

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

13 August 2026

Bradshaw Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 131 King Arthur Drive 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.



Jackie Adams
Manager Consenting

This page is intentionally left blank.

Land Information Memorandum (LIM)

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

131 King Arthur Drive Paraparaumu

Application Details

Applicant	Bradshaw Limited
LIM number	L260712
Application date	06/08/2026
Issue Date	13/08/2026

Property Details

Property address	131 King Arthur Drive Paraparaumu
Legal description	LOT 5 DP 369877 C/T 283489
Area (hectares)	0.4689

Valuation Information

Valuation number	1526036105
Capital value	\$1,650,000
Land Value	\$680,000
Improvements Value	\$970,000

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

Table of Contents

Document Information 3

Attachments 4

1. Rates 5

2. Consents, Certificates, Notices, Order or Requisitions affecting the land and buildings 6

 Building Consents 6

3. Weathertightness 6

4. Land use and Conditions 7

5. Special Features and Characteristics of the Land 9

6. Natural Hazards 10

7. Other land and building classifications 15

8. Private and Public stormwater and sewerage drains 15

9. Drinking water supply 15

10. Network utility information 15

11. Other information about the property 16

12. Glossary of Terms and Maps attached 17

Document information

This document has been prepared in accordance with legislation

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) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

This LIM contains information held by Council

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

Due diligence is recommended

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

Attachments

- 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)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (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	2026/2027
Annual Rates 1 July to 30 June	\$8,136.87 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/09/2026
Rates arrears	\$0.00
Water Rates	\$0.00 For the 2026/2027 rating year, all water used is charged at a volumetric rate of \$1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water Rates 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

28/02/08 BUILDING CONSENT 080035 : New Dwelling
 : Code Compliance Certificate issued 5/08/08

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.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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 the land may be put, and conditions attached to that use. This section may provide some information relating to the natural hazards, which may impact this property. More information relating to these and other potential natural hazards can be found in Section 6 Natural Hazards.

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.

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. 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 is 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 2006 under resource consent number RM040300 (Subdivision Consent - 13 Lot Fee Simple). A copy of the Decision is provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which requires 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 appurtenant to a right of way easement.

Copies of the Deposited Plan (DP 369877) 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.

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.

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 Conical Surface 1:20, 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.

5. Special Features and Characteristics of the Land

This section identifies information held by Council 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.

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 [Selected Land Use Register \(HAIL Database\)](#).

Other Information

The Greater Wellington Regional Council (GWRC) holds a Selected Land Use Register that identifies Kapiti Coast sites with a history of hazardous activity or industry. This Council is aware that this property is located within the vicinity of land which appears on the Selected Land Use Register.

The following extract from that register provides the site history statement and the classification for this property.
(SN/01/197/02)

Site ID 2624

Site Name 139 King Arthur Drive, Paraparaumu

Street Number 139

Street Name KING ARTHUR DR

Local Authority KAPITI COAST DISTRICT

File Number SN/01/197/02

Category Verified History of Hazardous Activity or Industry

ANZECC Chemical manufacture, application and bulk storage

ANZECC Sub Storage tanks or drums for fuel, chemicals or liquid waste

Site History May 2016:

This site meets the Ministry for the Environment Hazardous Activity and Industry List classification for Category A - Chemical manufacture, application and bulk storage, Activity 17 - Storage tanks or drums for fuel, chemicals or liquid waste.

Evidence of the HAIL activity was confirmed from aerial photographs, and Google Earth Street View photographs.

The full details of the listing are in the file note held by the Greater Wellington Regional Council \[Doc ID: CNMG-12-30\] and were confirmed as a HAIL site by a suitably qualified and experienced practitioner in accordance with NES (2011) requirements.

6. Natural Hazards

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

A natural hazard is 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 affect human life, property, or other aspects of the environment.

The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

The Operative District Plan 2021 contains information relating to natural hazards, which may present a risk to property and people within the Kāpiti Coast District. These are discussed below, with further information relating to how this property could be impacted available in the Operative District Plan 2021, and on the attached maps.

Natural hazard information held by Council

Natural hazards identified in the District Plan

Earthquakes

Due to its geographical features, the Kāpiti Coast District may be at risk of earthquakes. Earthquake fault traces within the Kāpiti Coast are mapped in the [Operative District Plan 2021](#), and can help you identify whether this property may fall within a fault area.

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.

Liquefaction

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

More information on this risk can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Slope failure

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to slope failure in the event of an earthquake. Those areas in the southern or southeastern parts of the District such as Paekākāriki and Raumati, may be particularly susceptible.

More information detailing earthquake-related hazards can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Fire

Due to its climate and geographical features, the Kāpiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in our [Operative District Plan 2021](#).

Further information relating to fire risks, can also be found in the information provided by the Greater Wellington Regional Council later in this section.

Tsunami

Under certain circumstances, the Kāpiti Coast District may be at risk of experiencing a tsunami. To understand the potential risk to this property and the evacuation zones please see the updated tsunami evacuation maps for Kāpiti these can be viewed at the Council's website at [Tsunami Zones](#).

Flooding

Due to its physical landscape, the Kāpiti Coast District presents with a varying level of flood risk. For more information about this risk and the property can be found under "flood hazard categories" on the District Plan Maps and in the [Operative District Plan 2021](#)

Council is currently undertaking an update of its flood modelling, which will provide up-to-date information regarding flood hazards within the Kāpiti Coast District, including at a property level. This information is only in draft currently, which has been released for consultation with the community. As it is only in draft form, the information may change prior to its finalisation, which may influence how the risk of flooding could affect this property.

More information on flood hazard modelling, including currently available information can be found on the Council website

www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/.

For more information, please contact the Stormwater and Coastal Assets team on 0800 486 486.

If this property has been subject to a Building or Resource Consent, a geotechnical or liquefaction assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

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 Kāpiti 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.

Natural hazards identified under the Building Act 2004

Natural hazards identified under the Building Act 2004 during a consenting process may influence whether land can be built on and/or the specifications required to mitigate risk. Natural hazards under Section 71(3) of the Building Act include erosion, falling debris, subsidence, inundation, and slippage.

Consents notified relating to a natural hazard

If this property has had a Building Consent issued, which required notification for a natural hazard, it will be found in *Section 2: Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings*.

Notices issued under 133BT

Under certain conditions, for example if a building presents a risk of injury or death to people or has been evacuated during an emergency event, a notice may be issued.

A Notice under 133BT of the Building Act 2004 has not been identified for this property. For further information on this section, contact the Building Team on 0800 486 486.

Geotechnical assessment

If this property has been the subject of a 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 and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

A geotechnical report supplied under the Building Act 2004 has not been identified for this property.

All available Building Consent geotechnical assessments are located in attached building files. For further information on this section, contact the **Building Team** on 0800 486 486

Natural hazards identified under the Resource Management Act 1991

Natural hazards identified under Resource Management Act 1991 during a consenting process could influence how land may be used and/or whether land can be built on, as well as any specification required to mitigate the risk of natural hazards. The definition of a natural hazard under the Resource Management Act can be found at the beginning of this section.

If this property has been the subject of a Resource Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about the risk of natural hazards at the property.

A geotechnical report supplied under the Resource Management Act 1991 has not been identified for this property.

For further information contact the **Resource Consents Team** on 0800 486 486.

Natural hazard information provided by Greater Wellington Regional Council

This information has been provided by Greater Wellington Regional Council in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. No alteration has been made to this information.

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website: <https://mapping1.gw.govt.nz/gw/ClimateChange/> and https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#.

Please contact **Greater Wellington Regional Council** at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**

www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information www.wremo.nz. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

Other natural hazard information

No other information found.

7. Other land and building classifications

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

No information located.

8. 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.

9. 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 an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

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

10. 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.

11. 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

No information found.

Cultural and Archaeological

The settlement history of the Kāpiti 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](#)

12. 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

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. This may also include technical reports (such as geotechnical and/or structural reports) if available.

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 Kāpiti 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.



**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 283489
Land Registration District Wellington
Date Issued 19 October 2006

Prior References
WN52B/315

Estate Fee Simple
Area 4689 square metres more or less
Legal Description Lot 5 Deposited Plan 369877
Original Registered Owners
Rangeview Investments Limited

Interests

Appurtenant hereto is a right of way created by Transfer 65113 - 18.11.1907 at 10.15 am
B704640.4 Mortgage to The National Bank of New Zealand Limited - 2.2.1999 at 10.13 am
7078491.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.10.2006 at 9:00 am
7515843.1 Transfer to Rangeview Investments Limited - 24.8.2007 at 9:00 am
Land Covenant in Transfer 7515843.1 - 24.8.2007 at 9:00 am
7517771.1 Discharge of Mortgage B704640.4 - 24.8.2007 at 4:00 pm
7517771.2 Transfer to Kirsty Marie Moore Bradley and Hayden James Bradley - 24.8.2007 at 4:00 pm
7517771.3 Mortgage to Westpac New Zealand Limited - 24.8.2007 at 4:00 pm
8290618.1 Transfer to Hayden James Bradley and Kirsty Marie Moore Bradley - 18.9.2009 at 2:48 pm
11293196.4 Variation of Mortgage 7517771.3 - 23.11.2018 at 12:04 pm



Digital Title Plan - DP 369877

Survey Number DP 369877
Surveyor Reference 17861 - RANGEVIEW
Surveyor Nicola Kate Todd
Survey Firm Cuttriss Consultants Ltd (Kapiti)
Surveyor Declaration I Nicola Kate Todd, 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.
Declared on 06/07/2006.

Survey Details

Dataset Description LOTS 1-8, 13, 103 AND 104 BEING A SUBDIVISION OF PT LOT 1 DP 30577
Status Deposited
Land District Wellington
Submitted Date 06/07/2006
Survey Class Class II Cadastral Survey
Survey Approval Date 06/07/2006
Deposit Date 19/10/2006

Territorial Authorities

Kapiti Coast District

Comprised In

CT WN52B/315

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 369877	Fee Simple Title	1.0436 ha	283485
Lot 2 Deposited Plan 369877	Fee Simple Title	0.8984 ha	283486
Lot 3 Deposited Plan 369877	Fee Simple Title	0.8857 ha	283487
Lot 4 Deposited Plan 369877	Fee Simple Title	0.7097 ha	283488
Lot 5 Deposited Plan 369877	Fee Simple Title	0.4689 ha	283489
Lot 6 Deposited Plan 369877	Fee Simple Title	1.7360 ha	283490
Lot 7 Deposited Plan 369877	Fee Simple Title	1.2709 ha	283491
Lot 8 Deposited Plan 369877	Fee Simple Title	0.9909 ha	283492
Lot 13 Deposited Plan 369877	Fee Simple Title	19.3245 ha	283493
Lot 103 Deposited Plan 369877	Fee Simple Title	0.1055 ha	318574
Lot 104 Deposited Plan 369877	Vesting on Deposit for Road	1.0759 ha	
Marked A Deposited Plan 369877	Easement		
Marked B Deposited Plan 369877	Land Covenant		
Marked C Deposited Plan 369877	Land Covenant		
Marked D Deposited Plan 369877	Land Covenant		
Marked E Deposited Plan 369877	Land Covenant		
Marked F Deposited Plan 369877	Land Covenant		



Digital Title Plan - DP 369877

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked G Deposited Plan 369877	Land Covenant		
Total Area		28.5100 ha	

Schedule / Memorandum

Land Registration District

WELLINGTON

Plan Number

DP 369877

Territorial Authority (the Council)

KAPITI COAST DISTRICT COUNCIL

Schedule of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Lot 13	Lot 1 DP 90442

Schedule of Covenants

Purpose	Shown	Description	Area (hectares)
Open Space Covenant pursuant to section 22 of the Queen Elizabeth II National Trust Act 1977	E	Pt Lot 13	1.7466ha
	F	Pt Lot 13	0.1553ha
	G	Pt Lot 13	0.0116ha

