED	
REVISED	

WN100A DRAINAGE PLAN

PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU

SCALE 1:100 ON A3	SHEET 3
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RM FINA, 130194
 22/11/2013
 APPROVED PLANS



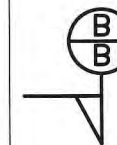
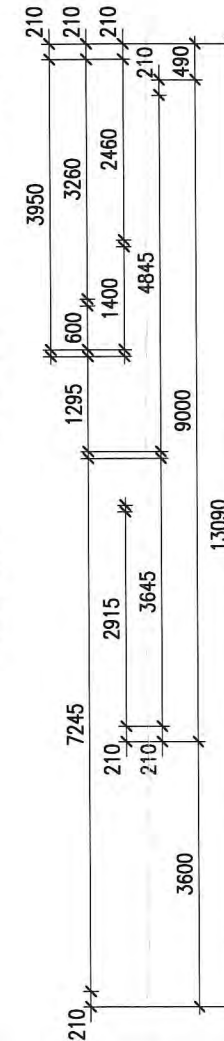
BATTEN HOLDER & 100W LAMP IN CEILING
 CAVITY - NEON MESH SWITCH FOR LOFT LIGHT

R2.2 INSULATION TO GARAGE EXTERIOR WALLS

HEATED TOWEL RAILS INSTALLED IN ENSUITE & BATHROOM

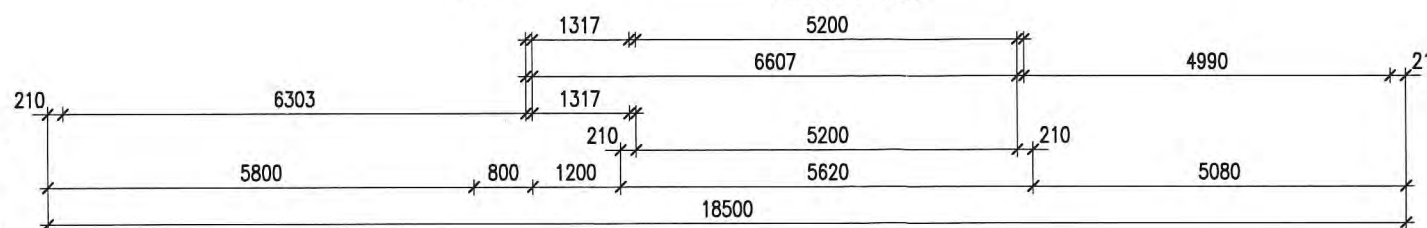
MIRROR & TOILET ROLL HOLDER IN ENSUITE & BATHROOM

