

19 February 2026

Sitha Than

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 15 Compass Court, 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](http://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](mailto:kapiti.council@kapiticoast.govt.nz) or 0800 486 486.



Steve Cody  
**Building Team Manager**

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# Land Information Memorandum (LIM)

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

**15 Compass Court, Paraparaumu**

### Document information

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

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

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

### Application details

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<b>Applicant</b>	Sitha Than
<b>LIM number</b>	L260170
<b>Application date</b>	12/02/26
<b>Issue date</b>	19/02/26

### Property details

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<b>Property address</b>	15 Compass Court, Paraparaumu
<b>Legal description</b>	LOT 14 DP 84149
<b>Area (hectares)</b>	0.1766

### Valuation information

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<b>Valuation number</b>	1526590020
<b>Capital value</b>	\$1,110,000
<b>Land value</b>	\$600,000
<b>Improvements value</b>	\$510,000

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

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**Attachments**

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

## 1. Rates

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*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.

<b>Current rates year</b>	Current Rates Year 2025 to 2026
<b>Annual rates</b>	The annual rates for 2025/26 rating year are \$7,047.19 This includes Greater Wellington Regional Council rates
<b>Next instalment date</b>	09/03/26
<b>Arrears for previous years</b>	\$0.00
<b>Water rates</b>	\$695.57 last year (2024/25)  For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
<b>Water balance due</b>	\$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

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*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

10/02/98      BUILDING CONSENT 971519: NEW DWELLING  
: Code Compliance Certificate issued 25/05/99

### Engineer's report

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

### Wind

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

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

### Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

### Registered Environmental Health Premises and Licences

No information located.

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

## 3. Weathertightness

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*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

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

##### **Planning/Resource Management**

District Plan Zone/Precinct/Development Area: High Density Residential

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

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

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

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

##### **District Plan Features and Overlays**

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay 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 High Density Residential in the Operative District Plan (2021).

This property was created via subdivision in 1997 under resource consent number RM940111. A copy of the Decision is provided with this LIM.

There are no known easements.

Copies of the Deposited Plan (DP84149) and Record of Title are provided with this LIM.

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

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

RESOURCE CONSENT RM990334: Approximately 32000 M3 of earthworks for future residential subdivision. (Found on related property: 1526590113).

RESOURCE CONSENT RM990186: Earthworks for proposed Residential subdivision. (Found on related property:1526590113).

RESOURCE CONSENT RM940111: 55 Additional Residential Lots (Milne Drive). (Found on related property:1526590000.

There is no record of any further resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

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

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

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

This feature is: Ecological Site: an area with significant native vegetation or habitat for native fauna. (K093) Andrews Pond (Manuka wetland).

Airport Noise Contours - dwellings and education facilities require acoustic design within these areas.

This property is adjacent to land which is shown to be located within the Airport Noise Effects boundary, which is defined under the Operative District Plan (2021) as `land that is subject to higher than usual levels of aircraft noise which some people may find annoying`. Any new dwelling or alterations to existing dwellings may require acoustic insulation.

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 Grass Runway Takeoff/Approach OLS, Distance 3000m Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

## 5. Special Features and Characteristics of the land

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*This section identifies information held by Council about:*

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

### **Climate Change**

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

### **Contaminated Sites**

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

### **Natural Hazards**

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

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

### **Coastal Erosion and Inundation Hazards**

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

Currently, information specific to the Kapiti Coast District includes:

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

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

## Earthquakes

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

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

## Fire

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

## Liquefaction

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

## Tsunami Evacuation Zones

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

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

## Other Information

The adjacent land and adjoining road carriageway (Milne Drive) are shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100-year flood extent, which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

The adjoining road carriageway (Milne Drive) is shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

Part of the property is adjacent to land which is shown to be subject to flood storage areas on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Flood storage areas are areas that provides flood water storage either during or after a flood event. Flood Storage Areas are located on local streams only. They include land that has been identified as flood prone where loss of storage due to mitigating measures, or filling, will cause flooding elsewhere. Any proposal for development of these areas (including filling) will need to provide compensatory storage below set ponding levels.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

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

## 6. Other land and building classifications

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

No information located.

## 7. Private and Public stormwater and sewerage drains

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

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

Stormwater discharges to the kerb and channel. There is no record of any Council services running through the property.

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

## 8. Drinking water supply

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*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.

## 9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

## 10. Other information about the property

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

### **Cultural and Archaeological**

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

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

### **Development Impact Fees**

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

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

## Glossary of Terms and Maps attached

### **Aerial Photograph**

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

### **Deposited Plan**

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

### **Building Information** (if requested)

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

### **Services Network Map**

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

### **Location of Health and Alcohol Licenses**

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

### **Resource Consents**

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

### **Designation(s)** (if applicable)

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

### **District Plan**

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

### **Latest Flood Hazards**

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

# Aerial Photography

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 12, 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.



**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** **WN51B/732**  
**Land Registration District** **Wellington**  
**Date Issued** 07 August 1997

**Prior References**  
WN48B/472

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**Estate** Fee Simple  
**Area** 1766 square metres more or less  
**Legal Description** Lot 14 Deposited Plan 84149

**Original Registered Owners**

Alan Laurie Milne and Ashley John Weston as to a 1/2 share  
Eileen Mary McKenzie Milne and Ashley John Weston as to a 1/2 share

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**Interests**

B322333.3 Encumbrance to The Kapiti Coast District Council - 3.12.1993 at 12.12 pm  
Land Covenant in Transfer B611425.6 - 7.8.1997 at 3.10 pm  
Land Covenant in Transfer B611425.7 - 7.8.1997 at 3.10 pm  
5102539.1 Transmission of the joint share of Ashley John Weston and Alan Laurie Milne to Alan Laurie Milne (1/2 share) and to the joint share of Ashley John Weston and Eileen May McKenzie Milne to Eileen Mary McKenzie Milne (1/2 share) - 2.11.2001 at 1:13 pm  
5102539.2 Transfer to Alan Laurie Milne, Eileen Mary McKenzie Milne and Antony McKenzie Ponder - 2.11.2001 at 1:13 pm  
9896465.1 Transfer to Donna-Marie Anne Kerr and Nicola Terese Coulston (1/2 share) and Craig Ashley Reddin (1/2 share) - 12.12.2014 at 11:55 am  
9896465.2 Mortgage of Donna-Marie Anne Kerr as to that party's interest in a 1/2 share of Donna-Marie Anne Kerr and Nicola Terese Coulston and Craig Ashley Reddin as to a 1/2 share to ASB Bank Limited - 12.12.2014 at 11:55 am  
10487402.2 CAVEAT BY AVANTI FINANCE LIMITED - 4.7.2016 at 11:29 am  
10789539.4 Withdrawal of Caveat 10487402.2 - 12.5.2017 at 2:48 pm  
11870318.1 Departmental dealing correcting memorial B322333.3 to Kapiti Coast District Council - 22.9.2020 at 7:00 am  
12770460.1 Discharge of Mortgage 9896465.2 - 10.7.2023 at 4:07 pm  
12770460.2 Transfer to Sitha Than and Chanvoreanleap Lim - 10.7.2023 at 4:07 pm  
12770460.3 Mortgage to ANZ Bank New Zealand Limited - 10.7.2023 at 4:07 pm

References:

Prior C/T 48B/472

Document No. B611425.3



REGISTER

No 51B / 732

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of August one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that GARTON HOLDINGS LIMITED

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon. be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1766 square metres more or less situate in the District of Kapiti Coast being Lot 14 on Deposited Plan 84149



for District Land Registrar

B322333.3 Encumbrance to The Kapiti Coast District Council 3.12.1993 at 12.12.

Land Covenant in Transfer B611425.6

Land Covenant in Transfer B611425.7

All 7.8.1997 at 3.10.

[Signature] for DLR

B693319.1 Transfer to Alan Laurie Milne and Ashley John Weston (1/2 share), Eileen Mary McKenzie Milne and Ashley John Weston (1/2 share) 12.11.1998 at 3.04.

[Signature] For DLR

No 51B / 732



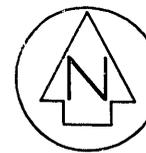
NEW CT ALLOCATED			
LOT 9	51B/728	LOT 15	51B/733
LOT 10	51B/729	LOT 16	51B/734
LOT 11	51B/730	LOT 17	51B/735
LOT 12	51B/731	LOT 18	51B/736
LOT 13	ROAD	LOT 34	51B/737
LOT 14	51B/732	LOT 35	51B/738

625650mN

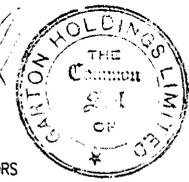
625600mN

625550mN

625500mN



**Approvals**

*[Signature]*  
  
 REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 7<sup>th</sup> DAY OF *May* 1997

THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

*[Signature]*  
 MAYOR

*[Signature]*  
 GENERAL MANAGER

AREAS LABELLED A - F ARE TO BE SUBJECT TO RESTRICTIVE COVENANTS

Total Area 1.5509 ha

Comprised in CT ~~488~~/472 (PART)

I, EDWARD CHARLES MELDRUM Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at PARAPARAUMU this 12<sup>th</sup> day of May 1997 Signature *[Signature]*

Field Book Reg 9 (3) Traverse Book 561 p.175-178  
 Reference Plans DP's 72985, 75592, 79684, 82026, 83990