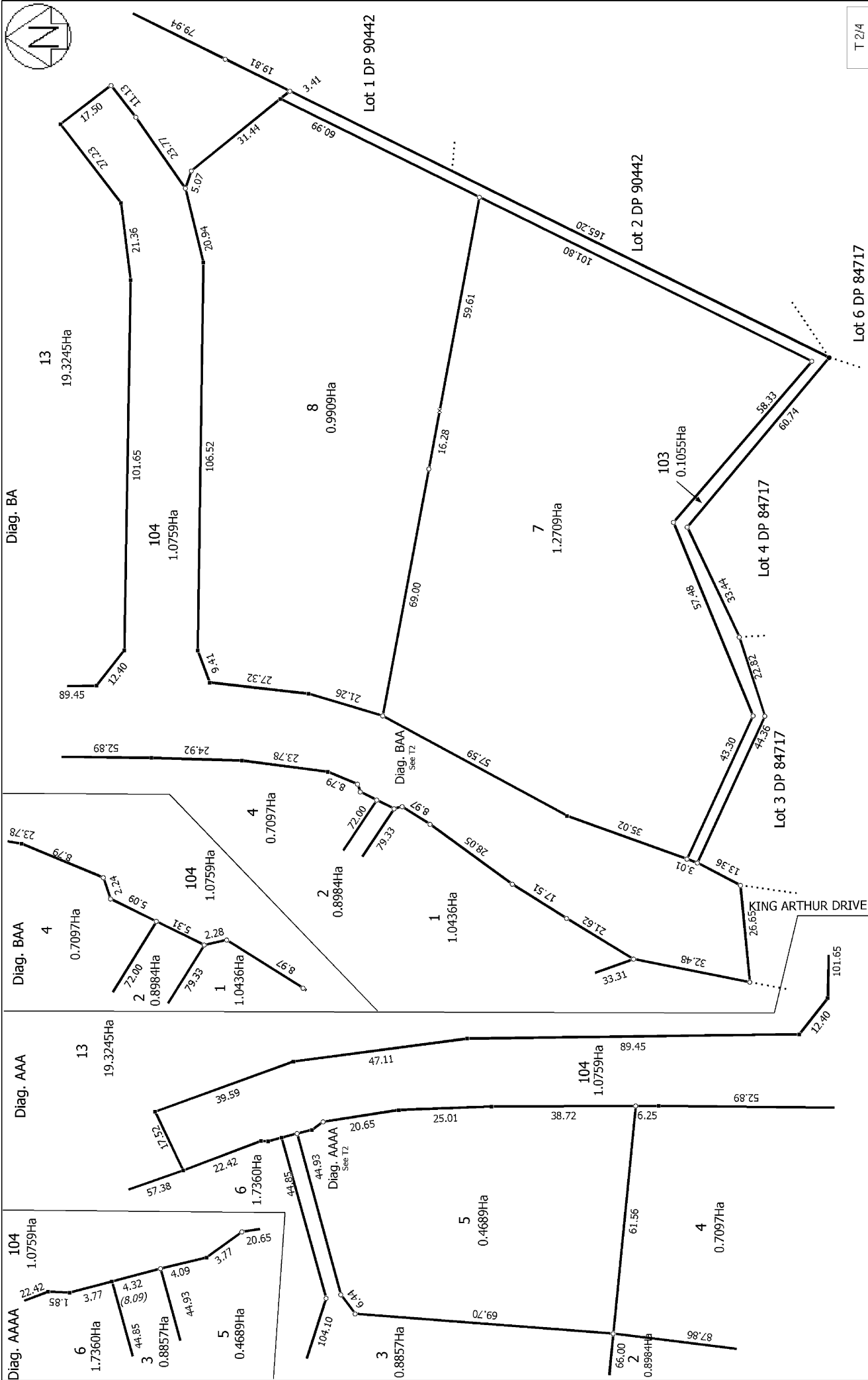
Area marked D is subject to land covenants.

Certifying parties must sign or initial this box

Amalgamation Condition (Pursuant to s220 Resource Management Act 1991)

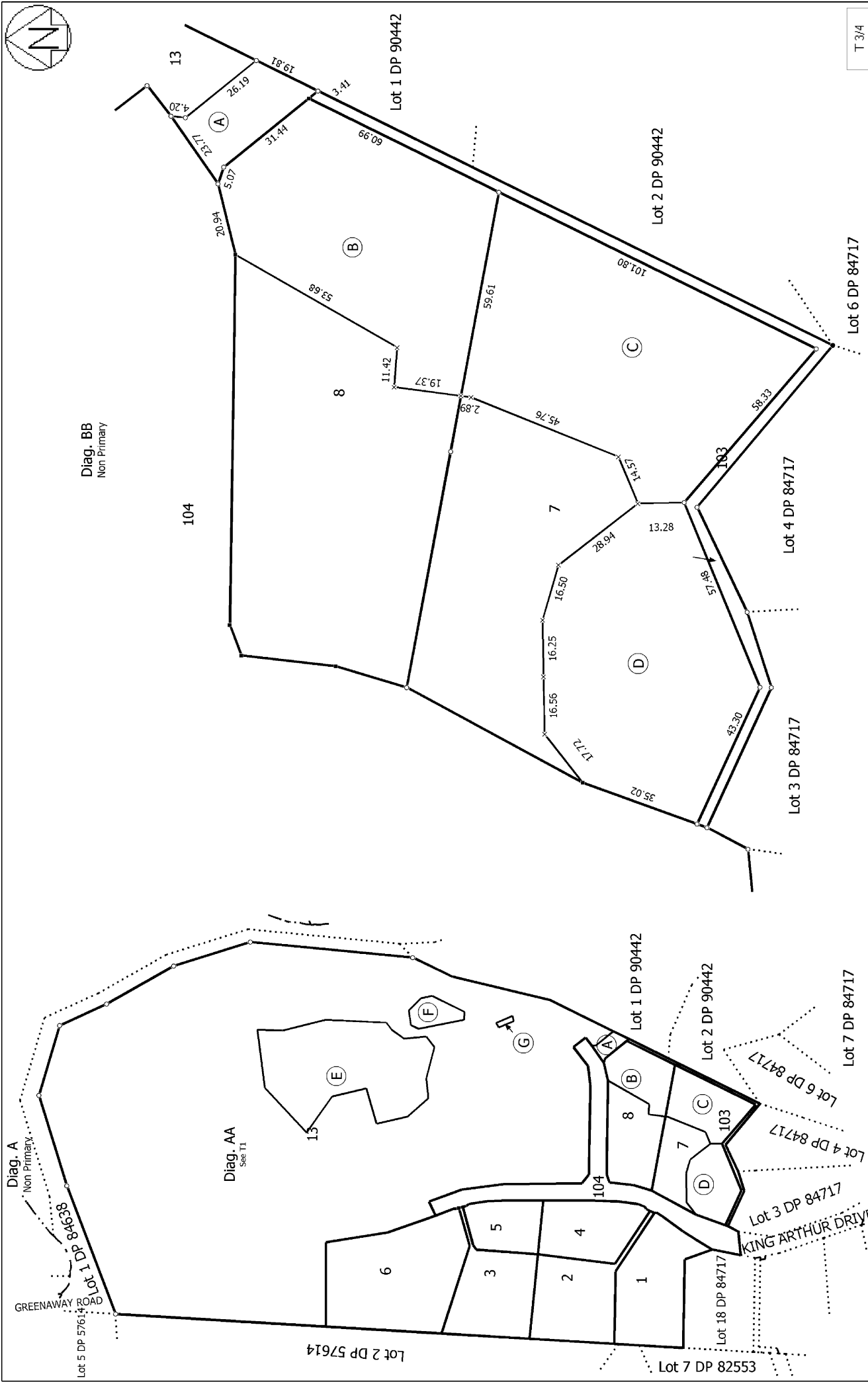
That Lots 13 and 103 hereon be held in the same certificate of title.
--

See Land Information New Zealand Request 569606
--



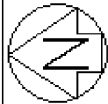
T 2/4

Land District: Wellington	LOTS 1-8, 13, 103 AND 104 BEING A SUBDIVISION OF PT LOT 1 DP 30577	Surveyor: Nicola Kate Todd Firm: Outtriss Consultants Ltd (Kapiti)	Digital Title Plan DP 369877
Digitally Generated Plan Generated on: 14/11/2006 4:13pm Page 6 of 8		Deposited on: 19/10/2006	

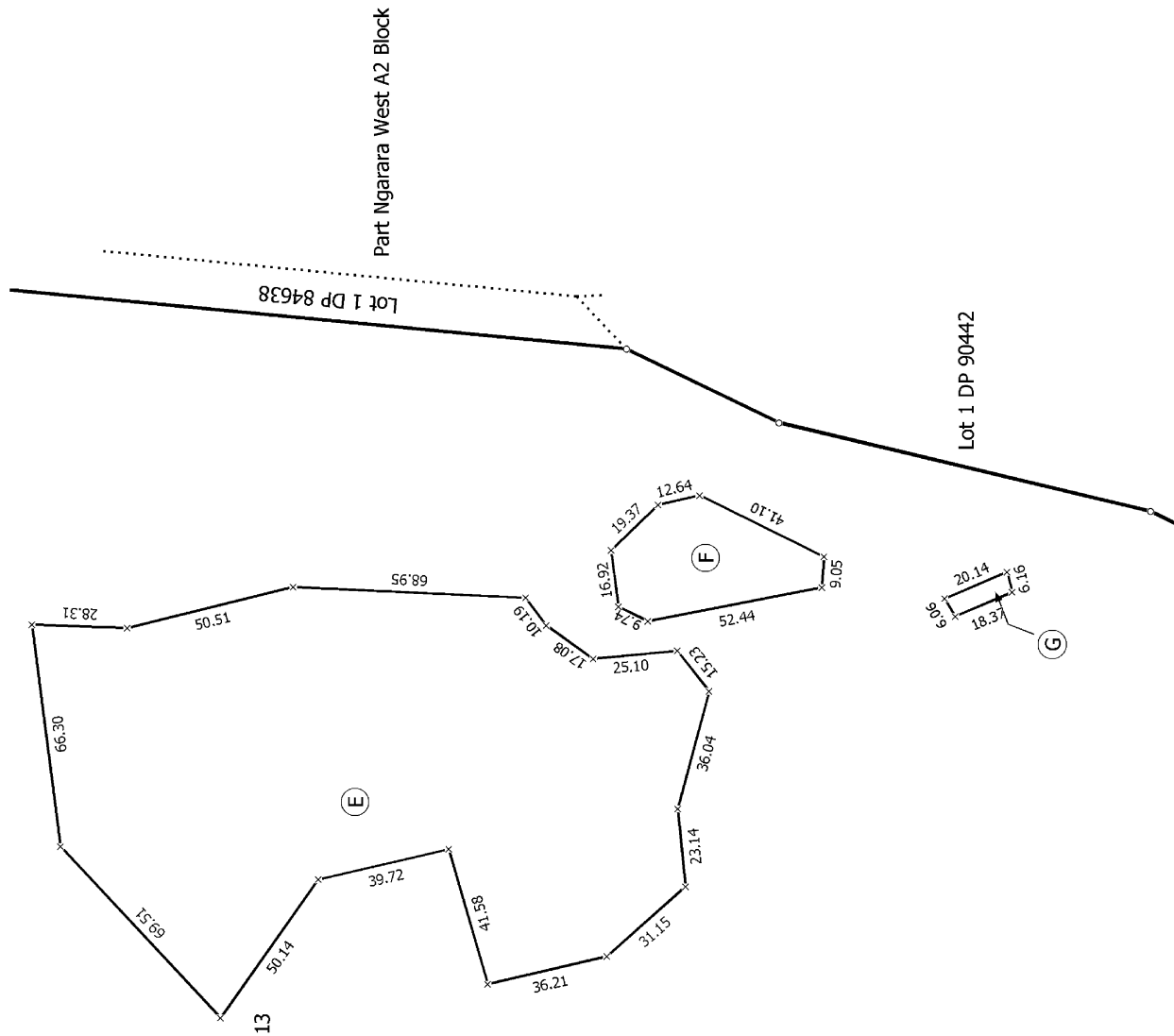


T 3/4

Land District: Wellington	LOTS 1-8, 13, 103 AND 104 BEING A SUBDIVISION OF PT LOT 1 DP 30577	Surveyor: Nicola Kate Todd Firm: Outtriss Consultants Ltd (Kapiti)	Digital Title Plan DP 369877
Digitally Generated Plan Generated on: 14/11/2006 4:13pm Page 7 of 8		Deposited on: 19/10/2006	