METER BOX LOCATED ON POWER PLINTH



REFER INSULATION
 SCHEDULE SHEET 17

REFER DRAGON TIES AND
 CNR BRACES TO SHEET 11

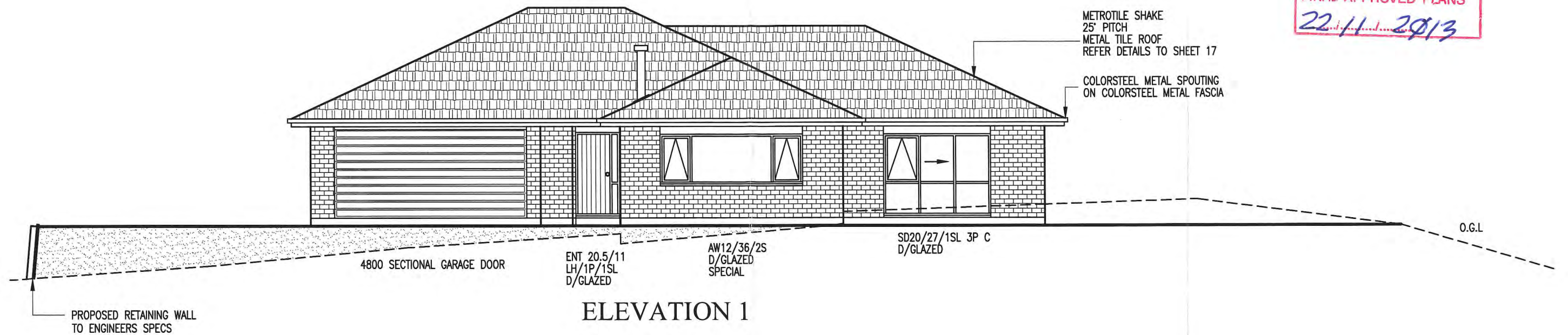


LINTEL NOTE:
 ALL SGB LINTELS MAY BE
 SUBSTITUTED FOR GL8 GLULAM
 LINTELS OF SAME SIZE.
 REFER TO ENGRS CALCULATIONS

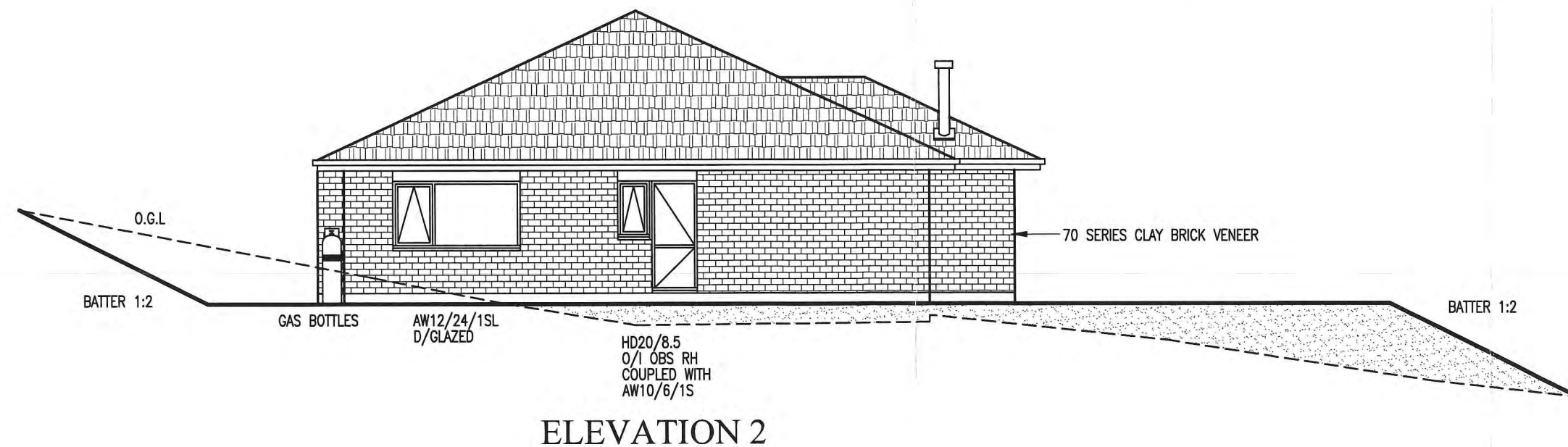


KILLKENNY ALTERED	
NOTES	
1. 45MM TRIMMER STUDS TO INTERNAL DOORS & 25MM JAMBS AND ARCHITRAVES. 2. GRADE A & B SAFETY GLASS TO BE USED IN ACCORDANCE WITH NZSS 4223 & NZ BUILDING CODE. 3. ALL ASPECTS OF THIS PROJECT MUST FULLY COMPLY WITH NZS 3604 & ALL RELEVANT RELATED APPROVED DOCUMENTS AND PROVISIONS OF THE NZ BUILDING CODE WHETHER OR NOT DETAILED IN THESE PLANS. 4. GARAGE TO BE LINED AND PAINTED. 5. SEALED LINER SHOWER TRAY UNITS GIB AQUALINE AROUND. 6. TILED SHOWERS WITH APPROVED WATERPROOFING TO DETAIL SHEET 23 TILES TO BE COMPATIBLE WITH FIXING TO 10MM AQUALINE SHEET ON WALLS.	
ZONES	
WIND ZONE	HIGH (A)
EXPOSURE ZONE.	C
EARTHQUAKE ZONE	3
SNOW LOADING	N1
TIMBER GRADING	
STUDS 90X45, H1.2 UNLESS SPECIFIED. ALL STRUCTURAL TIMBER TO BE MINIMUM STRESS GRADE 8 TIMBER. H1.2 TREATED TO INTERNAL WET AREAS. ALL LINTELS TO BE MINIMUM STRESS GRADE 8 TIMBER.	
WINDOW CODES	
AW12/20/1SL	— WINDOW TYPE AND SIZE
1216X2016 T	— TRIM SIZE FOR PRECUT
190X90 L	— LINTEL SIZE
AREAS	
FLOOR AREA HOUSE	162.12 SQ. METRES
DOUBLE GARAGE	41.82 SQ. METRES
TOTAL AREA	203.94 SQ. METRES
PERIMETER FRAME	63.35 METRES
SOFFIT/GABLE LENGTH	66.12 METRES
ROOF AREA	233.77 SQ. METRES
LEGAL DESCRIPTION	
LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION SALES PAULO PELASIO DRAWN M.T. DATE 18/02/2013 REVISED 28/2/2013 ENGINEER B.B. 33104 WN100A FLOOR PLAN PETER ALED ROBERTS 48 EUCALYPTUS WAY NIKAU VLY, PARAPARAUMU SCALE 1:100 ON A3 SHEET 4	