Examined *S. [Signature]* Correct

Approved as to Survey *[Signature]*

12/6/97 *[Signature]* Chief Surveyor

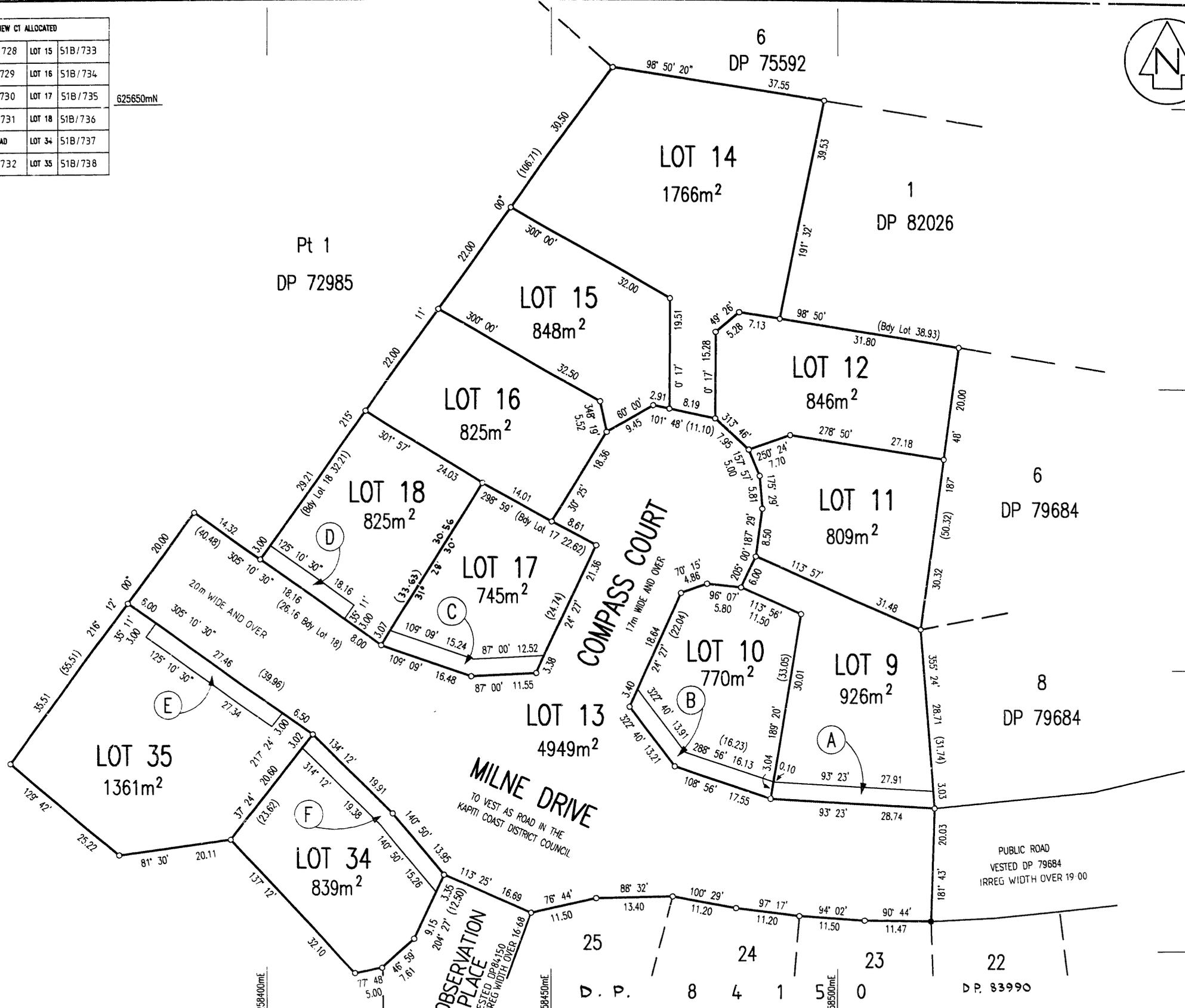
Deposited this 7<sup>th</sup> day of *May* 1997

 District Land Registrar

File 16304 LT(1)  
 Received 19.5.97  
 Instructions

84149

Form D15 "Approved WGLM 96/7"



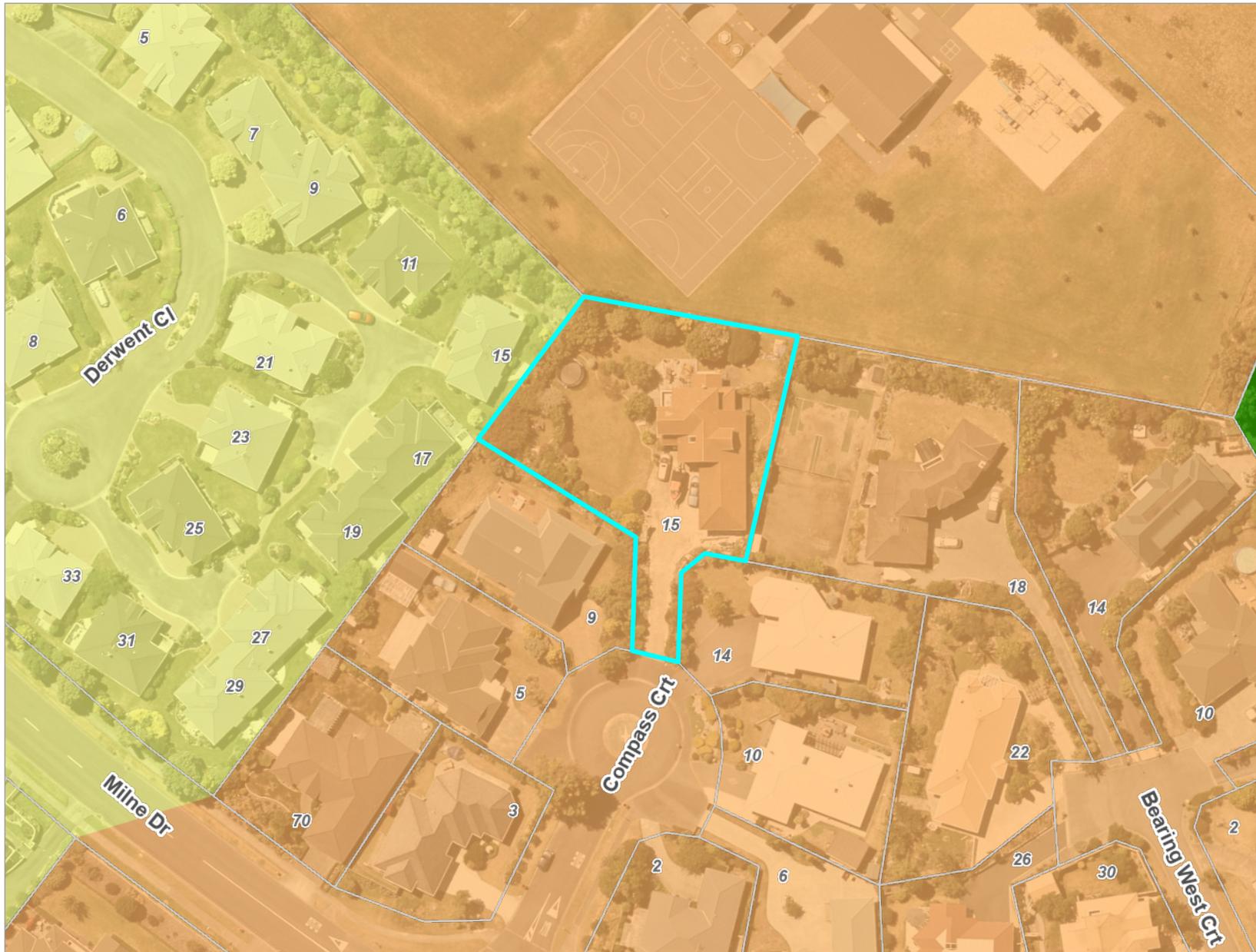
LAND DISTRICT WELLINGTON  
 SURVEY BLK & DIST III KAPITI  
 NZMS 261 SHT. RECORD MAP No.

LOTS 9 - 18, 34 & 35 BEING A SUBDIVISION OF  
 PART LOT 1 DP 72985

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by CUTTRISS MCKENZIE MARTIN LTD  
 Scale 1 : 500 MARCH 1997

# Operative District Plan 2021 - Zones and Precincts

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## Key to map symbols

-  General Residential Zone
-  High Density Residential Zone
-  Natural Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: February 12, 2026

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

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## Key to map symbols

-  Noise Corridor
-  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 40 80 Metres

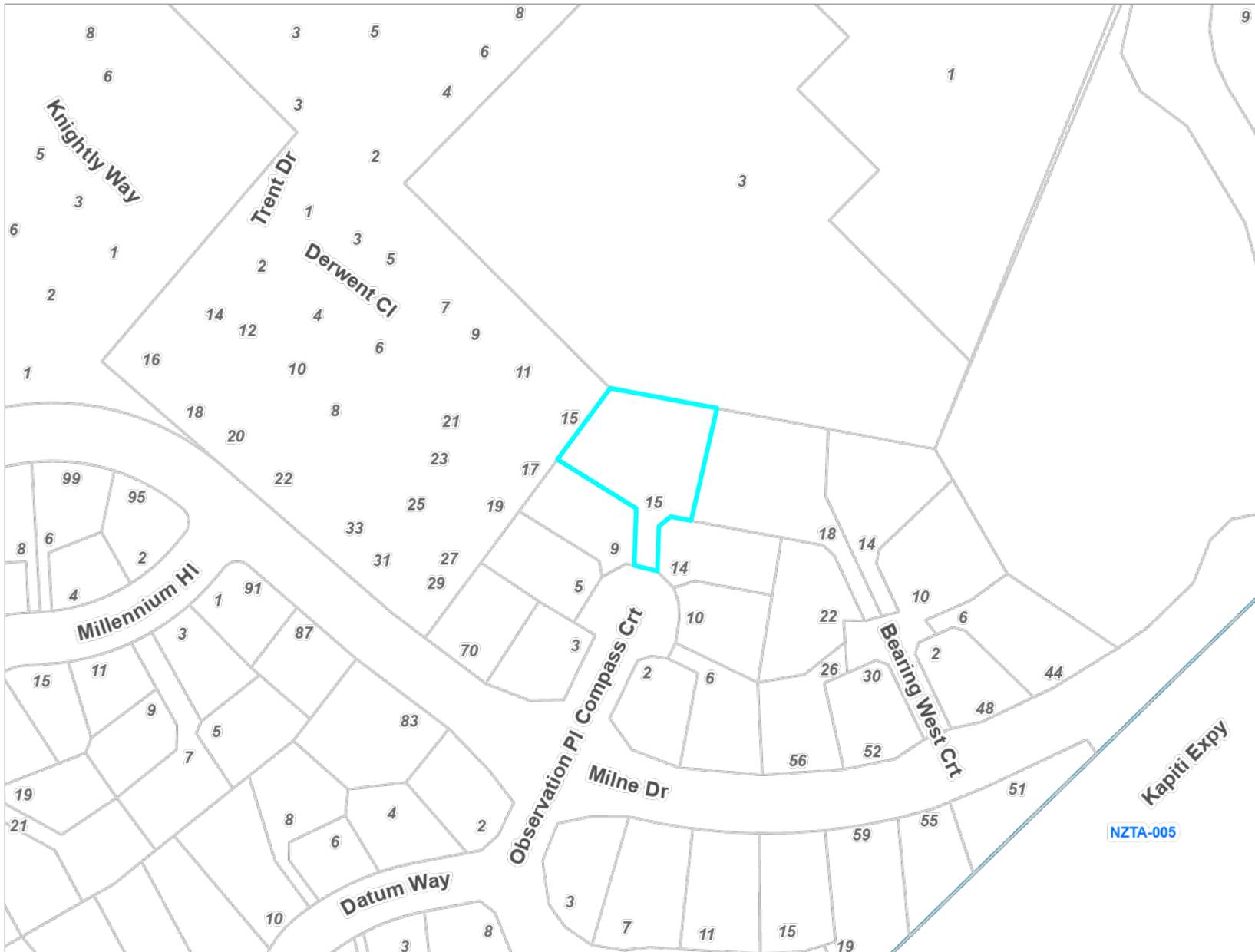
Scale @ A4 - 1:2,000

Date Printed: February 12, 2026

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# Operative District Plan 2021 - Designations & Miscellaneous Features

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## 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.