Diag. BC
Non Primary



T 4/4

LOTS 1-8, 13, 103 AND 104 BEING A SUBDIVISION OF PT LOT 1 DP 30577

Surveyor: Nicola Kate Todd
Firm: Cuttriss Consultants Ltd (Kapiti)

Digital Title Plan
DP 369877

Digitally Generated Plan
Generated on: 14/11/2006 4:13pm Page 8 of 8

Deposited on: 19/10/2006

Aerial Photography

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Zones and Precincts

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



Key to map symbols

-  Precinct
-  Rural Lifestyle Zone
-  Open Space Zone



0 40 80 Metres

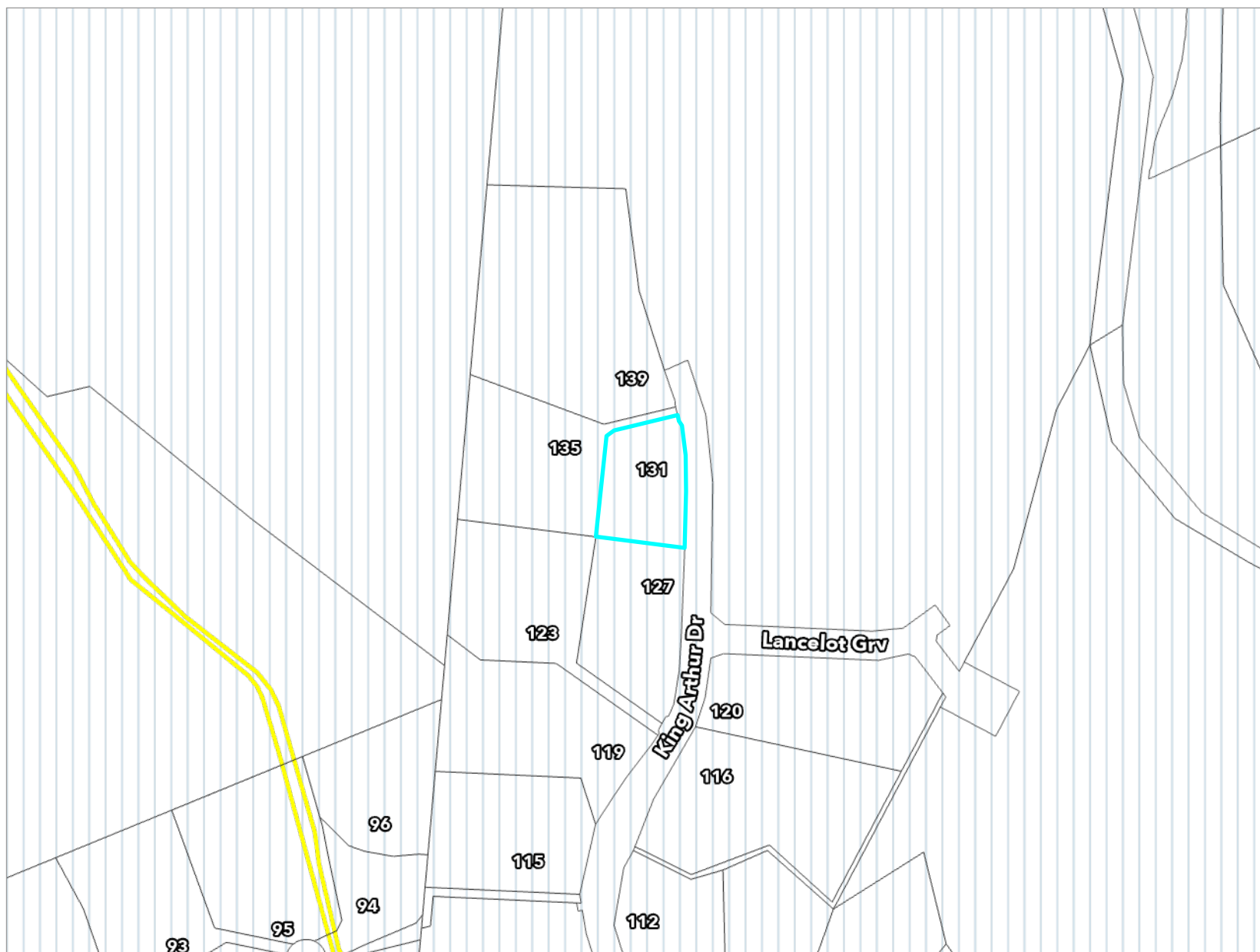
Scale @ A4 - 1:2,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

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

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



Key to map symbols

-  Natural Gas
-  Coastal Environment

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.



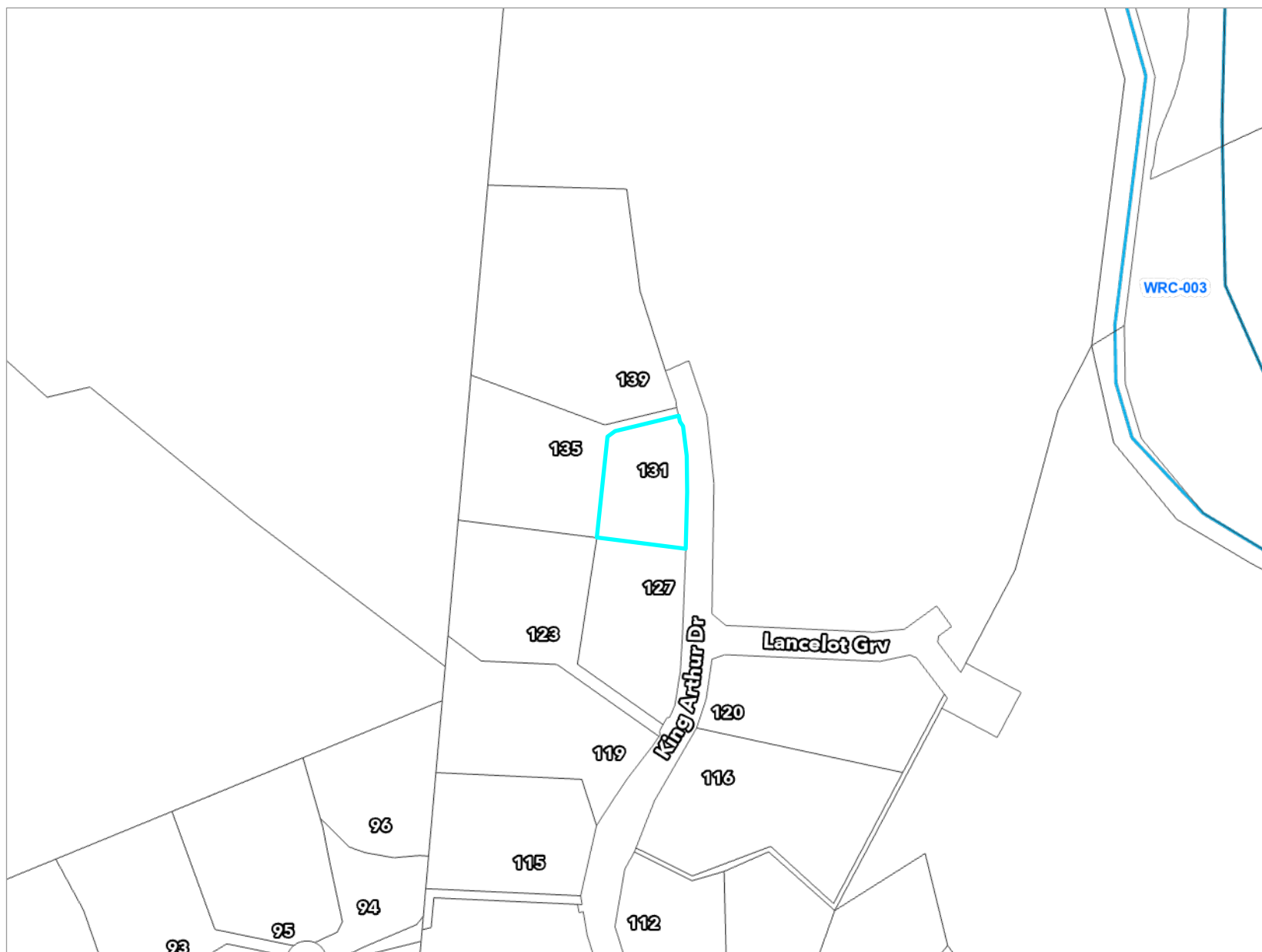
0 90 180 Metres
Scale @ A4 - 1:4,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Designations & Miscellaneous Features

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



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 90 180 Metres

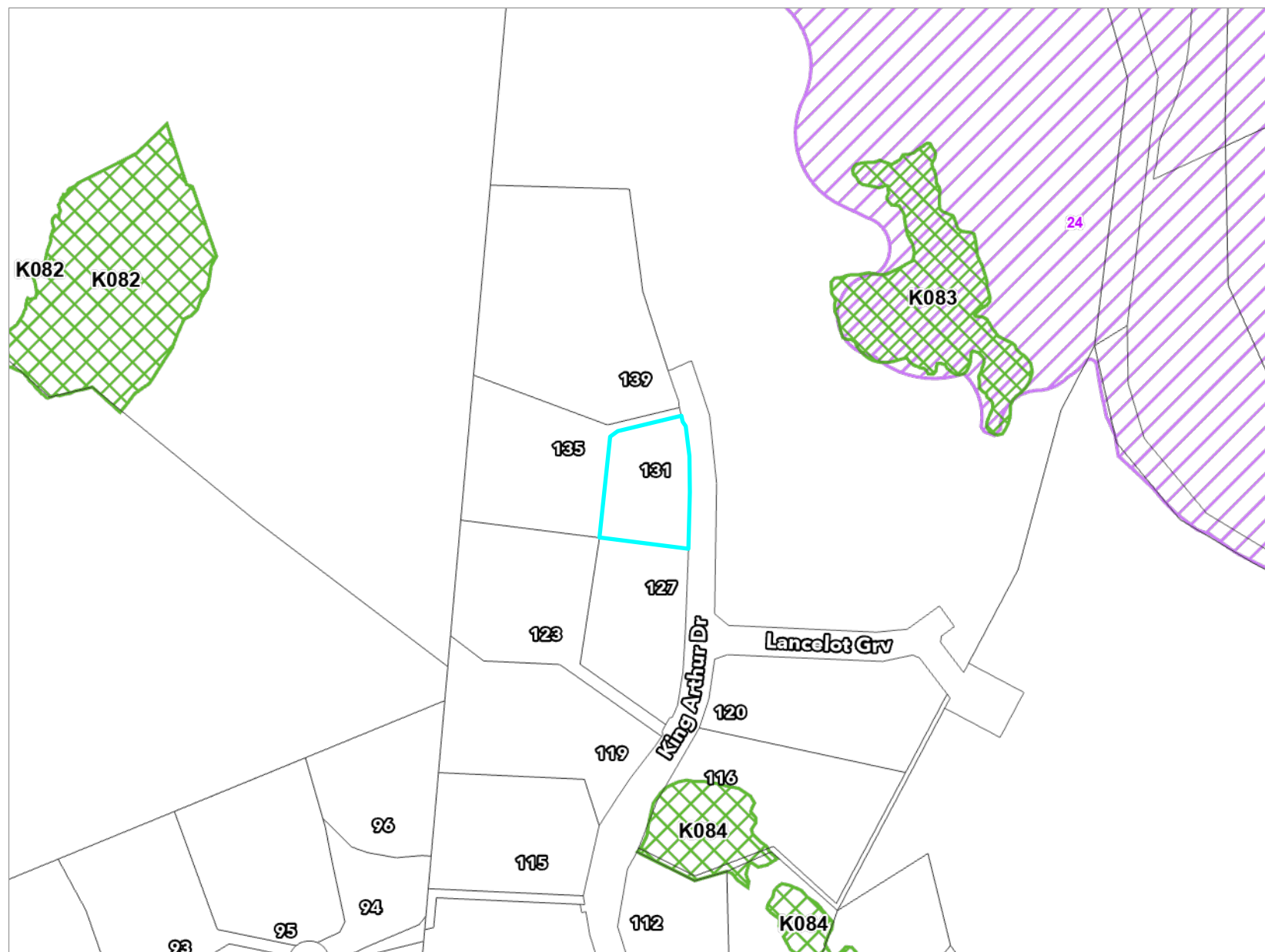
Scale @ A4 - 1:4,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Natural Features

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



Key to map symbols

-  Ecological Sites
-  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.