RM 130/94
 FINAL APPROVED PLANS
 22/11/2013



RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTALS
WIND ZONE (PER NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					8



platinumhomes®
 NEW ZEALAND

KILLKENNY ALTERED

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SALES PAULO PELASIO

DRAWN M.T. DATE 18/02/2013

REVISED

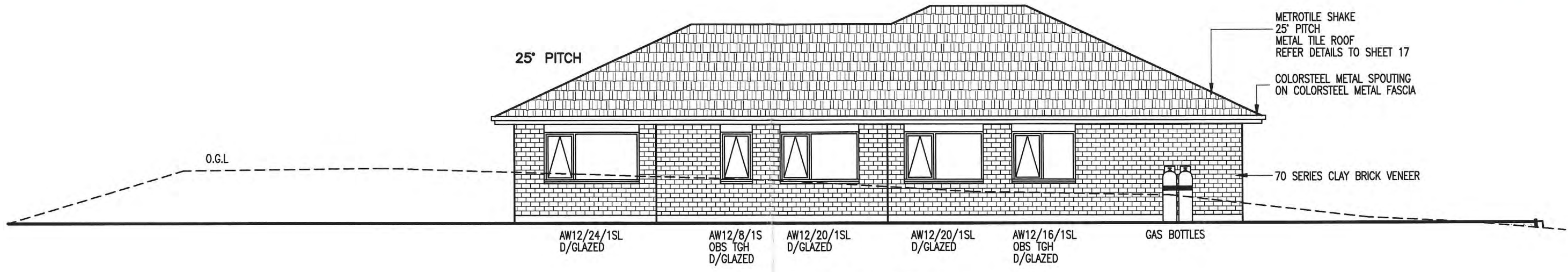
REVISED

WN100A ELEVATIONS

PETER ALED ROBERTS
 48 EUCALYPTUS WAY
 NIKAU VLY, PARAPARAUMU

SCALE 1:100 ON A3 SHEET 6

RM 130194
FINAL APPROVED PLANS
22/11/2013



ELEVATION 3

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTALS
WIND ZONE (PER NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					8