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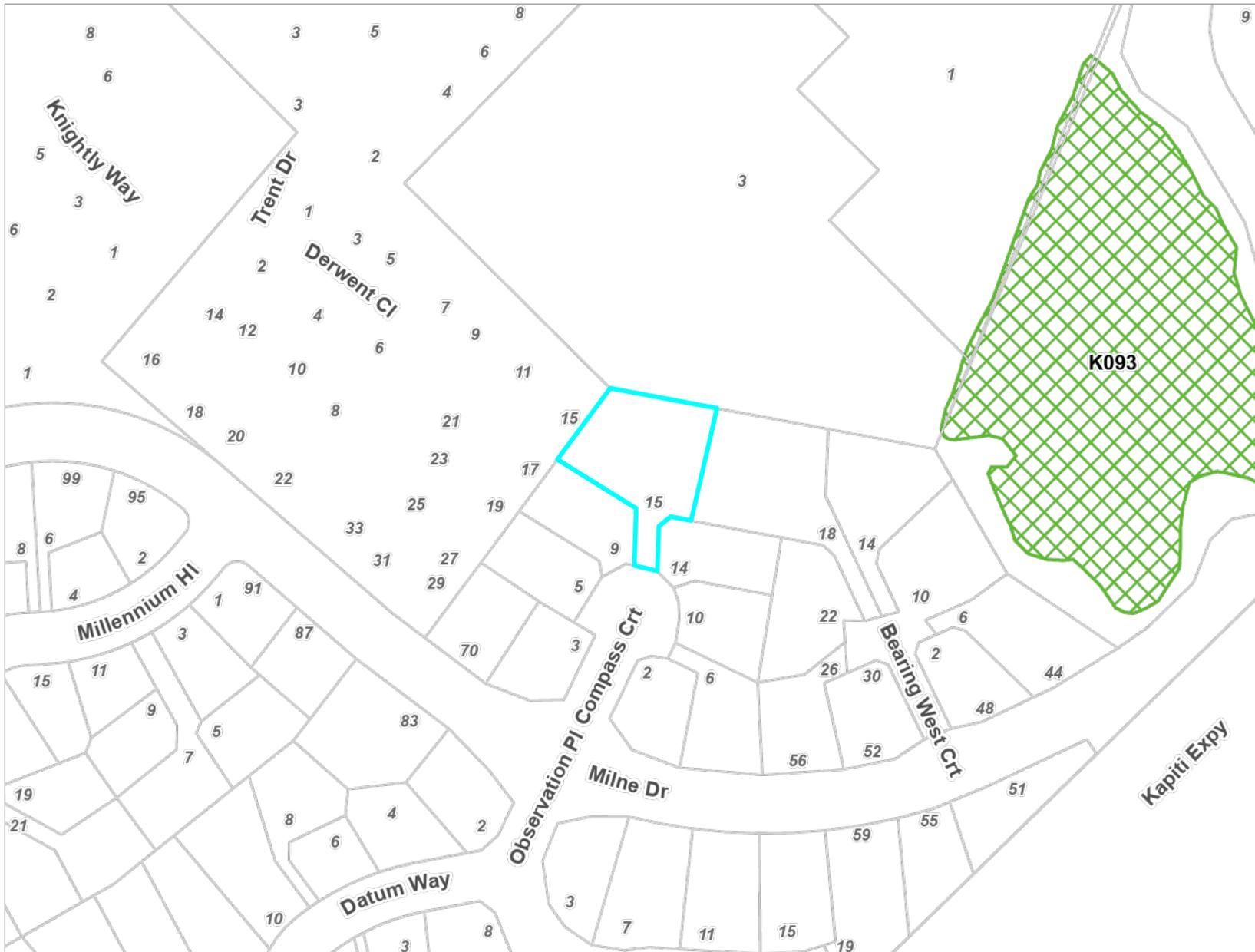
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# Operative District Plan 2021 - Natural Features

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## Key to map symbols

 Ecological Sites

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



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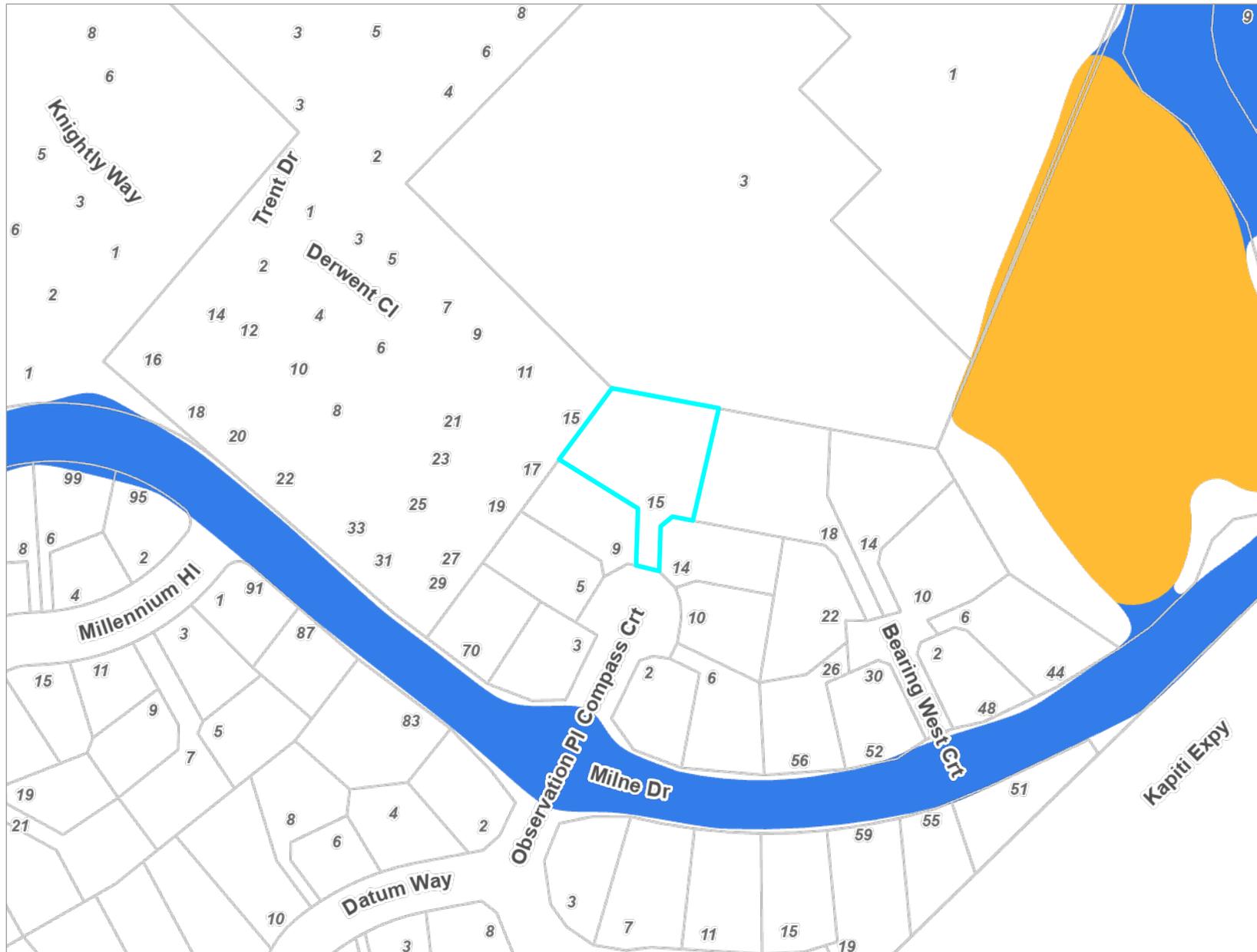
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# Operative District Plan 2021 - Natural Hazards

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## Key to map symbols

-  Flood Storage Area
-  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 40 80 Metres

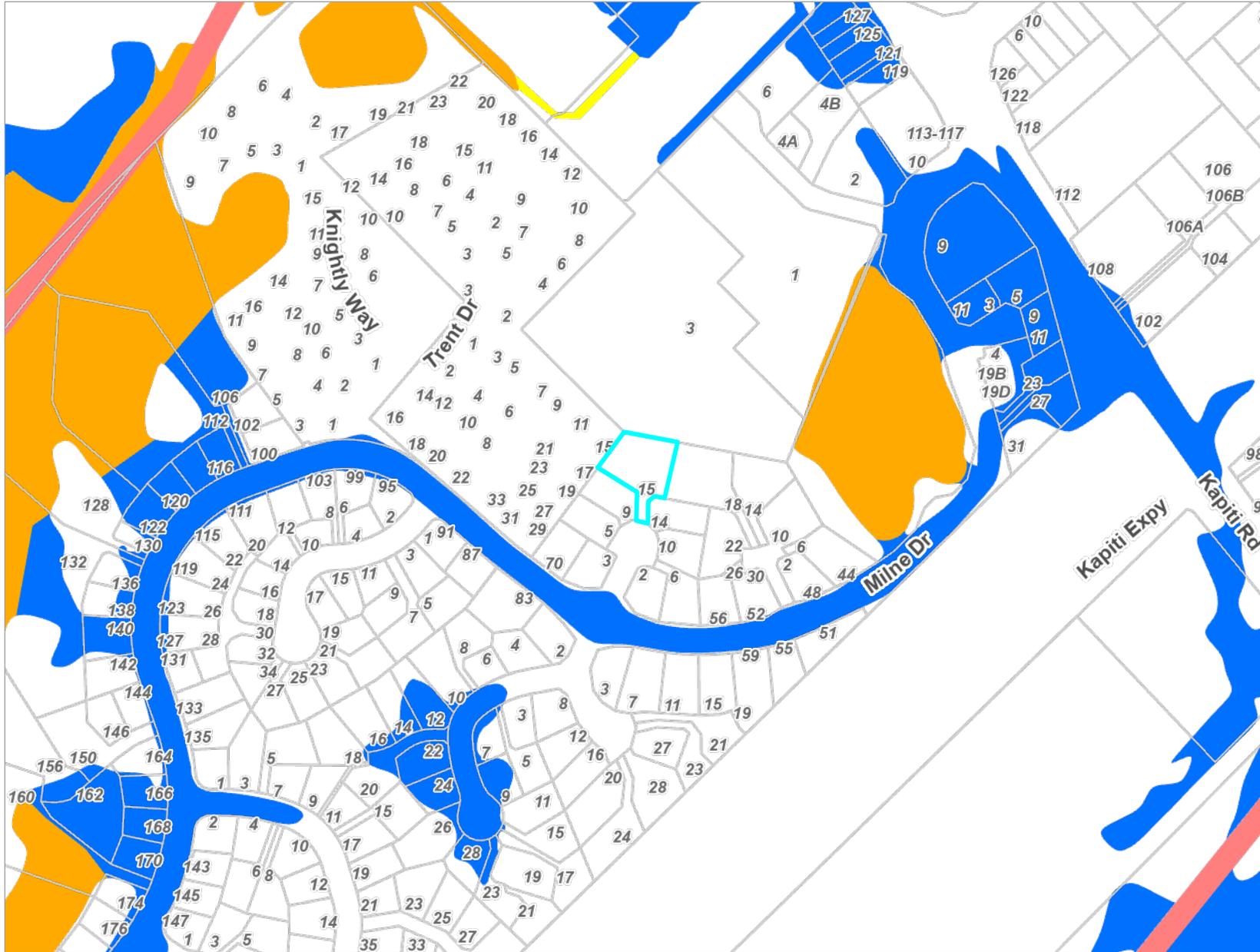
Scale @ A4 - 1:2,000

Date Printed: February 12, 2026

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# Latest Flood Hazards

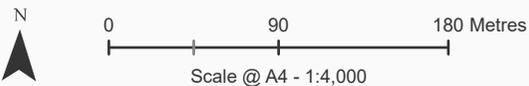
15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Storage
-  Ponding