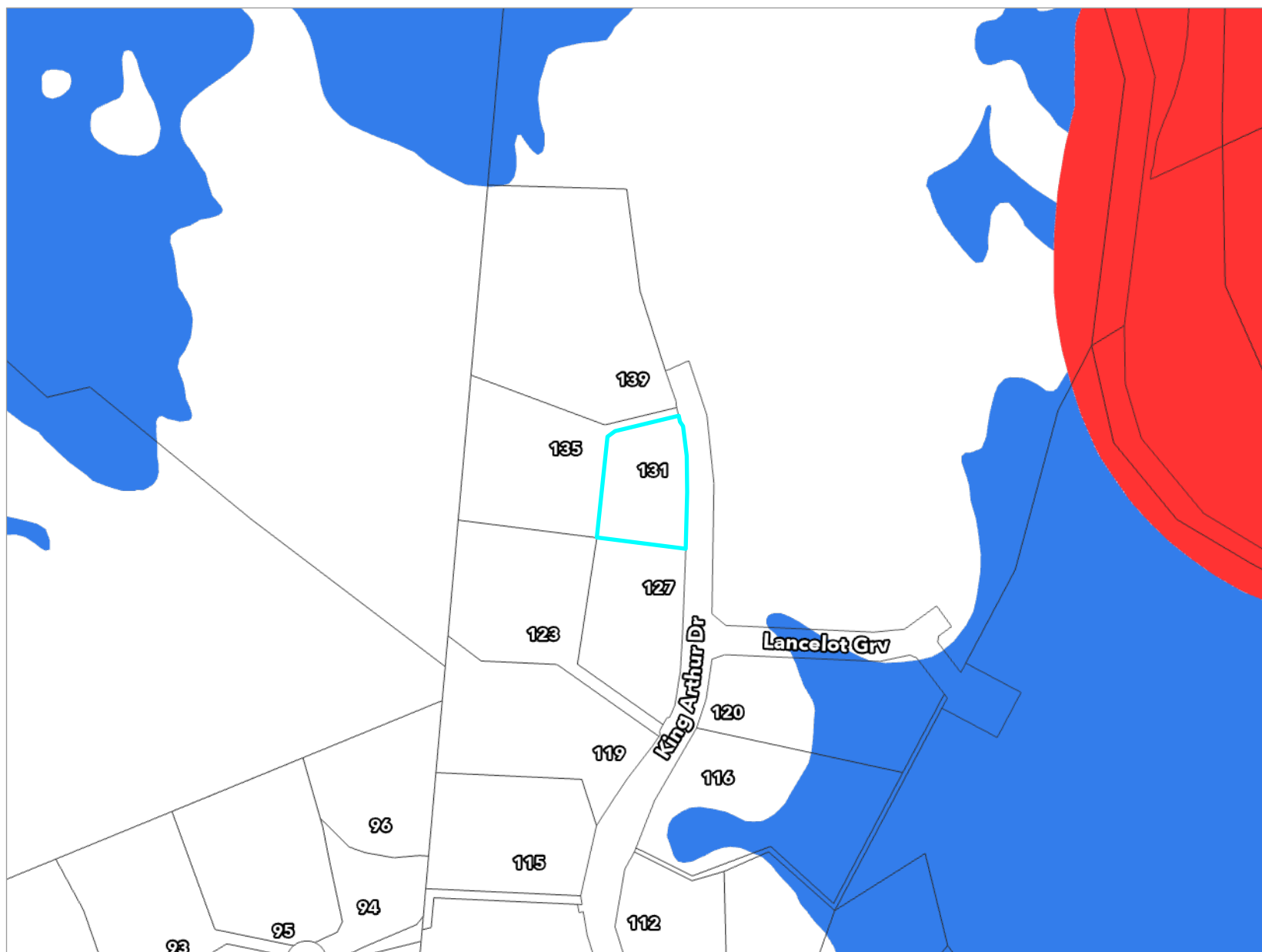
0 90 180 Metres
Scale @ A4 - 1:4,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Natural Hazards

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



Key to map symbols

- River Corridor
- Ponding Area

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.



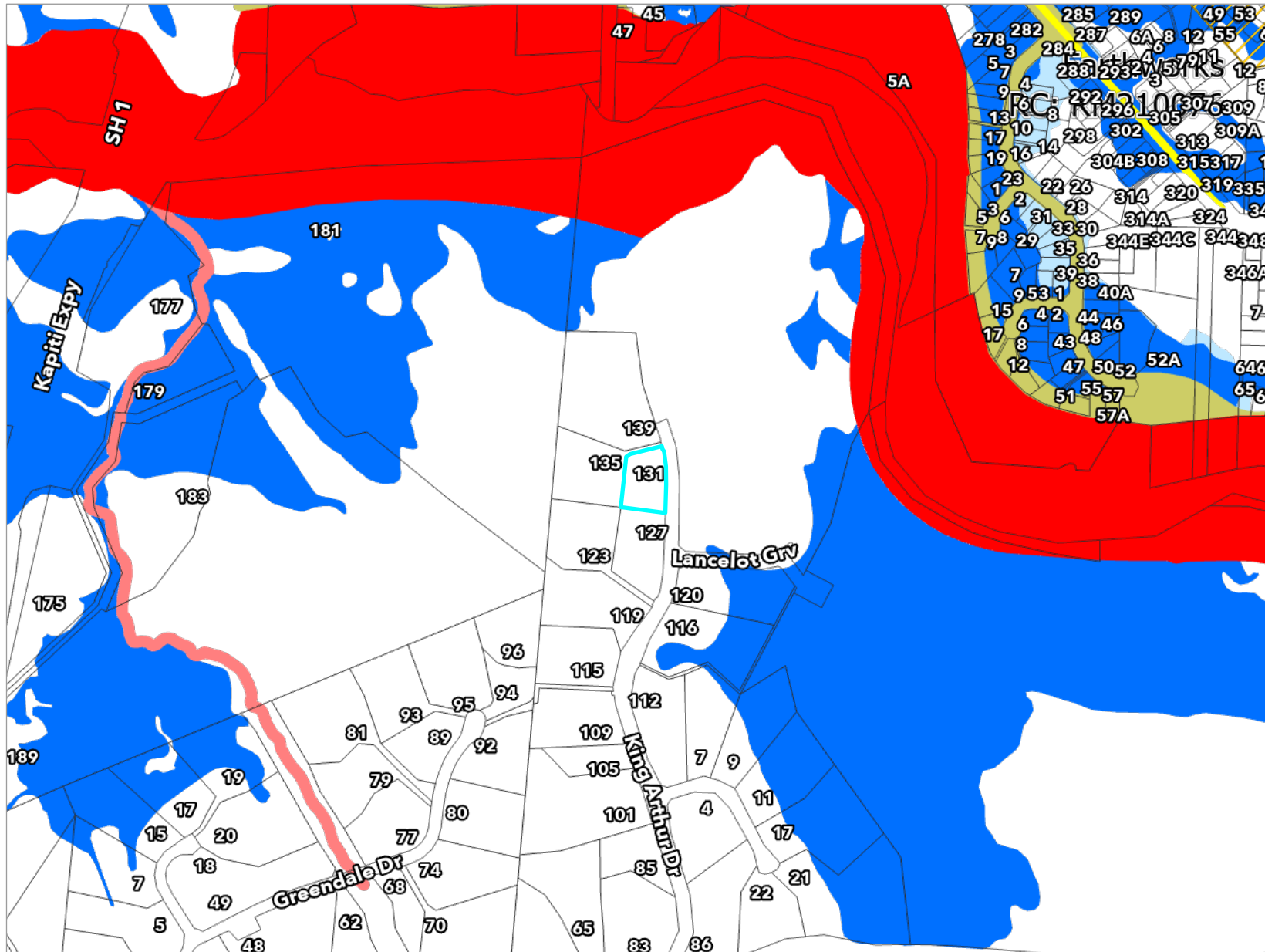
0 90 180 Metres
Scale @ A4 - 1:4,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Latest Flood Hazards

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



Key to map symbols

-  Earthworks
-  River Corridor
-  Stream Corridor
-  Overflow Path
-  Residual Overflow
-  Storage
-  Ponding
-  Residual Ponding

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



0 190 380 Metres
Scale @ A4 - 1:8,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Resource Consents Map

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



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.



0 70 140 Metres
Scale @ A4 - 1:3,000

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

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
030220	7 Merlin Court, Paraparaumu	1526036012	LOT 4 DP 84717	LC	EARTHWORKS FOR HOUSE SITE EXCEEDING 100M3	N	N	Decision Issued	30/9/2003	5/9/2003
040300	King Arthur Drive, Paraparaumu	1526036100	PT LOT 1 DP 30577	SD	12 Rural Residential Subdivision, 1 lot reserve,	N	N	s.224 Issued	10/8/2005	13/10/2004
060125	King Arthur Drive, Paraparaumu	1526036100	PT LOT 1 DP 30577	SC	Variations to RM040300	N	N	Decision Issued	23/5/2006	3/5/2006
060158	King Arthur Drive, Paraparaumu	1526036100	PT LOT 1 DP 30577	SD	Change of condition to RM040300	N	N	Formally received	9/6/2006	25/8/2006
080169	King Arthur Drive, Paraparaumu	1526036100	LOT 13 DP 369877 C/T 283493	SC	Application for two lot subdivision at Lot 13 DP 369877,	N	N	s.224 Issued	26/8/2008	11/8/2008
070333	94 Greendale Drive, Paraparaumu	1526035015	LOT 7 DP 82553	SD	Application for deletion of consent conditions of	N	N	Decision Issued	15/11/2007	29/10/2007
050324	94 Greendale Drive, Paraparaumu	1526035015	LOT 7 DP 82553	SD	Variation of consent notice	N	N	Decision Issued	23/6/2006	1/11/2005
050301	94 Greendale Drive, Paraparaumu	1526035015	LOT 7 DP 82553	SD	To undertake a two lot subdivision and realign the	N	N	s.224 Issued	11/8/2006	21/10/2005

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
080025	123 King Arthur Drive, Paraparaumu	1526036102	LOT 2 DP 369877 C/T 283486	SC	Application for a boundary adjustment between 119 and 123 King	N	N	s.224 Issued	4/3/2008	13/2/2008
100045	120 King Arthur Drive, Paraparaumu	1526036108	LOT 8 DP 369877 CT 526322	CC	Application for a Certificate of Compliance for the	N	N	Decision Issued	23/3/2010	16/3/2010
100066	120 King Arthur Drive, Paraparaumu	1526036108	LOT 8 DP 369877 C/T 283492	SC	Right of Way and Certification under Section 348 LGA 1974	N	N	Decision Issued	25/6/2010	7/4/2010
140150	94 Greendale Drive, Paraparaumu	1526035015	LOT 1 DP 383337 C/T 332613	LD	Earthworks for a new dwelling	N	N	Decision Issued	24/9/2014	26/8/2014
140136	135 King Arthur Drive, Paraparaumu	1526036103	LOT 3 DP 369877 C/T 283487	SC	Boundary adjustment subdivision at 135 and 139 King Arthur	N	N	s.223 Approval	1/10/2014	4/9/2014
160062	King Arthur Drive, Paraparaumu	1526036100	LOT 2 DP 409675 C/T 435365	DR	Notice of requirement for public work in relation to a	Y	N	Decision Issued	17/10/2016	21/3/2016

Health and Alcohol Licenses

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



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: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Services Network