ELEVATION 4



NEW ZEALAND

KILLKENNY ALTERED

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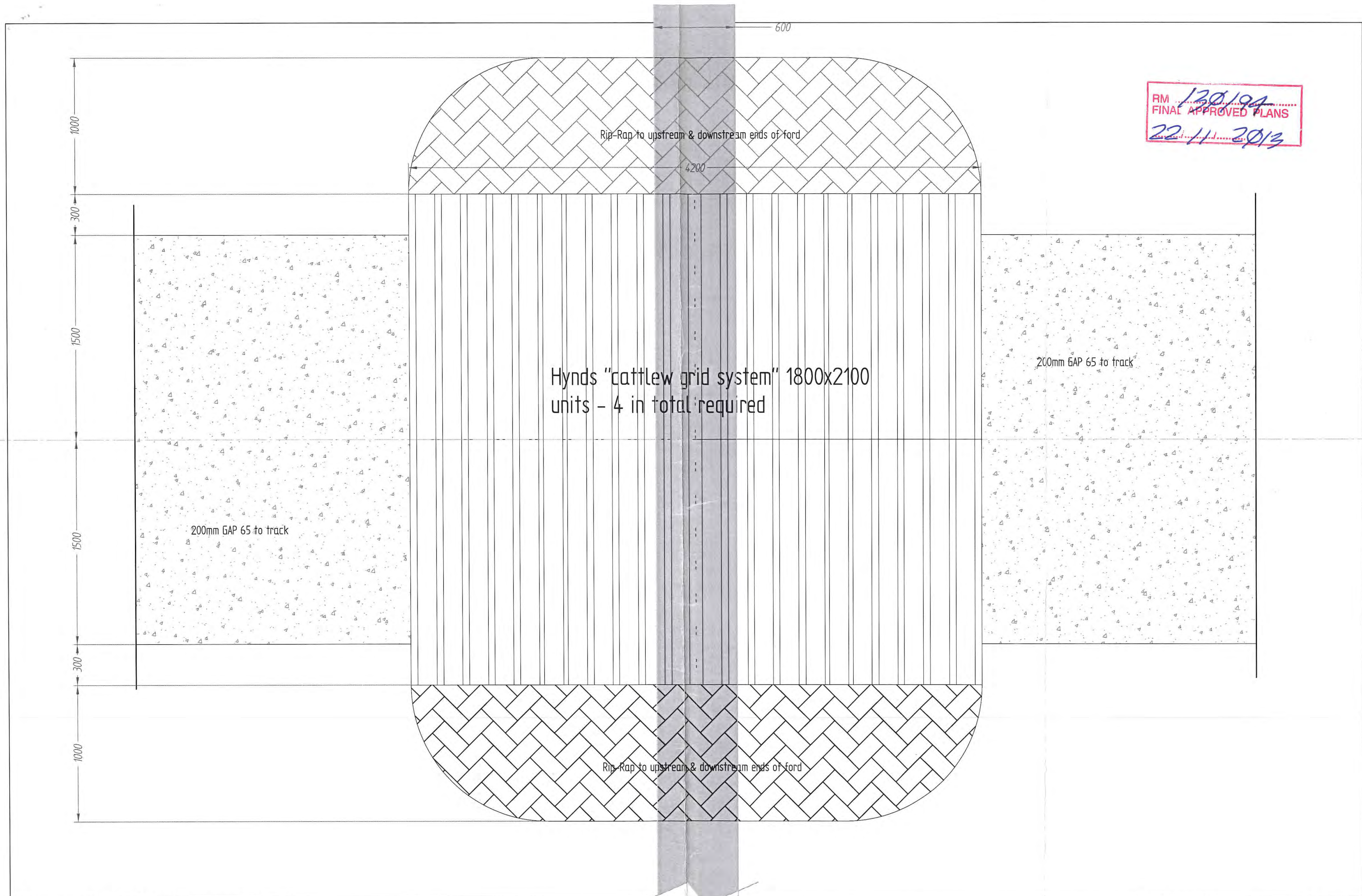
SALES PAULO PELASIO

DRAWN M.T	DATE 18/02/2013
REVISED	
REVISED	

WN100A ELEVATIONS

PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU

SCALE 1:100 ON A3	SHEET 7
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RM 130/94
FINAL APPROVED PLANS
22/11/2013

Hamish Wells
MIPENZ, CPENG # 186323
CONSULTING CIVIL ENGINEER
Offices at 202 Otaki Gorge Road Otaki

Phone: 06 36 46 728
Fax: 06 36 46 729
Mobile: 0274 459 757
engem@extra.co.nz

48 Eucalyptus Way - stream realignment and ford crossing for house site

SCALE	1: 12.5	@A1	1: 25	@B3
DATE	Sept 2010			
SHEET	FP	of		
JOB ID				

18 December, 1995

Pritchard Group Ltd
Addington Road
RD1
OTAKI

Dear Sir

**SCHEME PLAN 950421 PROPOSED SUBDIVISION AT MAIN ROAD NORTH,
PARAPARAUMU FOR PRITCHARD GROUP LTD**

I advise that pursuant to Section 105 of the Resource Management Act 1991, Council has approved Scheme Plan 950421 being the proposed subdivision of Pt Lot 9 DP 2183 and Pt Muaupoko A2 Section 2 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The Developer shall obtain notice of consent of the Minister of Transport under Section 93 of the Transit New Zealand Act 1989 to the subdivision of land which has frontage to a limited access State Highway.
3. Plans and specifications for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
4. The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
5. The Developer shall either:
 - (a) Certify that a building site is available for Lots 7 and 8 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991. House sites shall be nominated.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