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

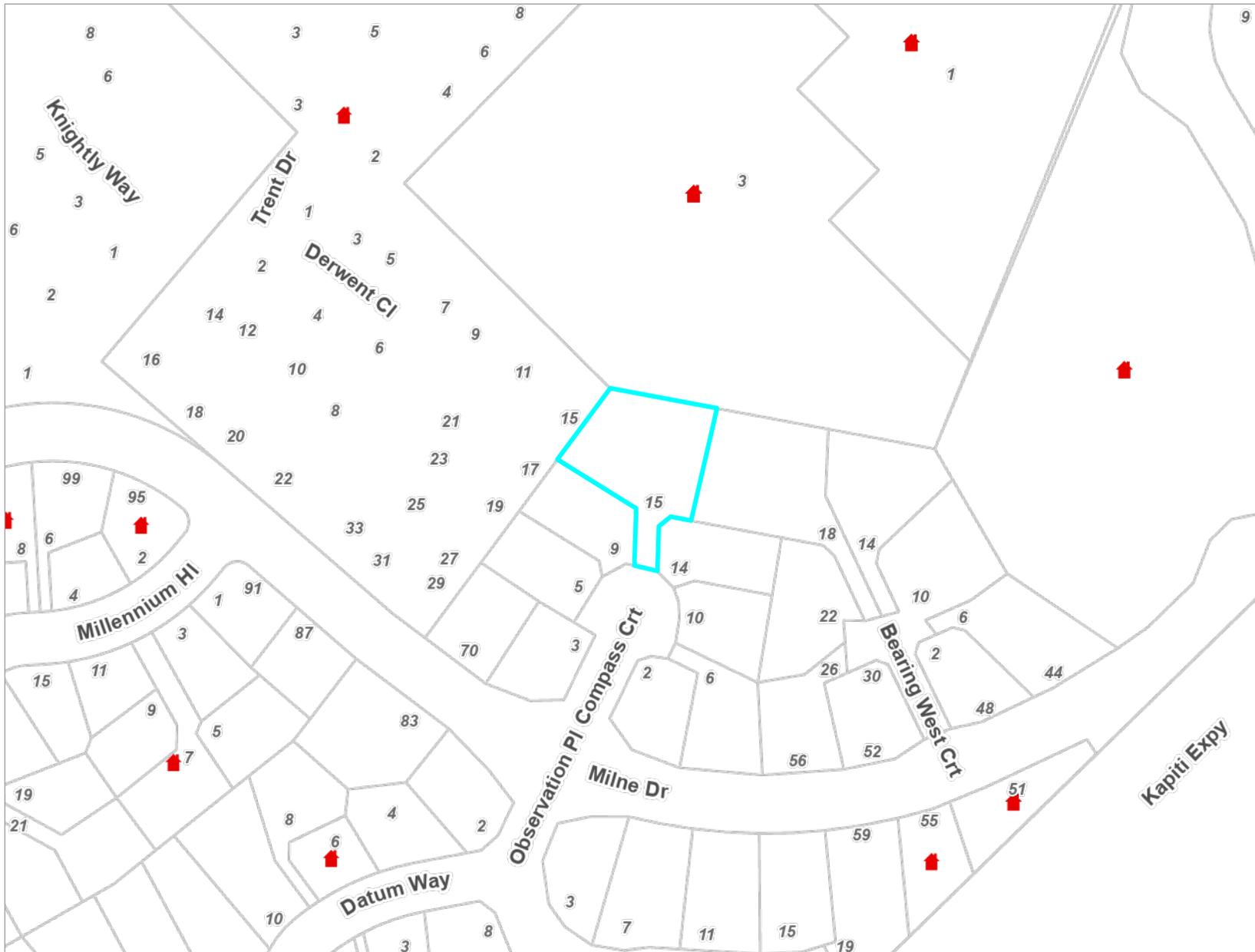


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# Resource Consents Map

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## 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 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: February 12, 2026

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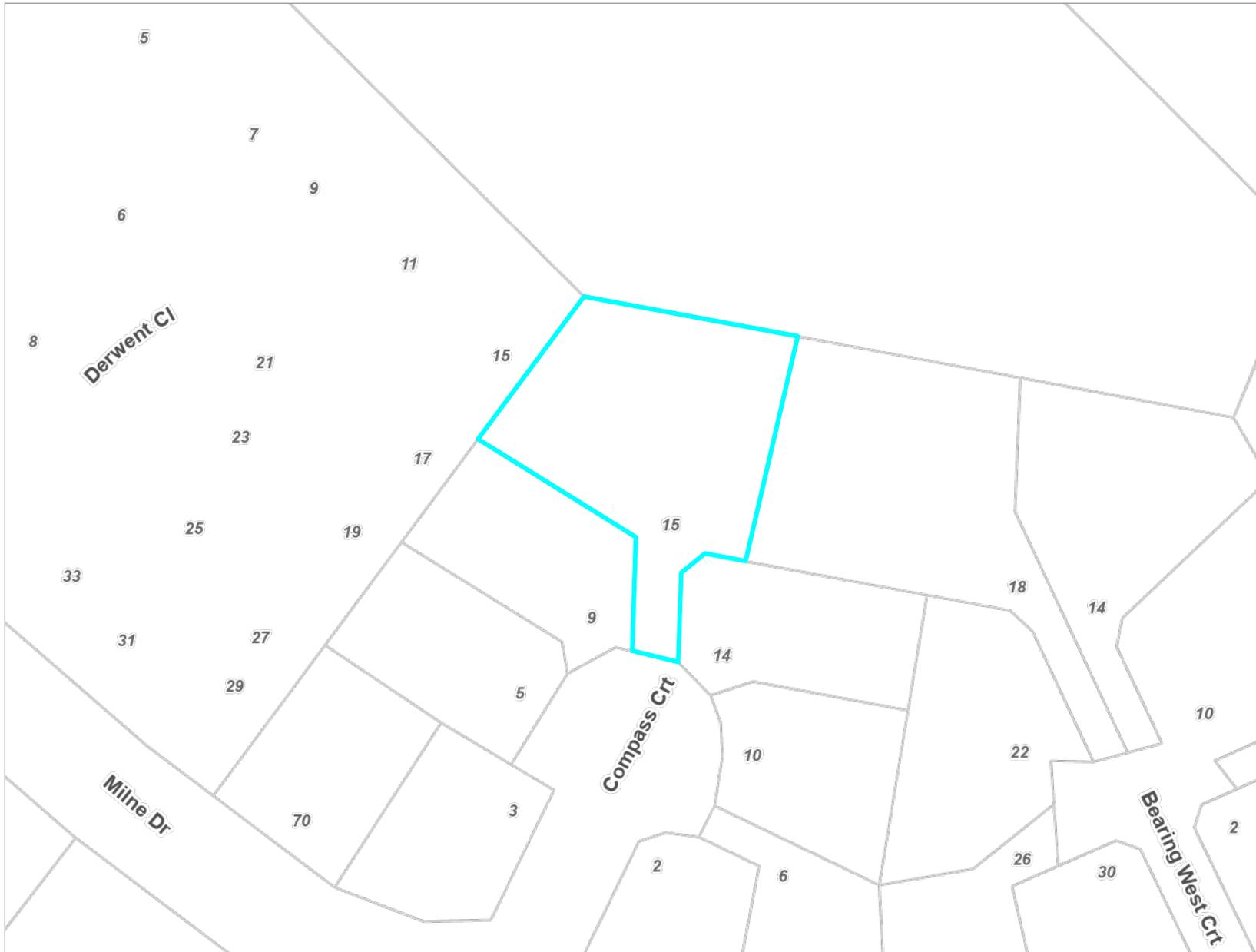
## Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
080035	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LD	Temporary event - Kapiti Coast Summerfest, Charity fund	N	N	Decision Issued	27/3/2008	28/2/2008
110023	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	SD	2 Lot subdivision (Boundary adjustment) at 20 Milne Drive,	N	N	s.223 Approval	28/2/2011	9/2/2011
110014	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LD	Earthworks to prepare site for future development at 20	N	N	Decision Issued	23/2/2011	31/1/2011
090022	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LD	Temporary event - Kapiti Summerfest - Community fundraiser	N	N	Decision Issued	10/2/2009	5/2/2009
110153	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LRD	To establish and operate a Bunnings Building Improvement	Y	Y	Objection Decision Issued	28/3/2012	22/9/2011
110078	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LD	Revised application for storage warehouse at 20 Milne Drive,	N	N	Objection Decision Issued	16/8/2011	16/5/2011

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
130146	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LD	Change to consent conditions RM110153 at 20 Milne Drive,	N	N	Decision Issued	6/11/2013	8/10/2013
130118	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LD	Proposed pylon sign at 20 Milne Drive, Paraparaumu	N	N	Decision Issued	6/9/2013	19/8/2013
170024	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	SC	To undertake a 5 lot subdivision.	N	N	s.224 Issued	22/2/2017	16/2/2017
230140	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	LD	To construct a new teaching block at Our Lady of Kapiti	N	N	Letter Generated	2/2/2024	17/8/2023
940111	3 Presentation Way, Paraparaumu	1526590028	LOT 1 DP 589761	SC	55 ADDITIONAL RESIDENTIAL LOTS	N	N	Decision Issued	24/6/1994	7/6/1994

# Health and Alcohol Licenses

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## 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 20 40 Metres

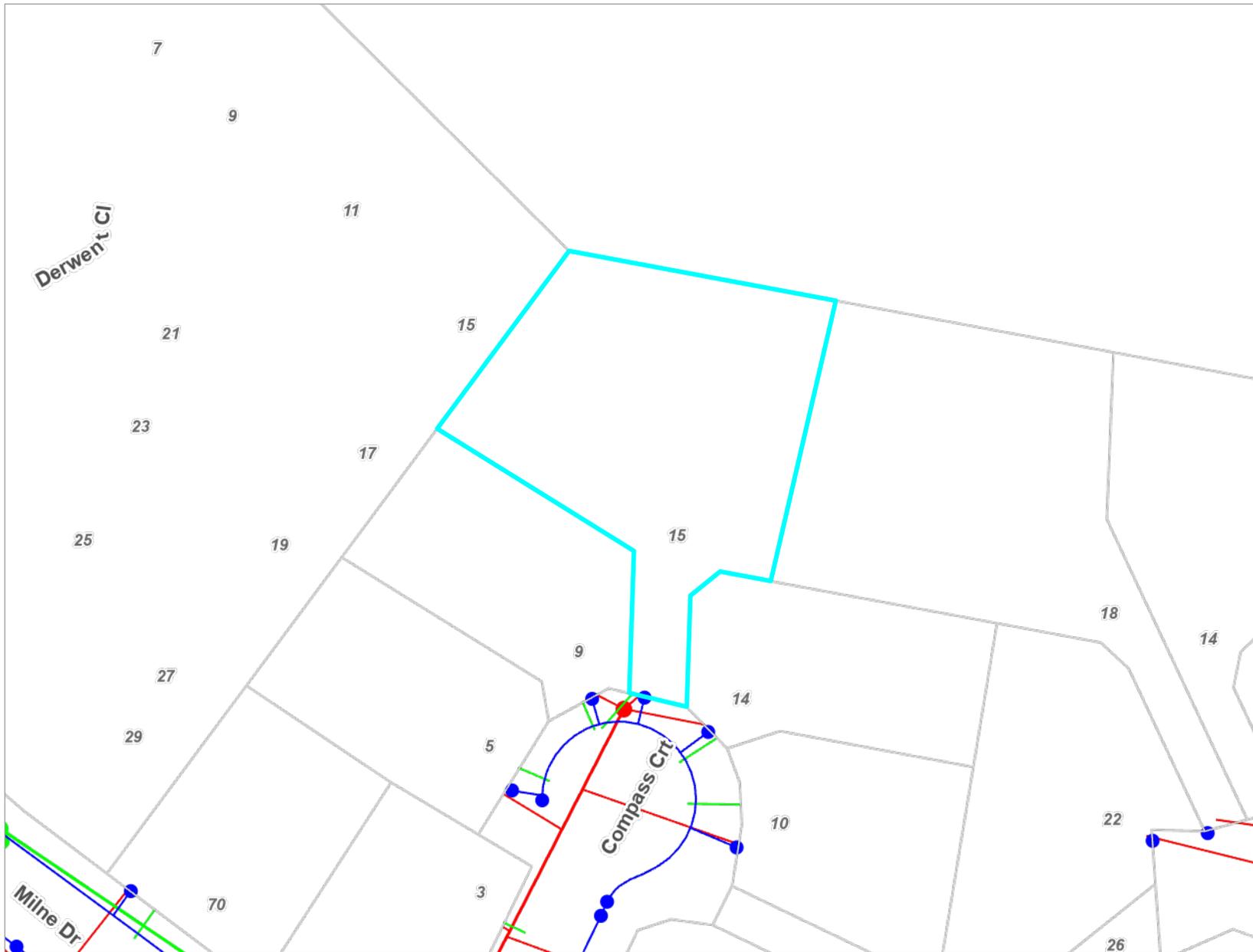
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# Services Network