131 King Arthur Drive, Paraparaumu (LOT 5 DP 369877 C/T 283489)



Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe

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



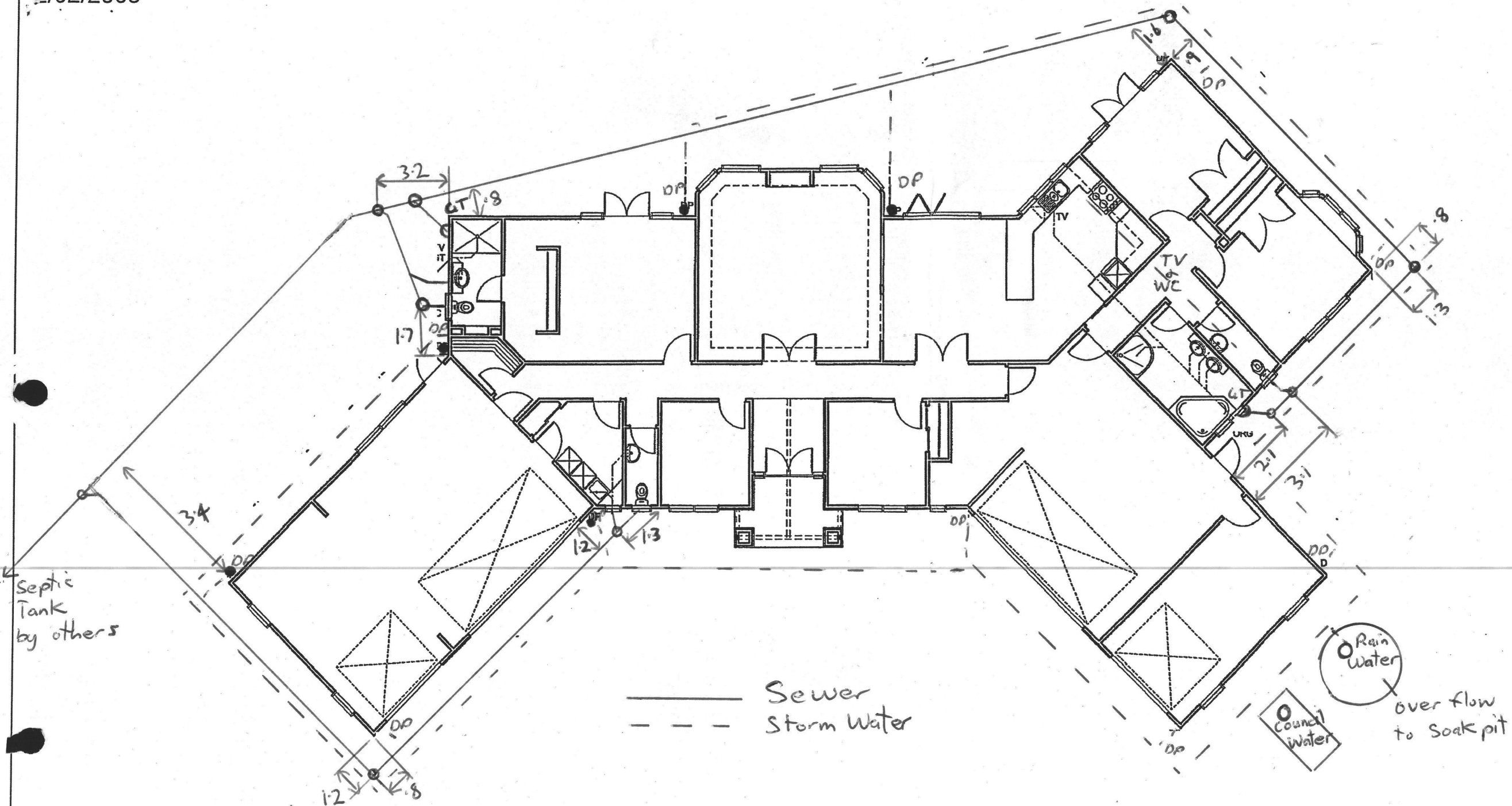
0 30 60 Metres

Scale @ A4 - 1:1,600

Date Printed: August 5, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

2/02/2008



Revisions:

OCTOBER 07 rev A

DECEMBER 07 rev B

DECEMBER 07 rev C

Project:
**NEW
DWELLING**

LOT 5 KING ARTHUR DR
OTAIHANGA

Client:
BRADLEY

Drawing Title:
DRAINAGE PLAN

Designer:

COASTAL
ARCHITECTURE LTD.

17 Fincham Road
Raumati Beach
New Zealand

Tel: 04 905 0958
e-mail : billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

Job:	Page of:	Rev:
006	2/15	C

Please show under slab drainage, stormwater, sewer and watermain and toby location on the asbuilt plan provided to Council.

G.I. Gardner

Wiederholungsversuche mit dem neuen Modell

The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. All work shall be in accordance with the NZBC. If in doubt ASK.

This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.

MIMIMUM SIZE DRAIN 65MM
SWEPT "Y" JUNCTIONS TO BE USED.

NOTE:

NO PIPES AT ANY POINT EXCEED 8.5m IN LENGTH FROM DN 100 VENTED DRAIN

ALL WORK TO COMPLY WITH AS 3500

ALL PIPES FROM FIXTURES 65mmØ. WC PIPES 100mmØ. ALL MAIN WASTE PIPES 100mmØ

CONNECT STORMWATER INTO
BURIED CONCRETE TANKS.
CONFIRM POSITION ON SITE

DRAINAGE PLAN
NOT TO SCALE

**CONNECT SEWAGE INTO SEPTIC TANK SYSTEM
DESIGNED BY OTHERS. CONFIRM POSITION ON SITE**

refer also previous approved plan

NOTE:

NO PIPES AT ANY POINT EXCEED 8.5m IN LENGTH FROM DN 100 VENTED DRAIN

ALL WORK TO COMPLY WITH AS 3500

100mm UPVC WASTE PIPE TO
CONNECT TO LOCAL AUTHORITY
SEWER MAIN, POSITION TO BE
CONFIRMED ON SITE

DRAINAGE SCHEMATIC

NOT TO SCALE
MIN GRADIENT OF
COMMON DRAIN 1:60

1 8340 & CONCRETE STORMWATER
TANK SET IN GROUND FOR TRICKLE
WATER SUPPLY. 1 22000 & CONCRETE
STORMWATER TANK SET IN GROUND
FOR NON-POTABLE USE (FLUSHING WC,
LAUNDRY & EXTERIOR TAPS). CONFIRM
POSITION ON SITE WITH OWNER

**TRICKLE
WATER
SUPPLY**

OVERFLOW TO SOAKPIT
or confined to the lot

PIPES TO BE INSPECTED BEFORE
COVERING WITH SAND.

Revisions:

OCTOBER 07	rev A
DECEMBER 07	rev B
DECEMBER 07	rev C

APPROVED
BY P & D
Simon Copp
Officer

30/1/2008

Project
NEW
DWELLING

LOT 5 KING ARTHUR DR
OTAIHANGA

BRADLEY

Drawing Title:
DRAINAGE PLAN

Designer:

COASTAL
ARCHITECTURE LTD.
17 Fincham Road
Rauwhiti Beach
New Zealand
Tel: 04 905 0958
e-mail: hillfrancis@coastal.net.nz

Design	Drawn
Bill Francis	bf
	Scale
	as shown

Job:	Page of:	Rev:
006	2/15	C

G.I. Gardner

The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified.

10 August 2005

RM 040300

**KAPITI COAST DISTRICT COUNCIL
DECISION REPORT FOR SUBDIVISION CONSENT**

Non-Notified Application

APPLICANT:	Rangeview Investments Limited
LOCATION:	King Arthur Drive, Otaihanga
LEGAL DESCRIPTION:	Part Lot 1 DP 30577 (CT 52B/315)
ZONE:	Rural – Rural Residential
ACTIVITY STATUS:	Discretionary
SCHEME PLAN:	Plans prepared by Cuttriss Consultants Ltd., Titled 'Proposed Subdivision of Pt Lot 1 DP 30577 King Arthur Drive' Scale 1:1000(A3), Drawing No. 17861 SC3, and dated 15 July 2005

**Delegated Authority To Process Application Without Public Notification
Pursuant To Section 93/94 Exercised By: Mike Mackiggan and Trevor Garnett**

SITE DESCRIPTION/PROPOSAL

The site is located at the northern end of King Arthur Drive, an established rural residential enclave. The undulating nature of the site is typical of dune topography. There is an existing sand quarry which has been operating from the site for at least 20 years. Historically, the site has been grazed by cattle and horses, but for the last five years the quarry operation has taken precedence and as a result there are areas of native bush that have started to regenerate on the sheltered flanks of the sandhills.

The Waikanae River bounds the property to the north and there is a large machinery shed on the site which is used for the operations of the sand quarry. The property contains two identified ecological sites situated on proposed Lots 7 and 13. The ecological sites identified within the district plan as K084 and K083 and known as Farm Bush A and Farm Bush B. Further details of the ecological sites will be discussed in the 'Assessment' section of the report.

The application is for a fee simple subdivision to create eight rural residential allotments at King Arthur Drive ranging in size from 4700m² to 1.71ha, areas of bush remnant to be protected in the form of private covenants, a balance lot operating as the sand quarry and associated lots for road, access, future access and walkways.

The site contains two significant areas of native bush. It is proposed to covenant areas of native bush on Lot 7 and Lot 13 via a protective QEII Trust covenant. Lot 6 will be retained by Rangeview Investments ownership as a base for the existing sand quarry

operation and the balance area of Lot 13 will continue working as a sand quarry with existing use rights.

The proposed development is an extension of the existing similar development immediately south of the site and approved by Council as RM950259. There are earthworks required, and considered as part of this application.

It is noted that the applicant has amended the application from that which was originally submitted.

DISTRICT PLAN

The subdivision is a *Discretionary Activity* and is controlled by the Discretionary Activity Rule D.2.1.3 (B) (xii):

"Subdivision where all the discretionary activity standards for subdivision are complied with."

The Discretionary Activity Standards for subdivision in Rural Residential Areas are:

"D.2.2.3 (B) Discretionary Activity Standards SUBDIVISION

(iv) Lots in the Rural Residential Area

(a) Land fronting... King Arthur Drive... (being the areas generally shown as rural/residential areas on Rural Subdivision and Development Maps 1 and 2.). The minimum area for any lot shall be 4000m², with an average area of 1ha. All lots created since 1st January 1990 on the parent title shall be included when calculating the average lot area.

(b) Compliance with General Standards D.2.2.2 Subdivision (iii) on Page 257."

D.2.2.2 Controlled Activity Standards

(iii) General Standards

(d) Roads

Roads serving subdivisions shall be at least 17m wide, with 4m corner splays and sealed carriageways of 5.5m, with 1 metre wide shoulders each side of the sealed carriageway. Additional widths may be required to cater for traffic volumes and/or topography.

(b) Building Sites

Each lot shall have a building site above the estimated 1% flood event and which will enable compliance with the 'siting of buildings' standards in D.2.2.1. All weather access should not adversely affect the flood hazard.

(c) Protection of Water Resources

(Required evidence of a suitable water supply and effluent disposal system)

(d) Underground Services

Where any subdivision of land involves the construction of a new road or the extension of an existing road... the developer shall as a condition of subdivision consent make provision for the underground reticulation of all electric and telecommunication services to the land including to nominal house sites in the subdivision.

As such, the application complies with the minimum allotment standards set out in Part (a) of Rule D.2.2.3 and with the general standards set out in Part (b) of this rule. The application can therefore be assessed as a Discretionary Activity.

NOTIFICATION ASSESSMENT

Sections 93 and 94 of the Resource Management Act 1991 define which resource consent applications do not require notification. As the application is for a Discretionary Activity, it need not be notified provided that any adverse effects on the environment will be minor and that the written approval of all parties that would be adversely affected has been obtained.

As the adverse effects on the environment are no more than minor, and no parties are considered to be adversely affected, notification is not warranted in this case.

All other effects such as those relating to rural amenity and character are considered to be no more than minor. The proposed lots will be in character with the surrounding rural residential neighbourhood. Furthermore, all new sites are large enough to contain future dwellings that are able to comply with the siting of dwelling standards from the boundary.

There are no special circumstances under Section 94C(2) of the Act that warrant the public notification of this application. Accordingly, this application has been processed on a non-notified basis.

The Te Ati Awa Executive has been consulted and have raised no concerns.