- 6. The payment of road inspection fee of \$165.40 (GST inclusive). ←
- 7. Lot 27 is to vest as road, shall be 20 metres wide, and be formed, metalled and two coat sealed to Council standard requirements. The sealed carriageway shall be 6 metres wide and a turning circle shall be provided. One metre wide shoulders shall be provided each side of the sealed carriageway.

The requirement for a second coat seal shall be met by lodging a cash contribution with Council calculated at \$2.25 (GST inclusive) subject to Transit NZ subsidy otherwise \$3.94 per sqm of the area of first coat seal. ←

A prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer.

The road to vest shall be a generally regular width of 20 metres unless it can be demonstrated that 17 metres is sufficient and acceptable. Cut and fill batters arising from the road construction are to be located within the future, privately-owned lots.

The road to vest shall be extended approximately 70 metres to include additional frontage for Lots 5 and 25. In the vicinity of TP4 (downstream of the existing pond) of the roading plan, the stream is to be realigned so as not to intrude into the future road to vest at this location.

The intersection of the new road with State Highway 1 shall be designed and constructed in consultation with Transit NZ to the satisfaction of the Subdivisional Engineer.

- 8. Sign posts and/or name plates shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road names are to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development).

Three road names per road shall be forwarded to Council for approval.

- 9. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer.

A suitably qualified person shall design and supervise the construction of the dams and lakes. Each installation shall be analysed for the 10% and 1% annual probability storm event and a report on the consequences of failure of one or all three dams shall be provided to Council.

Culvert installations shall be supported by calculations. Site investigations shall be undertaken in the vicinity of the lakes and dams to determine whether or not it is acceptable and suitable to locate them in the proposed positions.

Downstream flow from dam 3 shall be restricted to the volume of the 10% annual probability storm event and recommendations shall be provided for the on-going monitoring and maintenance of the dams and lakes. The responsibility for monitoring and maintenance of these will be the owners of the lot or lots in which they are located.

Council will issue a consent notice under Section 221 of the Resource Management Act in this respect.

The Developer's representative shall obtain all necessary consents.

10. The corner of Lot 27 is to be splayed 10 metres and vest as road.
11. Earthworks shall be kept to a minimum to ensure the least disturbance to the landform. All batters shall be self-supporting.
12. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
13. All sections shall have drive-on access no steeper than 1 in 5.
14. Access legs to single rear lots shall be formed and sealed if necessary to ensure that they do not cause a discharge of tailings, silt, sludge, stormwater or any other deleterious substances at the road frontage.
15. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
16. A report shall be provided to Council by a suitably qualified person which addresses the means of providing, maintaining and monitoring a water supply for each lot and the suitability of on site effluent disposal. The form of sewage disposal on site that will be approved shall be practicable and environmentally acceptable. Site investigations and tests shall relate to the nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site sewage disposal. The recommendations for and constraints on the provision of water supply and effluent disposal shall be included in a consent notice to be issued by Council pursuant to section 221 of the Resource Management Act 1991. The consent notice shall include reference to the owners' responsibility to maintain and monitor their water supply and effluent disposal system so that any adverse effects on the environment are minor.

If ground water or stream water is to be a source of potable water for the lots being created then the water quality shall meet the "drinking-water standards for New Zealand 1995" for a community water supply.

Alternatively, separate systems for drinking (roof water) and other domestic uses (bore and stream water) will be acceptable subject to the consent notice.

17. The rights-of-way which service Lots 19 to 24 and Lots 13 to 18 shall be made a memorandum of easement and shall be formed, metalled and sealed. The sealed width shall be not less than 4.5 metres. The right of way for Lots 10 and 11 shall be made a memorandum of easement and shall be formed and metalled. The entrance at the road reserve shall be formed, metalled and sealed.