15 Compass Court, Paraparaumu (LOT 14 DP 84149)



## Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

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

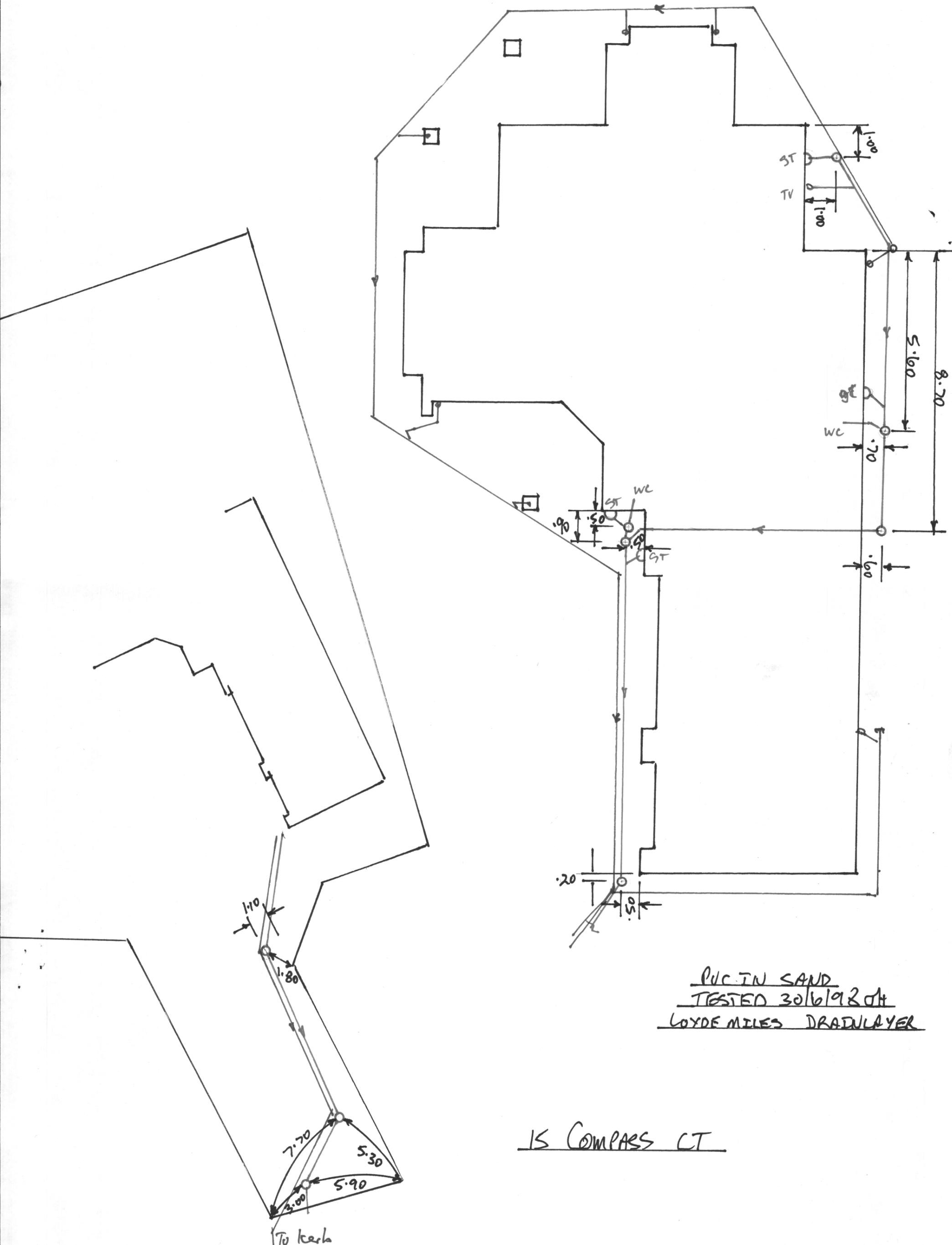


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Scale @ A4 - 1:800

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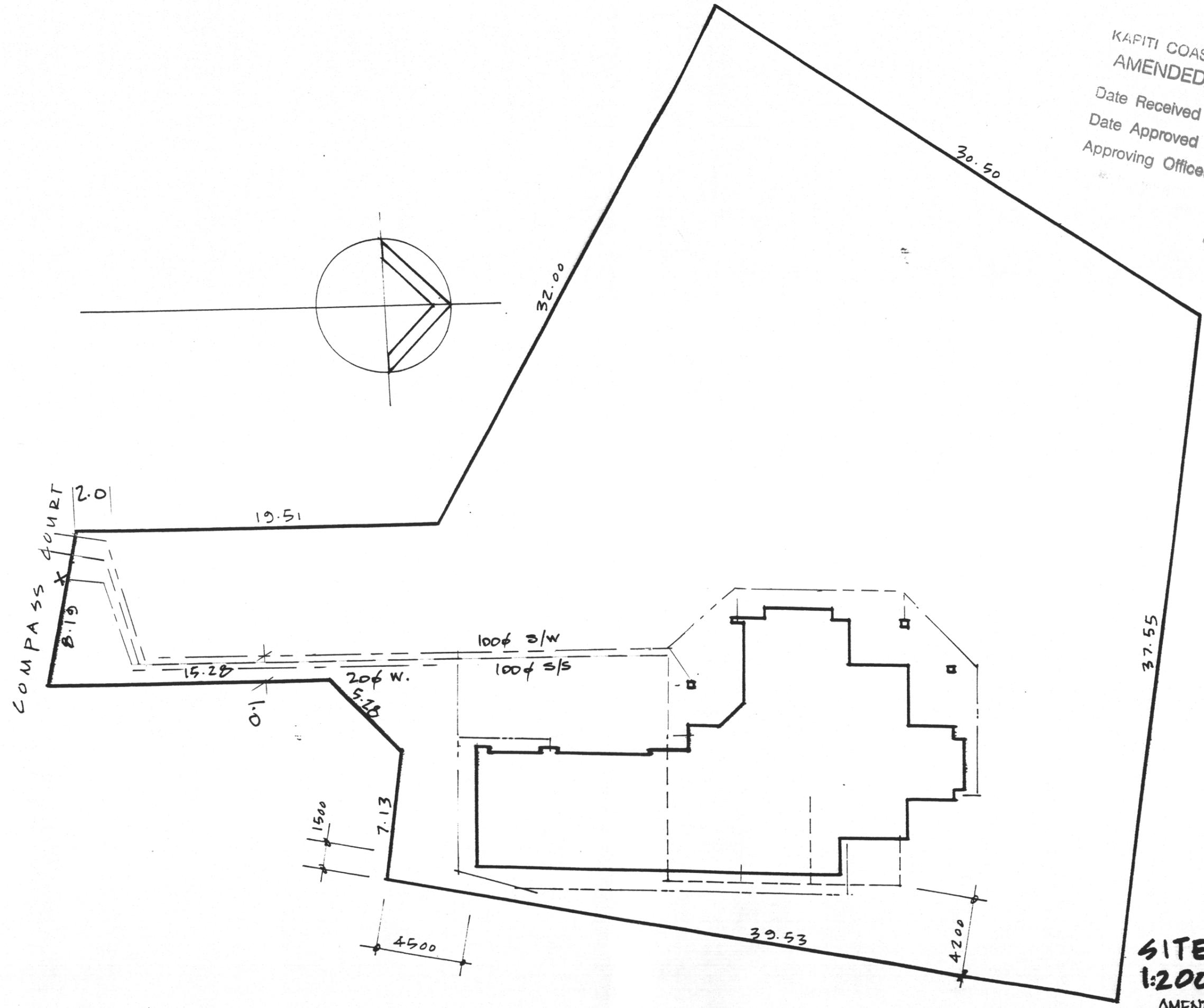
PVC IN SAND  
TESTED 30/6/92 CH  
LOYDE MILES DRAINLAYER

IS COMPASS CT

KAFITI COAST DISTRICT COUNCIL  
AMENDED/REVISED PLANS

Date Received 18/2/98  
Date Approved .....