ASSESSMENT

Section 104(1) of the Act sets out matters a consent authority shall have regard to when considering an application for resource consent. Subject to Part 2 of the Act (purpose and principles), the relevant matters in this case are:

- (a) "Any actual and potential effects on the environment of allowing the activity; and*
- (b) "Any relevant provisions of - (iv) a plan or proposed plan; and,*
- (c) "Any other matter the consent authority considers relevant and reasonably necessary to determine the application."*

Overall assessment of the effects of the proposal

The proposed subdivision of King Arthur Drive, Paraparaumu would meet the Discretionary Activity Standards for subdivisions within rural/residential areas. Additionally, as outlined below, the application would comply with the relevant Objectives and Policies of the District Plan. As such, I am satisfied that the effects of the proposal are no more than minor.

Relevant Objectives and Policies of the District Plan:

The relevant Objectives and Policies of the Kapiti Coast District Plan are as follows:

C.2.1 Objectives & Policies

OBJECTIVE 1.0 - GENERAL

ENSURE THAT ANY ADVERSE EFFECTS OF ACTIVITIES ON THE NATURAL AND PHYSICAL ENVIRONMENT OF RURAL AREAS AND OF RURAL BASED ACTIVITIES BEYOND THIS ENVIRONMENT ARE AVOIDED, REMEDIED OR MITIGATED WITH PARTICULAR REGARD TO SUSTAINING THE LIFE SUPPORTING CAPACITY OF THE RESOURCES OF THE LAND TO MEET THE NEEDS OF FUTURE GENERATIONS.

The Resource Management Act 1991 (RMA) requires Council to promote the sustainable management of the district's natural and physical resources. Sustainable management means managing rural activities so that they both meet peoples social, economic and cultural needs and the adverse effects on the environment are avoided, remedied or mitigated. This requires a balanced approach so that both requirements can be met.

The qualities of the Kapiti Coast District's rural environment have encouraged a diversity of activities with varying impacts on the environment. While they are interrelated, the environmental effects, for example, of horticultural land use are distinct from the effects of quarries and forestry operations. The effects can also vary greatly in scale between and for particular activities. For example, the effects of lifestyle developments can range from the immediate visual impacts of one dwelling to the cumulative impact of many such buildings on a larger scale on the landscape and associated open space values. A single horticultural enterprise can have impacts on a neighbouring residence through spray drift of hazardous chemicals. A large number of horticultural units together can have adverse impacts on the groundwater resource of an area. The environmental effects of some rural activities are interrelated to and are inseparable from issues of conflicting land resource requirements for other activities. The development of non-productive land uses, such as dwellings on land with good soils can result in this finite resource being reduced or damaged or unavailable to meet the foreseeable economic needs of future generations of the District's communities.

POLICY 1(A) - NATURAL ENVIRONMENT - IDENTIFICATION AND PROTECTION

Identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

The number of areas of significant indigenous vegetation and habitats is small. This is largely due to past practices of clear felling of forest, land drainage and conversion to pasture. Many of these trees and habitats are still subject to damage by grazing of animals and what remains are mature trees which are not being replaced by new growth. It is therefore very important to protect and enhance the remaining significant indigenous vegetation and habitats.

POLICY 1(B) - NATURAL ENVIRONMENT- USE AND DEVELOPMENT

Ensure the adverse effects of rural use and development on the natural environment are avoided, remedied or mitigated.

Activities in the rural zone can generate adverse effects on the natural environment. Maintaining the life-supporting capacity of ecosystems in the environment extends beyond protecting a few special ecosystems. Ecosystems and ecological processes encompass the whole district. The Council shall take account of the need to maintain the integrity of ecosystems for their intrinsic value, and for their contribution to the natural character in the zone.

Standards have been imposed to control the effects of activities on natural and ecological resources. These standards apply to such matters as earthworks, the removal of native vegetation, controlling the location of activities on site, and hazardous substances. Reserves, buffer zones and riparian strips may also be used to preserve and enhance ecological integrity.

C.7.2 RURAL SUBDIVISION

OBJECTIVE 1.0 - GENERAL

ENSURE THAT SUBDIVISION AND CONSEQUENT DEVELOPMENT MAINTAINS AND ENHANCES THE ENVIRONMENTAL CHARACTER AND ASSOCIATED AMENITY VALUES OF RURAL AREAS, LIFE SUPPORTING CAPACITY OF RESOURCES TO MEET THE NEEDS OF FUTURE GENERATIONS AND AVOIDS, REMEDIES OR MITIGATES ADVERSE EFFECTS ON THE NATURAL AND PHYSICAL ENVIRONMENT, PARTICULARLY, THE COASTAL ENVIRONMENT.

POLICY 1

Ensure the open space landscape of the Alluvial Plains is not compromised by intensive development and associated adverse environmental effects resulting from the subdivision of land into lots of less than 4ha.

POLICY 8

Ensure any adverse effects, including cumulative adverse effects, resulting from inappropriate subdivision on outstanding landscapes and ecological features, including the coastal environment, wetlands, rivers, lakes and their margins, native vegetation and cultural and heritage features are avoided, remedied or mitigated (refer to District Wide Zone Maps 1-9 showing outstanding landscapes).

POLICY 14

Encourage the protection of native vegetation by providing for rural subdivision which ensures full protection including fencing of significant native vegetation.

C.11.1 Objectives & Policies

A. NATURAL ENVIRONMENT

OBJECTIVE 1.0

PROTECT AND ENHANCE THE NATURAL ENVIRONMENT AND ECOLOGICAL INTEGRITY OF THE DISTRICT, INCLUDING PROTECTION OF SIGNIFICANT INDIGENOUS VEGETATION AND SIGNIFICANT HABITATS FOR INDIGENOUS FLORA AND FAUNA.

Ecological processes are the means by which the natural environment has evolved and is sustained. The indigenous flora and fauna and habitats in which they exist are limited in extent within the district and are vulnerable to the effects of activities.

To achieve this objective, Council will implement the following policies:

POLICY 1

Identify and protect significant sites of flora and fauna.

POLICY 2

Ensure that potential or actual adverse effects on the natural environment from subdivision, use and development are avoided, remedied or mitigated.

POLICY 4

Ensure significant native vegetation is not removed and any disturbance is avoided, remedied or mitigated.

It is considered that the proposal will maintain the integrity of these Objectives and Policies, this is discussed further in the 'Assessment' section below.

ASSESSMENT OF APPLICATION:

The proposal must be assessed as a Discretionary Activity. The assessment criteria for Discretionary Activities are as follows:

- The matters set out in section 104 of the Resource Management Act 1991;
- The provisions made for complying with the Permitted and Discretionary Activity standards;
- The impact of the proposal on the natural and physical environment;
- The impact of the proposal on Maori ancestral lands, water, sites, waahi tapu and other taonga;
- The scale of the proposed development and the impact on the character of the locality;
- The regard given to the avoidance or mitigation of natural hazards;
- The provisions made to mitigate any adverse effects the proposal may have on the environment.

There is also provision for conditions to be placed on any consent for a Discretionary Activity that:

- avoid, remedy or mitigate any effects resulting from the matters stated above;
- limit the duration of the consent;
- allow the effects of the activity to be monitored and the consent to be reviewed.

It is considered that the design and density of the development is in keeping with the Objectives and Policies of the Plan. The subdivision facilitates development of a form consistent with the existing character of this rural-residential neighbourhood.

Lot Size

All Lots meet the Discretionary Activity standards for Lot size for subdivision, where the minimum lot size is 4000m² with an average are of 1ha. This will mean the average of the proposed lots will be 1ha, therefore complying with the Discretionary Activity standard for lot size.

Building Sites

Although the site is subject to ponding and the river corridor hazards, each Lot within the subdivision will be capable of providing building sites above the estimated 1% flood event, meeting the Controlled activity standard for building sites. Proposed Lots 7 and 8 are partially subject to ponding in a 100-year return period flood, however the applicant has identified elevated areas where a suitable potential house site could be positioned.

Access and Traffic

Separate access to each Lot will be created with the subdivision. Conditions will be placed on this consent which will ensure that access is formed to an appropriate state. There will be an increase in traffic generation due to the subdivision, however, it is considered that it will not have a significant impact on existing traffic movements experienced in this area.

Amenity

The subdivision of the site creates a number of potential house sites in the area, but no more than what is anticipated under the provisions of the District Plan. Dwellings

that could be built on the site will have to comply with the bulk and location requirements of the District Plan, and therefore it will ensure that any effects are no more than that anticipated in this rural residential environment.

Ecological sites

The values of the identified ecological site on the property were assessed by Council's Biodiversity Co-ordinator Tim Park on the 13th July 2005. The following notes were made for the proposed covenanted areas on Lots 7 and 13.

- *"Fencing – both sites need to be securely fenced with a minimum 7 wire post and batten fence. These fences will serve as a physical definition of the protected area and be shown upon the survey plan as covenant boundaries within the individual lots.*
- *Restoration Planting – there are two Milk Trees (Streblus banksii) which are listed as a threatened species in New Zealand. One of these trees is situated on the eastern side of the larger northern block. Care will need to be taken when controlling the blackberry here as not to harm the tree and its roots. Approximately 250 plants (such as karamu, mahoe, ngaio, pigeonwood and kanuka) should be planted at this site to buffer the tree and the edge of this forest remnant.*
- *Maintenance – weeds and pests. Both areas have been invaded by the environmental weeds: German Ivy, Blackberry, Barberry in both and in the northern (larger) block has been invaded by Wandering Willi (Tradescantia). A management programme should be undertaken to control these weeds. This should be dealt with carefully as over spraying could severely damage the forest edges. Mike Urlich at Greater Wellington Regional Council (027 4499513) should be able to advise the most effective control techniques.*
- *Legal Protection – The areas should be protected by way of a QEII Open Space covenant (which could be bonded at \$5K) or alternatively a Consent notice (s.221) could be registered on the title to protect the natural heritage values of the site".*

Effects on Adjoining Landowners

The effects on adjoining landowners will be no more than minor with the granting of the proposed subdivision. It has been determined by Kapiti Coast District Council staff that no parties are considered to be adversely affected by the proposal. The properties on the southern side of the site are the closest properties to the subject site. A significant amount of established vegetation is situated on the neighbouring properties which screens the majority of the dwellings from view. As farm buildings could be constructed on the site in the same areas as where future dwellings could be constructed, it is considered that effects on adjoining landowners would be the same or similar to what has been proposed to occur on the site

Consultation

The applicant has undertaken consultation with Te Runanga o Ati Awa ki Whakarongotai. Te Runanga o Ati Awa ki Whakarongotai had no concerns regarding the proposed development. They do however want a standard earthwork condition when earthworks are taking place. A condition will be placed on the consent ensuring that this is complied with.

SECTION 106

Section 106 of the Act deals with the Council's responsibility in relation to considering subdivision where there is some risk of material damage arising from a natural hazard. The Act states that :

"106. Consent Authority may refuse subdivision consent in certain circumstances

- (1) " A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that —
 - (a) the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or
 - (b) any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to that land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or
 - (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

The application does not raise any Section 106 issues which would justify a refusal. All proposed lots have adequate provision of legal and physical access. The flood hazard on the property is restricted to the stream corridor in the northern portion of the site and a small amount of ponding on proposed Lots 7 and 8. This will not accelerate or worsen as a result of the subdivision, nor will they have any effect on any future buildings.

CONCLUSION:

Having assessed the application in terms of notification against Sections 93 and 94 of the Resource Management Act, the application was processed on a non-notified basis.

The application was assessed in terms of Section 104 of the Resource Management Act including having regard to the matters set out in Part II of the Act, taking into account the Objectives, Policies, Rules and Standards of the District Plan and considering the effects on the environment.

The application is consistent with the intention of the District Plan for this area which is zoned for rural residential subdivision. The subdivision will follow the extended King Arthur Drive. House sites will comply with the Council's code for subdivision and development and the District Plan's Permitted Activity standards.

Given all these factors, the proposed subdivision will have only minimal environmental effects. Rural character will not be adversely affected as this density of subdivision has been intended for this area.

It is concluded from the assessment above that Section 106 of the Resource Management Act will be met, the sites created would be large enough to accommodate complying houses and that adequate servicing of the site can be provided, there would be no conflict with any provision of the District Plan. I consider that the proposal is not contrary to the relevant Objectives and Policies of the District Plan. The proposal will not create any adverse effects that are more than minor. Having had regard to the matters in Section 104, I consider this application can be approved, subject to suitable conditions.