Additional precautions may be necessary to prevent scour velocities from being generated in the water tables.

Access to the balance area between Lots 2 and 3 shall be formed, metalled and sealed between the frontage and the edge of seal.

18. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

19. The boundaries of any entranceway to a rear lot are to be designed to the satisfaction of the Subdivisional Engineer. (Refer to Section J Diagram 3 Kapiti Coast District Plan).
20. A 4,500 litre concrete water tank is to be provided in the road reserve in the vicinity of Lot 25 for fire fighting purposes, readily located and easily identifiable. Where a public water supply is available valves, boxes, overflow pipes and other ancillary equipment shall be installed.
21. That the following requirements be met regarding the Natural Gas Corporation Gas pipeline easement:

- (a) That Kapiti Coast District Council grant and sign a deed of grant (pipeline easement) for the parcels of land which are shown on the Pritchard Group Ltd scheme plan of Mahaki Stage 1 will vest as Road, such parts presently being subject to registered pipeline easements in favour of the Natural Gas Corporation/
- (b) That prior to physical development of any Vested Road over which the same crosses the high pressure pipeline easement (or the said Deed) the developer and/or Council shall provide to the Natural Gas Corporation, engineering drawings detailing the proposed construction of such roads or roads. Such drawings to be provided no less than 72 hours prior to commencement of such works.

- (c) That should the Natural Gas Corporation, as its sole discretion, determine that additional protection of any kind be required to be placed over the pipeline, or any other restrictions be required be put in place to protect the integrity of the pipeline, such costs for the same shall be met by the developer.
- (d) That no work of any kind be commenced over or near the pipeline easement without the prior written consent of the Natural Gas Corporation. Such consent being considered in accordance with items 1-3 above being met.
- (e) That any Sale and Purchase agreements being prepared for newly created titles which will become subject to the registered pipeline(s) easements being brought down to the same where applicable, give reference to the existence of the registered pipeline(s) easement or the existence of the pipeline(s) if title has not yet been issued.
- (f) That the costs of preparation of the necessary documentation for preparation of the Deed of Grant be met by the developer.
22. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
23. A buffer zone shall be created in Lots 25, 26, 9, 10 and 11. This shall be 20 metres wide each side of the fault line and an encumbrance shall be recorded on the title which prohibits any dwelling or on-site effluent disposal system being located in this area. Other legally binding restrictions having the same effect may be acceptable.
24. All costs arising from any of the above conditions shall be at the expense of the Developer.
25. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.

Note: This approval also includes the land use consent for earthworks as submitted with the subdivision consent application.

Any objection to this decision or any condition imposed with the decision must be lodged with Council within 15 working days of receiving this letter.

Yours faithfully


A Guerin
PLANNER, POLICY

NL



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KAPITI COAST DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221

OF THE RESOURCE MANAGEMENT ACT 1991

FOR THE DEPOSIT OF LAND TRANSFER PLANS 82049 & 82050

**THE SUBDIVISION OF PT LOT 9 DP 2183 PT MUAUPOKO A2 SECT 2 SUBD 4 &
5, MUAUPOKO A2 SECT 2 SUBD 6, MUAUPOKO A9 AND B, AND PT SEC 6 & 7
BLK XIII KAITAWA S.D.**

950421

**MAHAKI HOLDINGS LTD
MAIN ROAD NORTH, PARAPARAUMU**

TO: The District Land Registrar at Wellington

Pursuant to Section 221 (1) of the Resource Management Act 1991, the Kapiti Coast District Council hereby certifies that it has consented to the subdivision on the following conditions to be complied with on a continuing basis:

1. Lots 4, 5, 7, 8, 9 and 10 shall install Home Aeration Plants with disinfection by chlorination as the primary treatment device to prevent the possibility of contamination of the adjacent stream.
2. That Home Aeration Plants, Ecotanks and other equipment are to be cleaned and serviced in accordance with the manufacturer's specifications - refer to Tse Group report dated 10 May 1996 for on lot effluent disposal recommendations.
3. Any on site effluent disposal system equipped with a pump must have it inspected and serviced annually by a suitably qualified person.
4. Baffles or valves in distribution boxes must be alternated monthly.
5. Stormwater diversion drains around trenches or beds must be regularly cleaned out.