Approving Officer 



**SITE PLAN**  
**1:200**  
AMENDED 17.2.98.

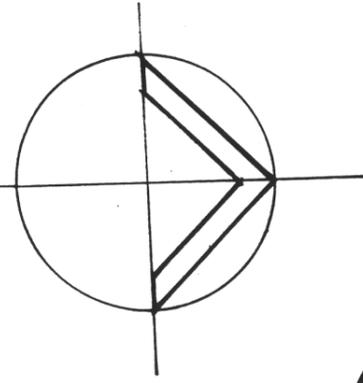
KAPITI COAST DISTRICT COUNCIL  
PLANS APPROVED PLUMBING  
AND DRAINAGE  
CONSENT MAY BE ISSUED.  
DATE: 5/1/98 OFFICER: [Signature]

MIDLANDS RESIDENTIAL  
OFFICIAL PLANS APPROVAL

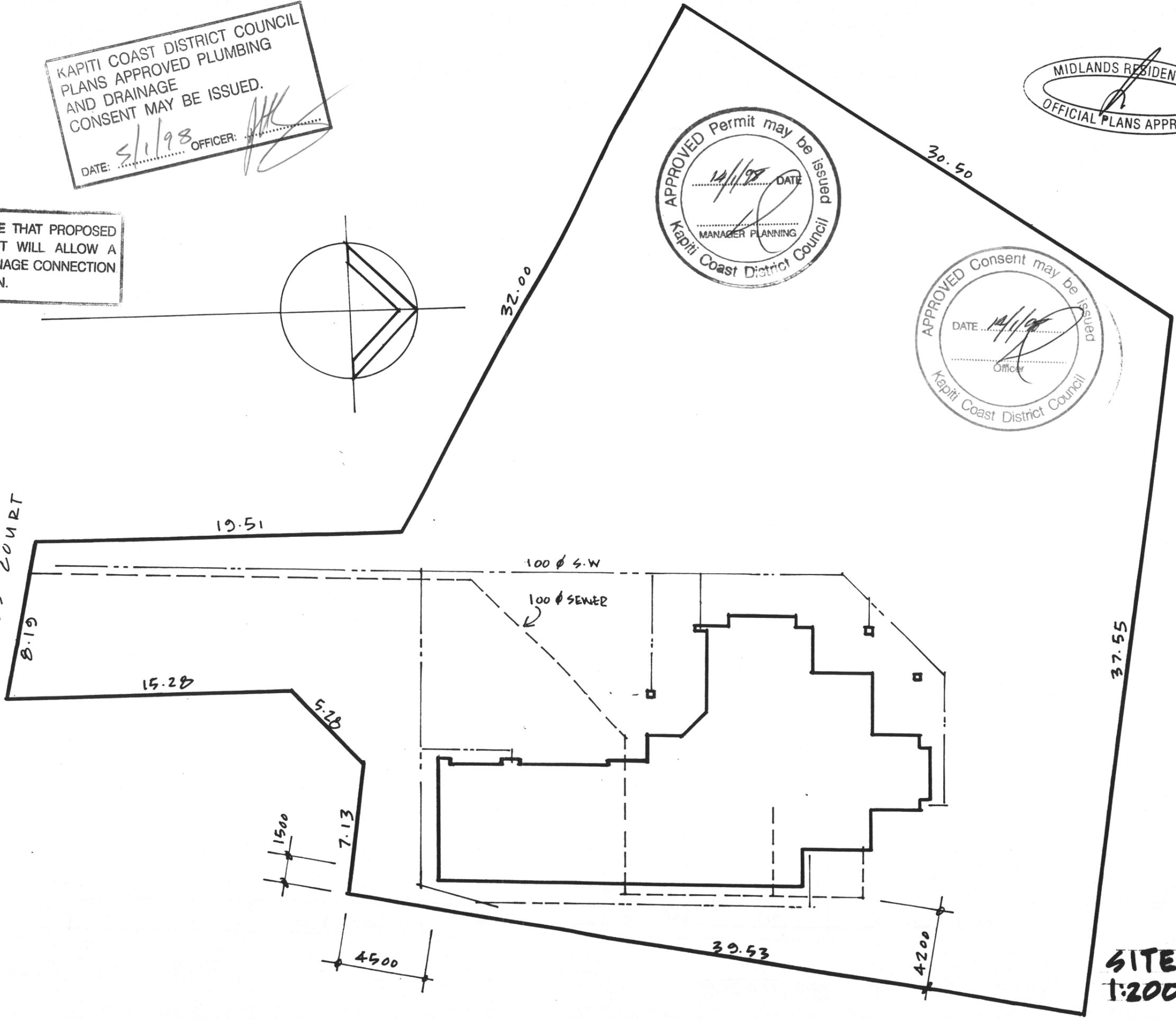
APPROVED Permit may be issued  
14/1/98 DATE  
MANAGER PLANNING  
Kapiti Coast District Council

APPROVED Consent may be issued  
DATE 14/1/98  
Officer  
Kapiti Coast District Council

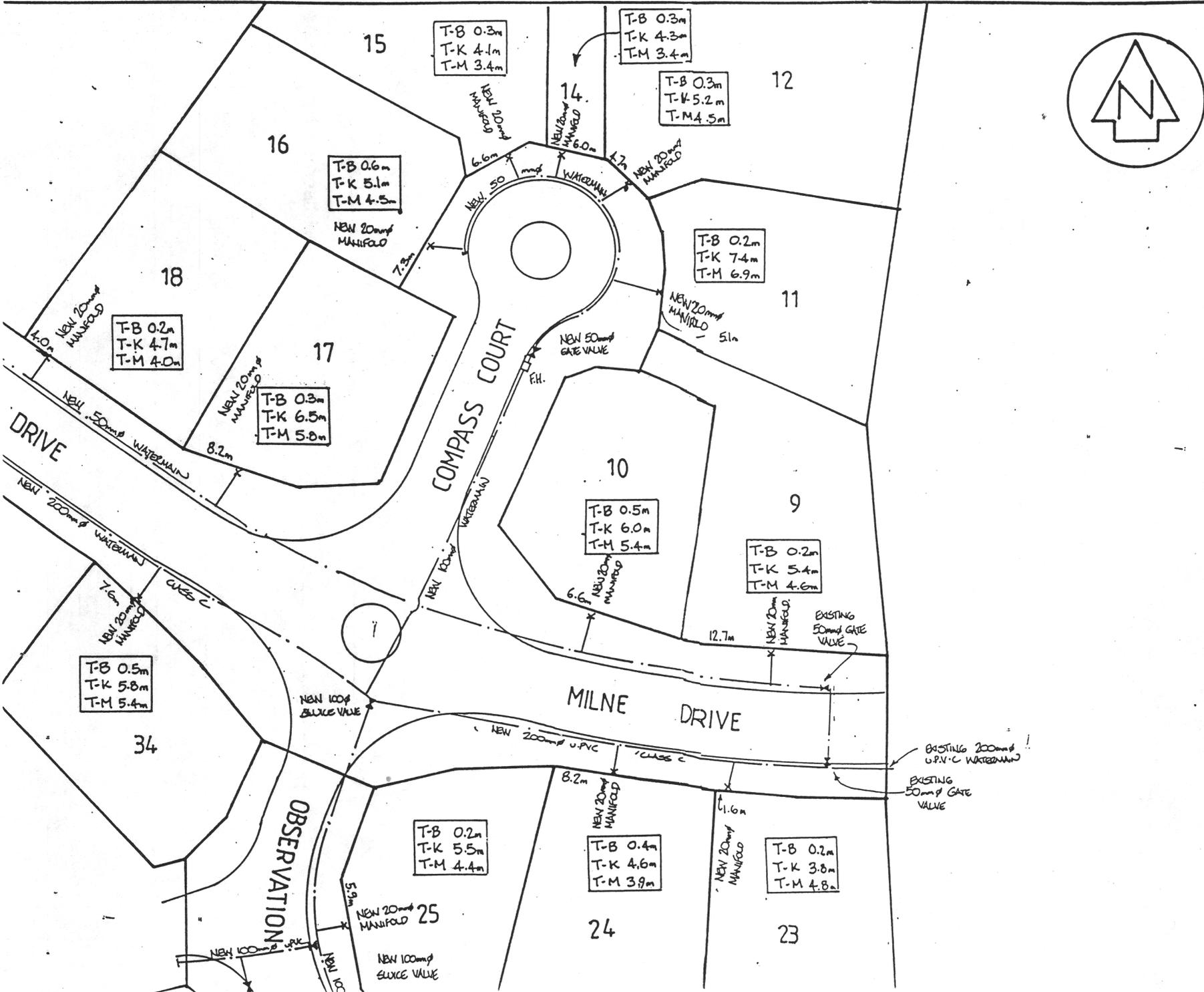
BUILDER TO ENSURE THAT PROPOSED  
FOUNDATION HEIGHT WILL ALLOW A  
SATISFACTORY DRAINAGE CONNECTION  
TO THE SEWER MAIN.



COMPASS COURT



SITE PLAN  
1:200



No.	AMENDMENT

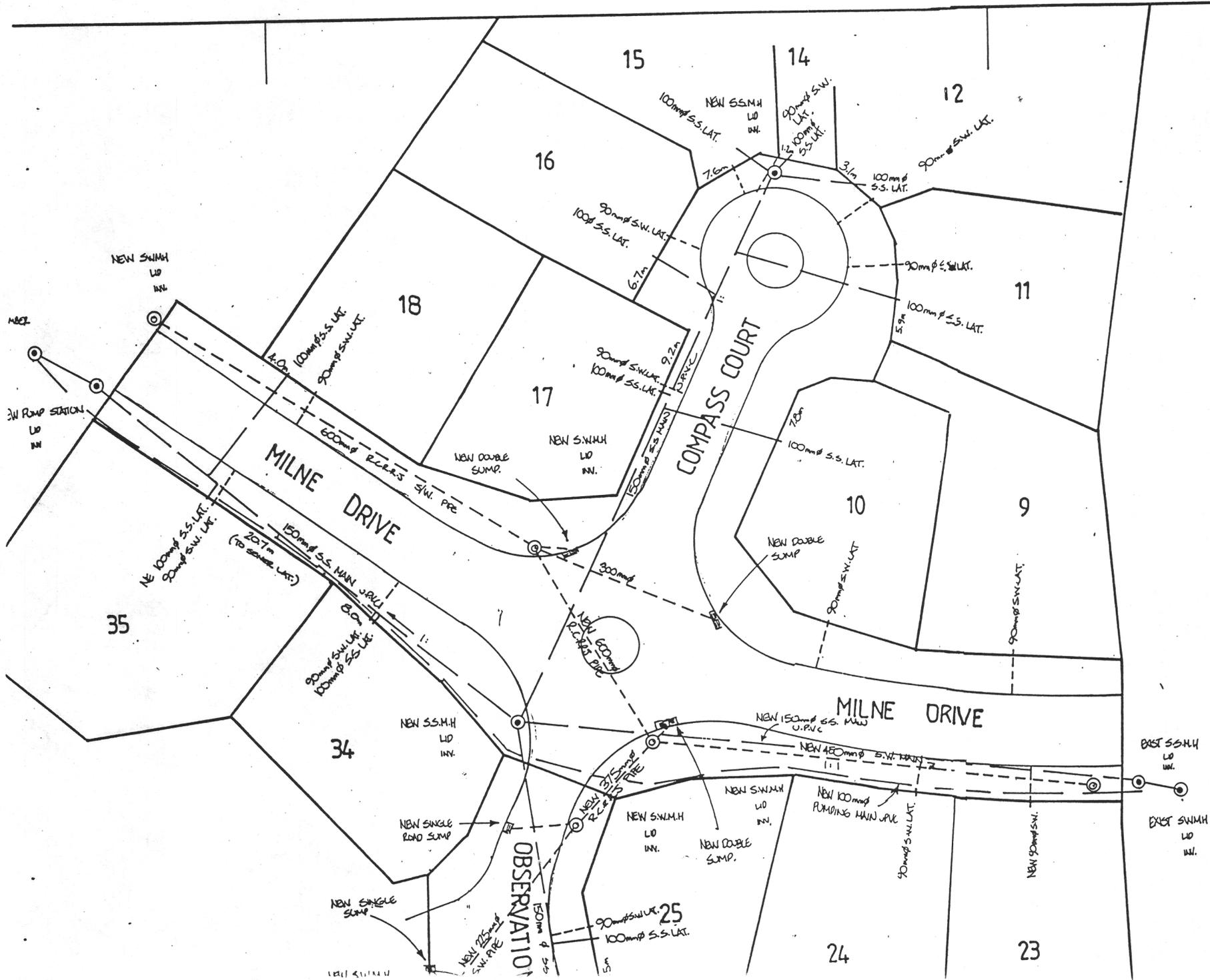
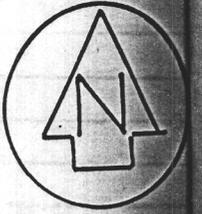
SOUTH COAST DISTRICT COUNCIL  
 PLANNING DEPARTMENT