DECISION:

That Officers acting under Delegated Authority from Council, pursuant to Section 104B of the Resource Management Act 1991, **grant consent** for the proposal for a **10 lot fee simple subdivision at King Arthur Drive, Paraparaumu, being Pt Lot 1 DP 30577 (CT WN52B/315)**, as shown subject to the following conditions:

General:

1. The Title Plan or E-Survey Data Set shall be in accordance with the subdivision consent proposal shown on the approved Scheme Plans prepared by **Cuttriss Consultants Limited titled *Proposed Subdivision of Pt Lot 1 DP 30577, King Arthur Drive, Paraparaumu*, Drawing Number 17861 SC3, dated 15 July 2005, stamped as 'Final Approved Plans' on 10/08/2005** submitted to Council with Application No. RM 040300
2. The consent holder shall construct a 7 wire post and batten fence around the entire perimeter of the Covenant Areas on Lot 7 and Lot 13 as shown on the approved Scheme Plan (Condition 1) to exclude all stock to the satisfaction of the Resource Consents Manager. The perimeter of the fence will be inspected by Council prior to the Section 224(c) certification for the subdivision as shown on the approved Scheme Plan (Condition 1) contained within the file RM040300.
3. That the Covenant Areas as shown on the approved Scheme Plan (Condition 1) within Lot 7 and Lot 13 shall be shown on the Title Plan and separately identified.
4. Either. The consent holder shall provide evidence which confirms that the upgrading and maintaining of the fence and the ongoing management of the covenant areas of Lot 7 and Lot 13 as shown on the title plan shall be addressed as part of a covenant with the QEII Trust.

Note : Should this be provided, the consent notice referred to in condition 4a below will not be required for Lots 7 and Lots 13 and Council will accept a secured bond or cash deposit to the value of \$5000 in lieu of the registration of

the covenant on the title of Lot 7 and Lot 13 to enable the Section 224(c) certification of the subdivision. A copy of the completed covenant and evidence shall be provided to Council which confirms that the covenant has been registered on the title of Lot 7 and Lot 13 prior to the release of the cash deposit or bond.

Or

- 4a. The consent holder shall provide evidence which confirms that the QEII Trust do not wish to enter into a covenant(s) to manage the Covenant Areas. The consent holder shall liaise with Greater Wellington Regional Council and after consultation prepare a Weed Management Plan to address the appropriate maintenance, control and future management of the invasive weeds and pests located in the Covenanted Areas of Lot 7 and Lot 13. Once finalised, the consent holder shall submit the Weed Management Plan to the satisfaction of the Resource Consents Manager for approval prior to the Section 224 (c) certification of this subdivision.

A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be prepared by Council to be placed on the titles of Lot 7 and Lot 13 which records items (i), (ii) and (iii) below.

Conditions for consent notice:

- (i). At all times the landowner shall be responsible for maintaining a fence around the covenant areas to a standard which prevents all stock from entering the covenant areas as shown on the title plan.
 - (ii). Within the covenant area the following activities shall be prohibited:
 - The damage, removal, destruction or felling of any indigenous vegetation unless the species involved are identified by the Department of Conservation, the QEII National Trust, or Greater Wellington Regional Council as being an ecological threat to the site, and its removal is recommended by one of these authorities as a necessary part of the successful management of the site.
 - Any new buildings and structures
 - Fire or any device or activity which could result in a fire
 - Earthworks
 - All stock and grazing animals
 - (iii). The Covenanted Areas of Lot 7 and Lot 13 are subject to a Weed Management Plan.
5. The consent holder shall supply a re-vegetation plan for the Covenanted Areas on Lot 13 shown on the approved Scheme plan using locally sourced natives karamu, mahoe, ngaio, pigeonwood and kanuka. This plan shall be prepared by an appropriately qualified ecologist or landscape architect. This plan must be approved by Council and the planting completed prior to the Section 224 (c) certification of the subdivision. Council will accept a secured bond or cash

deposit to the value of \$5000 in lieu of the planting being carried out to allow for seasonal variations in planting.

Note: There are two Milk Trees (*Strebus banksii*) which are listed as a threatened species in New Zealand. One of these trees is situated in the re-vegetation area as shown on the attached aerial plan showing Revegetation Areas and Location of Milk Trees. Care will need to be taken to make sure that this tree is not damaged, destroyed or removed when controlling the blackberry there as not to harm the tree and its roots. Approximately 250 plants such as those noted above should be planted in re-vegetation areas to buffer the tree and the edge of the forest remnants.

6. The consent holder shall pay Council engineering fees of \$562.50, plus \$216 per lot, (total \$2506.50 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.

7. The Consent Holder shall pay to Council a financial contribution of \$1,963.50 (CPI adjusted and GST inclusive) towards a Reserves Fund for every additional lot created (total \$15,708.00) as required under Part E of the Kapiti Coast District Plan.
8. 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.
9. The consent holder shall obtain from the Greater Wellington Regional Council the ponding level arising from the 1 in 100 year flood event. All the areas at or below this level shall be shown on the survey plans as building exclusion zones.
10. The consent holder shall employ a suitably qualified person experienced in soils engineering to supervise, test and certify any compaction, filling, slopes and batters.

The Council's Subdivision Engineer shall be advised of the intended suitably qualified person. If that person is not acceptable then Council shall have the right to require the consent holder to employ a specified suitably qualified person at the consent holder's cost.

11. The consent holder shall either:-
 - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Schedule 2A NZS 4404:2004, Land Development and Subdivision Engineering, and confirm that a safe bearing pressure of soil supporting foundations is not more than 600mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report by the suitably qualified person.

Or

(b) Supply to Council a report by the suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for each allotment.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued by Council recording the soil conditions and foundation recommendations on the certificate of title.

12. Adequate provision shall be made for the control of stormwater run-off during the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works 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.

13. Earthworks shall be kept to a minimum required to form roads and adequate access to each site.
14. 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.
15. Should there be potential for wind-blown sand, soil or other material to cause a nuisance to other properties the consent holder shall erect suitable fabric fencing (sarlun cloth or similar) or take other acceptable mitigation measures, to the satisfaction of the Subdivision Engineer.

Note: The consent holder shall not use water from Council watermains for mitigation measures.

16. 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 (Insert name of local iwi – Ngati Raukawa, Te Ati Awa ki Whakarongotai, Ngati Toa or Ngati Haumia);
- (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.

17. All lots shall have drive-on access no steeper than 1 in 5 to a permitted, notional, nominated or existing house site, unless otherwise approved by the Subdivision Engineer.

18. Lot 104 shall vest as road, shall be a minimum of 17 metres wide, and shall be formed in accordance with the design standards in NZS 4404:2004. The carriage way shall be off-set from centre so that a walkway/bridal way can be formed between the road swale and the property boundaries.

The requirement for a second coat seal may be met by lodging a cash contribution with Council calculated at \$6.50 (GST inclusive) per square metre.

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

19. At the access leg locations for Lots 2 and 3, the areas from the sealed road to the boundaries shall be formed and sealed to conform with the shape of the road drainage swale. Similarly, access points to all the other Lots shall be formed and sealed to conform to the shape of the road drainage swale. Consent Notices under Section 221 of the Resource Management Act 1991 will be issued by Council to ensure that this requirement is met on an on-going basis.

20. The right-of-way to Lot 1 DP 90442 shall be formed and metalled. The entrance at the road berm shall be formed, metalled and sealed to conform with the shape of the road drainage swale.

21. A rural numbering post shall be provided for each lot. This condition will be satisfied by the payment of \$40.00 (GST inclusive) per lot.

22. The consent holder shall provide all signs and install all road markings in compliance with Transit New Zealand manual RT5, Guidelines for Rural Road Marking and Delineation, unless otherwise approved by the

Subdivision Engineer. The associated costs of legalising any no stopping lines, give way and compulsory stops and other signs that are required shall be met by the consent holder.

23. The consent holder shall submit a road safety audit report in accordance with the Land Transport Safety Audit Policy and Procedures 1993 for the new roads when engineering drawings are submitted for approval. The audit shall be undertaken by a suitably qualified person and the audit recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.

24. Three names for the new road shall be forwarded to Council for approval.

The name of each new road shall be shown on the survey plan.

To meet the requirement for sign posts and/or name plates to be provided for each road the consent holder shall pay a fee of \$250 (GST inclusive) per required sign.

25. The consent holder shall submit a stormwater disposal design for approval by the Subdivision Engineer. Construction shall be in accordance with the approved plan.

26. A report shall be provided to Council by a suitably qualified person which addresses the suitability of on site wastewater treatment and disposal for each lot. 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.

27. 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, Wellington Regional Council.

28. The subdivision shall be reticulated with a restricted public water supply. This supply shall be a low-flow supply of approximately 1000 litres per day per lot. Fire-fighting requirements shall comply with SNZ PAS 4509:2003, New Zealand Fire Service fire fighting water supplies Code of Practice. Where ever practicable public water supply mains shall be located in public owned property.
29. Underground power and telecommunication services shall be provided to each lot to the approval of the Subdivision Engineer.
30. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the consent holder and to the approval of the Subdivision Engineer.
31. The consent holder shall 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.
32. Easements are required over any rights of way and services where these pass through the lots in the subdivision. The Subdivision Engineer may require other easements.
- Easements shall be shown on the land transfer title plan and any documents shall be prepared by solicitors at the consent holder's expense.
33. 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.
34. All costs arising from any of the above conditions shall be borne by the consent holder.

Advice Notes

1. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
2. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

3. This Land use consent incorporates the approval for Earthworks required under the Kapiti Coast District Council Earthworks Bylaw.

Financial Contributions

4. The following development contributions are required for every new rural lot pursuant to Section 198 of the Local Government Act 2002 and the 2004/2005 Council's Development Contributions Policy:

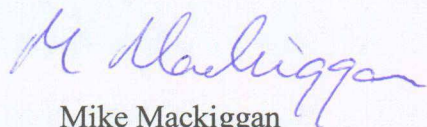
Community Facilities	\$1,611.00
Roads	\$2,814.00
5. The above contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).
6. A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
7. The Survey Plan must be certified in accordance with Section 223 within 2 years of the granting of this Consent, or within such extended period of time pursuant to Sections 125 and 37, as Council may allow.
8. A certificate pursuant to Section 224 will be issued following compliance with all of the conditions of subdivision consent set out above, and payment of all relevant charges and levies.
9. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.
10. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.

REASONS:

1. The effects on the environment of the subdivision are considered to be less than minor;
2. The application complies with the Objectives and Policies of the District Plan; and

3. There are considered to be no adversely affected parties

DECISION: APPROVED
RM040300
DATED 10 August 2005



Mike Mackiggan
Senior Resource Consents Planner
10 August 2005



Trevor Garnett
Team Leader Resource Consents
10 August 2005

10 August 2005



FILE: RM040300

Rangeview Investments Ltd.,
c/o Cuttriss Consultants Ltd.,
PO Box 386
PARAPARAUMU 6010

For The attention of Mark Edgar

Dear Mark

RM040300: Subdivision Consent –13 Lot Fee Simple.

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 \$144.00 (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 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.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 904 - 5622

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in blue ink, appearing to read "M. Mackiggan", is written over a light blue diagonal striped background.