6. If the potable water is to be collected from an on-site bore, or from roof collection or by any other on-site method, then the Drinking Water Standards for New Zealand 1995 or its updated equivalent are to be complied with and the owners or owners is/are to maintain and monitor the supply in accordance with such standards.
7. For Lots 7 & 8, soil tests carried out on the site indicate that a satisfactory soil bearing pressure at a depth of 1 metre is suitable for the erection of residential buildings not requiring specific design in terms of NZS 3604 and related documents providing that the house site is located in the area shown on Tse Group Plan No. 103/01/2/1.
8. The dam within the balance area shall be monitored and maintained by the owners on an ongoing basis.

Dated at Paraparaumu this 22nd day of May 1996.

[Signature]
for GENERAL MANAGER

THIS REPRODUCTION IS CERTIFIED TO BE A
TRUE COPY OF THE ORIGINAL REGISTER
FOR THE PURPOSES OF SECTION 215B LAND
TRANSFER ACT 1952

— 6.5.2009

for RGL.



Handwritten notes:
B531004.4
26.7.1996
Canal Notice



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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 348721
AND RESOURCE CONSENT NO. RM 040145**

**(BEING THE SUBDIVISION OF LOTS 15 & 16 DP 82050),
AT 48 – 50 EUCALYPTUS WAY, PARAPARAUMU
FOR F HORNAK**

The Regional Regulatory Titles Officer at Wellington

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

1. With respect to Lot 2: Any on-site wastewater treatment and disposal system shall take into account the findings and recommendations within the report prepared by Cuttriss Consultants Limited relating to Site Stability, Water Supply and Effluent Disposal at 48 Eucalyptus Way, Paraparaumu, dated June 9, 2005 and submitted to Council in relation to application number RM040145. A copy of the report is available in Council's Office at any time the office is open to the public.

Any on-site wastewater treatment and disposal system shall be designed, constructed and operated to meet the following performance criteria:

- i. It shall be designed with sufficient wastewater retention time to enable adequate treatment in relation to any constraints identified in the site investigation;
- ii. The wastewater shall be evenly distributed to the entire filtration surface of the disposal field;
- iii. The bottom of the wastewater disposal system shall be sufficiently above the groundwater at its highest level, in relation to any constraints identified in the site investigation, to prevent any contamination of groundwater;
- iv. The area available for on-site treatment shall be appropriate for the volume of the discharge and any constraints identified in the site investigation

Note: Refer to Rule 7 of the Regional Plan for discharges to Land, Greater Wellington Regional Council.

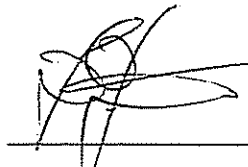
It is the owner's ongoing responsibility to monitor and maintain any on-site wastewater disposal system so that any adverse effects on the environment are minor.

2. With respect to Lots 1 and 2: Further subdivision of the lots is prohibited (excluding any boundary adjustments as defined in the Kapiti Coast District Council District Plan).
3. With respect to Lots 1 and 2: Any on-site water supply system shall take into account the findings and recommendations within the report prepared by Cuttriss Consultants Limited relating to Site Stability, Water Supply and Effluent Disposal at 48 Eucalyptus Way, Paraparaumu, dated June 9, 2005 and submitted to Council in relation to application number RM040145. A copy of the report is available in Council's Office at any time the office is open to the public.

A minimum storage capacity of 25,000 litres shall be provided but it is recommended that 50,000 litres capacity is provided, particularly if it is intended that the property is to be used for permanent residence. It shall be the ongoing responsibility of the owner to maintain and monitor their water supply so that any adverse effects on the environment are minor.

Note: Refer to Rule 7 of the Regional Plan for discharges to Land, Greater Wellington Regional Council.

Issued in respect of application No. RM 040145 on this 6th day of July, 2005.



Wayne Gair
AUTHORISED OFFICER



Ian Carstens
AUTHORISED OFFICER