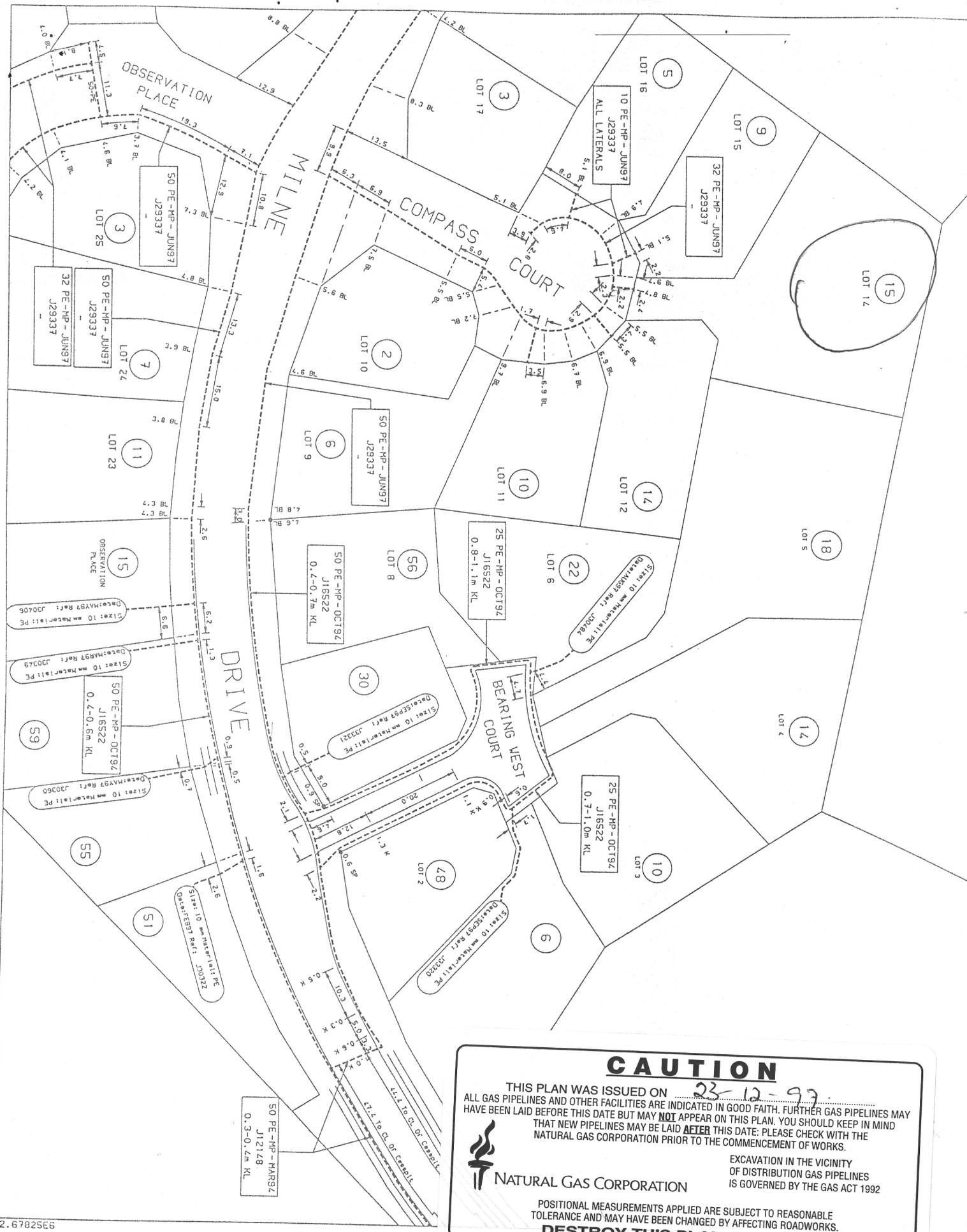
Cuttriss, McKee  
**CML**

- NATIONAL MUTUAL BUILDING, P.O. Box 30 428, Telephone (04)
- STATE INSURANCE BUILDING, P.O. Box 1445, Telephone (04)

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CLIENT





**CAUTION**

THIS PLAN WAS ISSUED ON 23-12-97.  
 ALL GAS PIPELINES AND OTHER FACILITIES ARE INDICATED IN GOOD FAITH. FURTHER GAS PIPELINES MAY  
 HAVE BEEN LAID BEFORE THIS DATE BUT MAY NOT APPEAR ON THIS PLAN. YOU SHOULD KEEP IN MIND  
 THAT NEW PIPELINES MAY BE LAID AFTER THIS DATE. PLEASE CHECK WITH THE  
 NATURAL GAS CORPORATION PRIOR TO THE COMMENCEMENT OF WORKS.

 NATURAL GAS CORPORATION

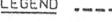
EXCAVATION IN THE VICINITY  
 OF DISTRIBUTION GAS PIPELINES  
 IS GOVERNED BY THE GAS ACT 1992

POSITIONAL MEASUREMENTS APPLIED ARE SUBJECT TO REASONABLE  
 TOLERANCE AND MAY HAVE BEEN CHANGED BY AFFECTING ROADWORKS.  
**DESTROY THIS PLAN AFTER USE**

6.03100E5

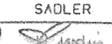
ADJOINING SHEET INDEX		
FM24		
FN24	FN24	FN23
	FP24	FP23

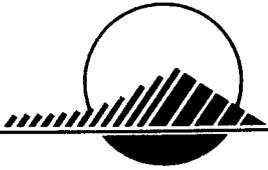
ISS DATE	BY	CHKD	REVISION
14 DEC97	AVER	SADL	REVISION UPDATE

LEGEND	
	Polyethylene Gas Pipeline
	Steel Gas Pipeline
	Information is unknown for this record and must be field verified

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DRAWN	AVERY
CHECKED	SADLER
APPROVED	
DATE	14 DEC 97
ORIGINAL SCALES	1 : 500



# KAPITI COAST DISTRICT COUNCIL

File P940111

29 June 1994

Cuttriss McKenzie Martin Ltd  
PO Box 1445  
PARAPARAUMU

Dear Sirs

**SCHEME PLAN P940111 - PROPOSED SUBDIVISION AT MILNE DRIVE,  
PARAPARAUMU FOR GARTON HOLDINGS LIMITED**

This is to advise that pursuant to Section 105 of the Resource Management Act 1991 the proposed subdivision as shown on Scheme Plan P940111 (your ref 16104) has been approved by Council subject to the following conditions:

- NOTE : This approval is limited to Plan 1, being Lots 1 to 35 and Lot 556 only on Plan 2. Council will reconsider the balance of Plan 2 after the decision on the Resource Consent of the Whitireia Polytechnic has been released. A (land use) consent may be required.
1. The subdivider shall demonstrate to the satisfaction of the Regulatory Services Manager that the land:
    - (a) is not subject to erosion, subsidence, slippage or inundation; or
    - (b) can be protected against erosion, subsidence, slippage or inundation, in terms of Section 106 of the Resource Management Act.
  2. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
  3. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work.

Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.

4. The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
5. The subdivider 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 Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

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

In cases within the provisions of the Clause above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's solicitor at the cost of the subdivider.

A separate topographical plan shall be forwarded with the Engineer's report indicating contours prior to placement of filling and on completion. Such contours to be at not greater than 1 metre intervals and the scale of the plan to be 1:500. The plan shall also show the position and approximate level of all test locations including test borings.

Attention is drawn to the Council requirement that:

"All building consent plans shall show contours of the ground surface and the presence of peat or steep banks over the whole lot and immediately adjacent land. Such contours shall be at not more than 1 metre intervals. This requirement shall apply regardless of the need for earthworks or earthfilling."

6. The payment of road inspection fee of \$165.40 (GST inclusive).
7. A sign post and/or name plate shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road name is to be shown on the survey plan. (Refer to Clause B.3.2, Code of Practice).

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

(Two new road signs are required at \$150 each).

8. Milne Drive is to vest as road, shall be 19 metres wide and shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and temporary sealed turning circle. The carriageway shall be 10 metres wide and the requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$2.25 subject to Transit NZ subsidy otherwise \$3.94 (GST inclusive) per sqm of the area for first-coat seal.

Alternatively, a prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be completed to the satisfaction of the Subdivisional Engineer. This condition also refers to new roads marked 'A' and 'B' except they are to have a legal width of 15 metres and carriageway width of 6 metres.

9. A (heavy duty) concrete vehicle crossing shall be provided to serve all right of way frontages to roads. Alternative materials may be approved by the Subdivisional Engineer.
10. A concrete vehicle crossing shall be provided to serve Lots 9, 10, 12, 13, 14, 17, 28, 29, 30 and 34. Alternative materials may be approved by the Subdivisional Engineer.
11. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any stormwater trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.
12. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance. The existing land form is to be preserved as much as possible. Large scale earthworks involving the flattening of significant sand dunes will not be permitted.

The extensive earthworks proposal which has been submitted to Council will not be approved by this Committee at this time.

The significant earthworks proposal will need to be referred to the Regulatory, Planning and Environment Committee for assessment.

13. Earthworks shall comply with the requirements of the current issue of NZS 4431.
14. All sections shall have drive-on access no steeper than 1 in 5.
15. Access legs to single rear lots shall be formed and sealed if necessary to ensure that they do not cause a discharge of tailings, silt, sludge, stormwater or any other deleterious substances at the road frontage.
16. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
17. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
18. The subdivider shall provide and install pipes for gas supply to service the subdivision.
19. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$3.94 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
20. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.  
  
Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.
21. The subdivider shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).

22. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
23. Reserve contribution will be met by deducting area from the existing credit.
- |                   |                 |
|-------------------|-----------------|
| Vesting of lot 16 | 1.5561 hectares |
| Lot 1 SP811       | -.0173          |
| P940111 (Plan 1)  | -.3640          |
| <hr/>             | <hr/>           |
| Remaining Credit  | 1.1748 hectares |
25. A fence shall be installed on the common boundary of the Scientific Reserve and Lots 1,3 and 4. All work shall be to the satisfaction of the Subdivis-ional Engineer and subject to consultation with the Department of Conservation.
26. The Developer shall contribute \$669 (GST inclusive) towards the cost of upgrading the sewerage treatment plant in Paraparaumu, for every new lot created.
27. All costs arising from any of the above conditions shall be at the expense of the subdivider.

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

Yours faithfully

P Chammen  
PLANNING OFFICER

MdG



File:

P940111  
DP\417

The Chairperson and Members  
SUBDIVISIONS MEETING

SCHEME PLAN P940111 - PROPOSED SUBDIVISION AT MILNE DRIVE,  
PARAPARAUMU FOR GARTON HOLDINGS LIMITED

Scheme Plan P940111 attached shows a proposed subdivision creating 54 additional residential lots plus a 6.26 hectare lot which is the site for the proposed tertiary.

The lots as shown on plan 1 are within an area zoned Residential B and fully comply with the District Plan.

The residential lots shown on plan 2 encroach onto land zoned Industrial 2 and therefore do not comply. Furthermore, should the tertiary proposal not proceed, a buffer zone will be required between the residential and industrial land and will therefore affect the layout of lots on this plan.