Mike Mackiggan
SENIOR RESOURCE CONSENTS PLANNER



RESOURCE CONSENT NUMBER: RM040300

DECISION:

That Officers acting under Delegated Authority from Council, pursuant to Section 104B of the Resource Management Act 1991, **grant consent** for the proposal for a **10 lot fee simple subdivision at King Arthur Drive, Paraparaumu, being Pt Lot 1 DP 30577 (CT WN52B/315)**, as shown subject to the following conditions:

General:

1. The Title Plan or E-Survey Data Set shall be in accordance with the subdivision consent proposal shown on the approved Scheme Plans prepared by **Cuttriss Consultants Limited titled *Proposed Subdivision of Pt Lot 1 DP 30577, King Arthur Drive, Paraparaumu, Drawing Number 17861 SC3, dated 15 July 2005, stamped as 'Final Approved Plans' on 10/08/2005*** submitted to Council with Application No. RM 040300
2. The consent holder shall construct a 7 wire post and batten fence around the entire perimeter of the Covenant Areas on Lot 7 and Lot 13 as shown on the approved Scheme Plan (Condition 1) to exclude all stock to the satisfaction of the Resource Consents Manager. The perimeter of the fence will be inspected by Council prior to the Section 224(c) certification for the subdivision as shown on the approved Scheme Plan (Condition 1) contained within the file RM040300.
3. That the Covenant Areas as shown on the approved Scheme Plan (Condition 1) within Lot 7 and Lot 13 shall be shown on the Title Plan and separately identified.
4. Either. The consent holder shall provide evidence which confirms that the upgrading and maintaining of the fence and the ongoing management of the covenant areas of Lot 7 and Lot 13 as shown on the title plan shall be addressed as part of a covenant with the QEII Trust.

Note : Should this be provided, the consent notice referred to in condition 4a below will not be required for Lots 7 and Lots 13 and Council will accept a secured bond or cash deposit to the value of \$5000 in lieu of the registration of the covenant on the title of Lot 7 and Lot 13 to enable the Section 224(c) certification of the subdivision. A copy of the completed covenant and evidence shall be provided to Council which confirms that the covenant has been registered on the title of Lot 7 and Lot 13 prior to the release of the cash deposit or bond.

Or

- 4a. The consent holder shall provide evidence which confirms that the QEII Trust do not wish to enter into a covenant(s) to manage the Covenant Areas. The consent holder shall liaise with Greater Wellington Regional Council and after consultation prepare a Weed Management Plan to address the appropriate maintenance, control and future management of the invasive weeds and pests

Kapiti Coast District Council

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

holder shall submit the Weed Management Plan to the satisfaction of the Resource Consents Manager for approval prior to the Section 224 (c) certification of this subdivision.

A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be prepared by Council to be placed on the titles of Lot 7 and Lot 13 which records items (i), (ii) and (iii) below.

Conditions for consent notice:

- (i). At all times the landowner shall be responsible for maintaining a fence around the covenant areas to a standard which prevents all stock from entering the covenant areas as shown on the title plan.
 - (ii). Within the covenant area the following activities shall be prohibited:
 - The damage, removal, destruction or felling of any indigenous vegetation unless the species involved are identified by the Department of Conservation, the QEII National Trust, or Greater Wellington Regional Council as being an ecological threat to the site, and its removal is recommended by one of these authorities as a necessary part of the successful management of the site.
 - Any new buildings and structures
 - Fire or any device or activity which could result in a fire
 - Earthworks
 - All stock and grazing animals
 - (iii). The Covenanted Areas of Lot 7 and Lot 13 are subject to a Weed Management Plan.
5. The consent holder shall supply a re-vegetation plan for the Covenanted Areas on Lot 13 shown on the approved Scheme plan using locally sourced natives karamu, mahoe, ngaio, pigeonwood and kanuka. This plan shall be prepared by an appropriately qualified ecologist or landscape architect. This plan must be approved by Council and the planting completed prior to the Section 224 (c) certification of the subdivision. Council will accept a secured bond or cash deposit to the value of \$5000 in lieu of the planting being carried out to allow for seasonal variations in planting.

Note: There are two Milk Trees (*Strebus banksii*) which are listed as a threatened species in New Zealand. One of these trees is situated in the re-vegetation area as shown on the attached aerial plan showing Revegetation Areas and Location of Milk Trees. Care will need to be taken to make sure that this tree is not damaged, destroyed or removed when controlling the blackberry there as not to harm the tree and its roots. Approximately 250 plants such as those noted above should be planted in re-vegetation areas to buffer the tree and the edge of the forest remnants.

6. The consent holder shall pay Council engineering fees of \$562.50, plus \$216 per lot, (total \$2506.50 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.

7. The Consent Holder shall pay to Council a financial contribution of \$1,963.50 (CPI adjusted and GST inclusive) towards a Reserves Fund for every additional lot created (total \$15,708.00) as required under Part E of the Kapiti Coast District Plan.
8. 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.
9. The consent holder shall obtain from the Greater Wellington Regional Council the ponding level arising from the 1 in 100 year flood event. All the areas at or below this level shall be shown on the survey plans as building exclusion zones.
10. The consent holder shall employ a suitably qualified person experienced in soils engineering to supervise, test and certify any compaction, filling, slopes and batters.

The Council's Subdivision Engineer shall be advised of the intended suitably qualified person. If that person is not acceptable then Council shall have the right to require the consent holder to employ a specified suitably qualified person at the consent holder's cost.

11. The consent holder shall either:-

(a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Schedule 2A NZS 4404:2004, Land Development and Subdivision Engineering, and confirm that a safe bearing pressure of soil supporting foundations is not more than 600mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report by the suitably qualified person.

Or

(b) Supply to Council a report by the suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for each allotment.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued by Council recording the soil conditions and foundation recommendations on the certificate of title.

12. Adequate provision shall be made for the control of stormwater run-off during

the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works 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.

13. Earthworks shall be kept to a minimum required to form roads and adequate access to each site.
14. 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.
15. Should there be potential for wind-blown sand, soil or other material to cause a nuisance to other properties the consent holder shall erect suitable fabric fencing (sarlun cloth or similar) or take other acceptable mitigation measures, to the satisfaction of the Subdivision Engineer.

Note: The consent holder shall not use water from Council watermain for mitigation measures.

16. 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 (Insert name of local iwi – Ngati Raukawa, Te Ati Awa ki Whakarongotai, Ngati Toa or Ngati Haumia);
 - (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.

17. All lots shall have drive-on access no steeper than 1 in 5 to a permitted, notional, nominated or existing house site, unless otherwise approved by the Subdivision Engineer.

18. Lot 104 shall vest as road, shall be a minimum of 17 metres wide, and shall be formed in accordance with the design standards in NZS 4404:2004. The carriage way shall be off-set from centre so that a walkway/bridal way can be formed between the road swale and the property boundaries.

The requirement for a second coat seal may be met by lodging a cash contribution with Council calculated at \$6.50 (GST inclusive) per square metre.

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

19. At the access leg locations for Lots 2 and 3, the areas from the sealed road to the boundaries shall be formed and sealed to conform with the shape of the road drainage swale. Similarly, access points to all the other Lots shall be formed and sealed to conform to the shape of the road drainage swale. Consent Notices under Section 221 of the Resource Management Act 1991 will be issued by Council to ensure that this requirement is met on an on-going basis.

20. The right-of-way to Lot 1 DP 90442 shall be formed and metalled. The entrance at the road berm shall be formed, metalled and sealed to conform with the shape of the road drainage swale.

21. A rural numbering post shall be provided for each lot. This condition will be satisfied by the payment of \$40.00 (GST inclusive) per lot.

22. The consent holder shall provide all signs and install all road markings in compliance with Transit New Zealand manual RT5, Guidelines for Rural Road Marking and Delineation, unless otherwise approved by the Subdivision Engineer. The associated costs of legalising any no stopping lines, give way and compulsory stops and other signs that are required shall be met by the consent holder.

23. The consent holder shall submit a road safety audit report in accordance with the Land Transport Safety Audit Policy and Procedures 1993 for the new roads when engineering drawings are submitted for approval. The audit shall be undertaken by a suitably qualified person and the audit recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.

24. Three names for the new road shall be forwarded to Council for approval.

The name of each new road shall be shown on the survey plan.

To meet the requirement for sign posts and/or name plates to be provided for each road the consent holder shall pay a fee of \$250 (GST inclusive) per required sign.

25. The consent holder shall submit a stormwater disposal design for approval by

the Subdivision Engineer. Construction shall be in accordance with the approved plan.

26. A report shall be provided to Council by a suitably qualified person which addresses the suitability of on site wastewater treatment and disposal for each lot. 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.
27. 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, Wellington Regional Council.

28. The subdivision shall be reticulated with a restricted public water supply. This supply shall be a low-flow supply of approximately 1000 litres per day per lot. Fire-fighting requirements shall comply with SNZ PAS 4509:2003, New Zealand Fire Service fire fighting water supplies Code of Practice. Where ever practicable public water supply mains shall be located in public owned property.
29. Underground power and telecommunication services shall be provided to each lot to the approval of the Subdivision Engineer.
30. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the consent holder and to the approval of the Subdivision Engineer.

31. The consent holder shall 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.
32. Easements are required over any rights of way and services where these pass through the lots in the subdivision. The Subdivision Engineer may require other easements.

Easements shall be shown on the land transfer title plan and any documents shall be prepared by solicitors at the consent holder's expense.
33. 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.
34. All costs arising from any of the above conditions shall be borne by the consent holder.

Advice Notes

1. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
2. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
3. This Land use consent incorporates the approval for Earthworks required under the Kapiti Coast District Council Earthworks Bylaw.

Financial Contributions

4. The following development contributions are required for every new rural lot pursuant to Section 198 of the Local Government Act 2002 and the 2004/2005 Council's Development Contributions Policy:

Community Facilities	\$1,611.00
Roads	\$2,814.00
5. The above contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).
6. A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
7. The Survey Plan must be certified in accordance with Section 223 within 2 years of the granting of this Consent, or within such extended period of time pursuant to Sections 125 and 37, as Council may allow.

8. A certificate pursuant to Section 224 will be issued following compliance with all of the conditions of subdivision consent set out above, and payment of all relevant charges and levies.
9. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.
10. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.

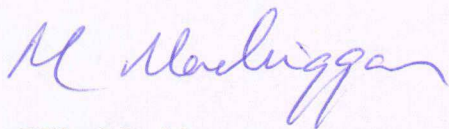
REASONS:

1. The effects on the environment of the subdivision are considered to be less than minor;
2. The application complies with the Objectives and Policies of the District Plan; and
3. There are considered to be no adversely affected parties

DECISION: APPROVED

RM 040300

DATED 10th August 2005



Mike Mackiggan
Senior Resource Consents Planner

Revegetation areas and location of
Milk Trees (as per conditions 5 & 6
of RM040300).

Revegetation Area

Revegetation Area

Permanent
Fencing

★ Milk Tree

RM 040300
FINAL APPROVED PLANS
10/8/05





CONO 7078491.2 Cons

Cpy - 01/01, Pgs - 002, 19/10/06, 08:49



DocID: 411766496

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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 369877
AND RESOURCE CONSENT NO. RM 040300**

**(BEING THE SUBDIVISION OF PART LOT 1 DP 30577),
AT KING ARTHUR DRIVE, PARAPARAUMU
FOR RANGEVIEW INVESTMENTS**

The Regional Regulatory Titles Officer at Wellington

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

1. **With respect to Lots 1 to 8:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the document titled "Soil Report on Subdivision", prepared by Cuttriss Consultants Ltd and submitted to Council in relation to application No. RM 040300. A copy of the report is available in Council's Office at any time the office is open to the public.

2. **With respect to Lots 1 to 8:** Any on-site wastewater disposal system shall take into account the findings and recommendations within the document titled "Site Assessment for Effluent Disposal", prepared by Cuttriss Consultants Ltd and submitted to Council in relation to application No. RM040300. 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 ensure that the effects of its ongoing operation on the environment are minor and also 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.

Kapiti Coast District Council

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

3. With respect to Lots 2 and 3: The areas from the sealed road carriageway to the road frontage boundary of the allotments at the access leg locations shall be formed and sealed to conform with the shape of the road drainage swale. This shape and alignment must be maintained on a continuing basis to assist the ongoing satisfactory operation of the road drainage swale.
4. With respect to Lot 1 and Lots 4 to 8: The vehicular access from the sealed road carriageway to the road frontage boundary of the allotments shall be formed and sealed to conform with the shape of the road drainage swale. This shape and alignment must be maintained on a continuing basis to assist the ongoing satisfactory operation of the road drainage swale.
5. With respect to Lot 7: No buildings may be erected within areas C and D.
6. With respect to Lot 8: No buildings may be erected within area B.

Issued in respect of application No. RM 040300 on this 17th day of July, 2006.



Wayne Gair
AUTHORISED OFFICER



Colin Bridges
AUTHORISED OFFICER