I have no problem with the proposed tertiary lot proceeding because in the event of the tertiary not proceeding, this lot could be used for its current industrial zone use.

I therefore recommend that the approval for lots 36-55 be deferred.

There are also significant earthworks proposed as part of this subdivision which involves 210,000 cubic metres of material being moved around the site in a series of cut and fill operations.

I appreciate the fact that major earthworks on this subdivision are necessary to make the land useable for either residential or industrial use for which is currently zoned for, but I believe that some contour form should be retained rather than completely flattening the area.

Earthworks plans will be available at the meeting for further discussion.

RECOMMENDATION

That pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan 37 subject to the following conditions:

1. The subdivider shall demonstrate to the satisfaction of the Regulatory Services Manager that the land:
  - (a) is not subject to erosion, subsidence, slippage or inundation; or

- (b) can be protected against erosion, subsidence, slippage or inundation, in terms of Section 106 of the Resource Management Act.
2. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
  3. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
  4. The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
  5. The subdivider 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 Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

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

In cases within the provisions of the Clause above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's solicitor at the cost of the subdivider.

A separate topographical plan shall be forwarded with the Engineer's report indicating contours prior to placement of filling and on completion. Such contours to be at not greater than 1 metre intervals and the scale of the plan to be 1:500. The plan shall also show the position and approximate level of all test locations including test borings.

Attention is drawn to the Council requirement that:

"All building consent plans shall show contours of the ground surface and the presence of peat or steep banks over the whole lot and immediately adjacent land. Such contours shall be at not more than 1 metre intervals. This requirement shall apply regardless of the need for earthworks or earthfilling."

6. The payment of road inspection fee of \$165.40 (GST inclusive).
7. A sign post and/or name plate shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road name is to be shown on the survey plan. (Refer to Clause B.3.2, Code of Practice).

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

(Two new road signs are required at \$150 each).

8. Milne Drive is to vest as road, shall be 19 metres wide and shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and temporary turning circle. The carriageway shall be 10 metres wide and the requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$2.25 subject to Transit NZ subsidy otherwise \$3.94 (GST inclusive) per sqm of the area for first-coat seal. Alternatively, a prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be completed to the satisfaction of the Subdivisional Engineer. This condition also refers to new roads marked 'A' and 'B' except they are to have a legal width of 15 metres and carriageway width of 6 metres.
9. A (heavy duty) concrete vehicle crossing shall be provided to serve all right of way frontages to roads.
10. A concrete vehicle crossing shall be provided to serve lot/s 9,12,13,14,28,29 and 30.
11. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any stormwater trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.
12. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance. The existing land form is to be preserved as much as possible. Large scale earthworks involving the flattening of significant sand dunes will not be permitted.

The extensive earthworks proposal which has been submitted to Council will not be approved.

Significant earthworks proposals may be referred to the Subdivisions Committee or the Regulatory, Planning and Environment Committee for assessment.

13. Earthworks shall comply with the requirements of the current issue of NZS 4431.
14. All sections shall have drive-on access no steeper than 1 in 5.
15. Access legs to single rear lots shall be formed and sealed if necessary to ensure that they do not cause a discharge of tailings, silt, sludge, stormwater or any other deleterious substances at the road frontage.
16. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
17. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
18. The subdivider shall provide and install pipes for gas supply to service the subdivision.
19. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$3.94 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
20. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.  
  
Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.
21. The subdivider shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).

22. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.

23. Corner splays shall be provided on lots 10,17,25 and 34.

The splays shown on the Scheme Plan need to be amended to reduce speeds into roads A and B.

24. Reserve contribution will be met by deducting area from the existing credit.

Vesting of lot 16

1.5561 hectares

Lot 1 SP 811

-.0173

P940111 (Plan 1)

-.3640

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1.1748 hectares

25. A timber, post, rail and close boarded fence, 1.8 metres high and stained or painted shall be installed on the common boundary of the Scientific Reserve and Lots 1,3 and 4. All work shall be to the satisfaction of the Subdivisional Engineer

26. The Developer shall contribute \$669 (GST inclusive) towards the cost of upgrading the sewerage treatment plant in Paraparaumu, for every new lot created.

27. All costs arising from any of the above conditions shall be at the expense of the subdivider.

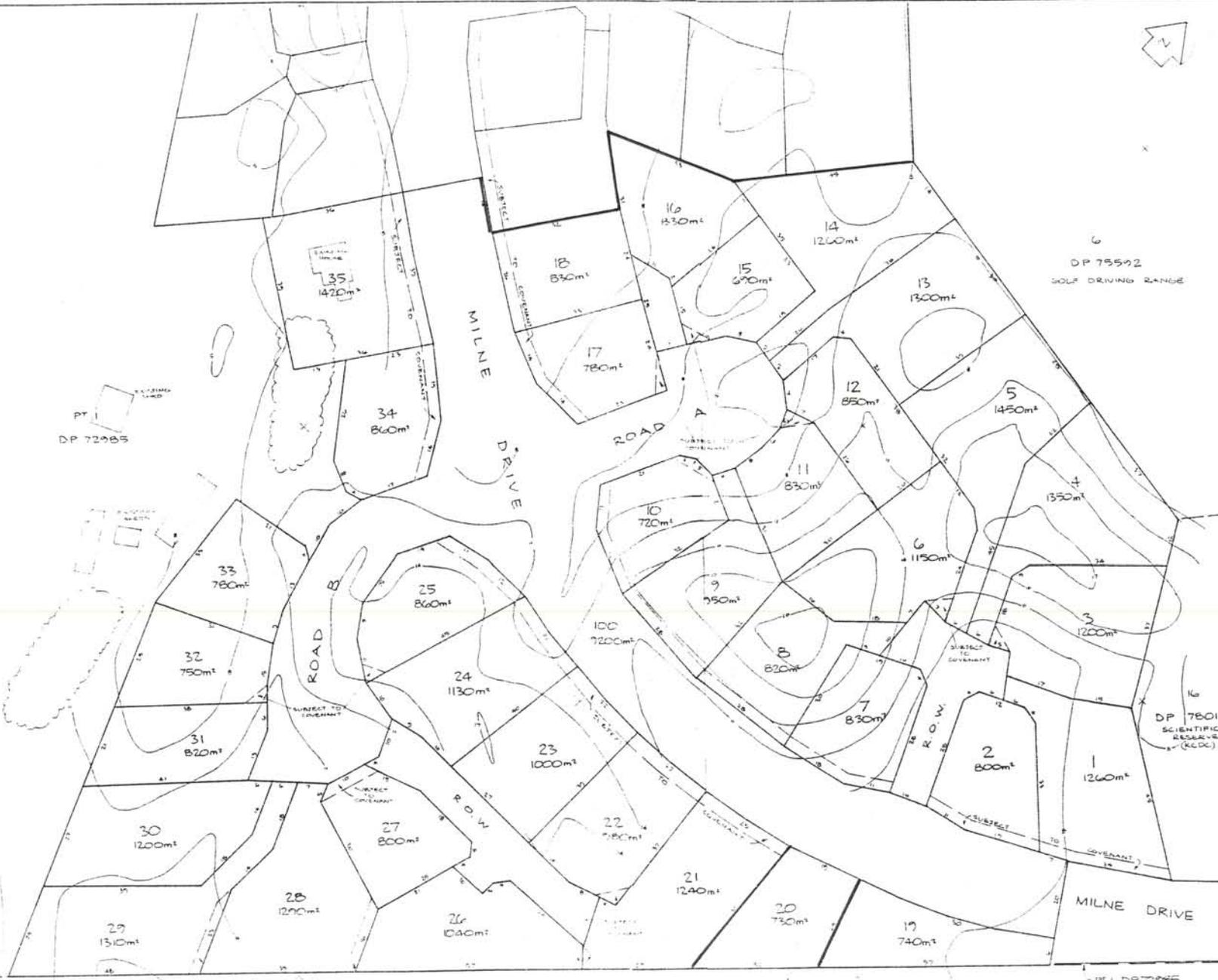
Report prepared by :



P Chammen  
PLANNING OFFICER

TML

21 June 1994



NOTES: 1. AREAS AND DIMENSIONS SUBJECT TO SURVEY. 2. ALL AREAS INCLUDE 10% OVERLAP. 3. ALL AREAS ARE TO BE SUBDIVIDED INTO LOTS. 4. ALL LOTS ARE TO BE BOUNDARY SURVEYED. 5. ALL LOTS ARE TO BE BOUNDARY SURVEYED.

**24**

Cuttriss, McKenzie, Martin Ltd  
**CM** RESURVEYING CONSULTANTS  
 100 RIVERVIEW DRIVE, WILSONS PROMENADE, WILSONS PROMENADE, WILSONS PROMENADE

AREAS WITH BOUNDARY SURVEYED TO 1:500  
 AREAS WITH BOUNDARY SURVEYED TO 1:1000  
 STATE RESERVE BOUNDARY SURVEYED TO 1:1000  
 STATE RESERVE BOUNDARY SURVEYED TO 1:500

CLIENT  
**GARTON HOLDINGS**  
 MILNE DRIVE  
 PARAPARAMU

JOB  
 PROPOSED SUBDIVISION  
 OF  
 PART LOT 1 DP 72985

SCHEME PLAN

SCALE  
 1:500

DATE  
 16/04

DP 72985

DP 75592  
 GOLF DRIVING RANGE

DP 78010  
 SCIENTIFIC RESERVE (K.C.D.C.)

DP 72985

**P 940111 PLAN 1**

14 July, 1999

Garton Holdings Ltd  
c/- Cuttriss Consultants  
PO Box 386  
PARAPARAUMU

ATTENTION: Mark Edgar

Dear Sir/Madam

**RM990186: RESOURCE CONSENT FOR PROPOSED EARTHWORKS AT MILNE DRIVE, PARAPARAUMU**

I refer to the above planning application and enclose your Resource Consent.

Would you please note that if you do not concur with the conditions of your consent you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard. Please note that the deposit for an objection is \$250.00 plus an extra \$90.00 should Council's Subdivisional Engineer need to be involved. If the objection is upheld the fee would be refunded in full; if upheld in part half the fee would be refunded.

You are advised that under Section 125 of the Resource Management Act 1991 you are required to give effect to the consent within 2 years. Alternatively a longer period may be fixed upon application by you within 3 months of the expiry if the following criteria are met:

1. Substantial progress has been made in giving effect to the consent.
2. The written approval of all adversely affected persons has been obtained.

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

Yours faithfully



Mike Jacobson  
RESOURCE CONSENTS PLANNER

for

Christopher P Shaw  
RESOURCE CONSENT MANAGER



**RESOURCE CONSENT NUMBER: RM 990186**

That pursuant to sections 104 and 108 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Subdivision and/or Land Use Resource Consent(s) to:

**GARTON HOLDINGS LTD, C/- CUTTRISS CONSULTANTS, PO BOX 386,  
PARAPARAUMU**

**for the proposed earthworks at Milne Drive, Paraparaumu, Part Lot 1 Lot 3 DP 72985 as described in the application documents (RM990186) and shown on Plan "Drawing 17612 EW by Cuttriss Consultants Ltd dated May 1999", subject to the following conditions:**

- (a) That the proposal shall proceed in accordance with the plans (Drawing 17612 EW by Cuttriss Consultants Limited, dated 5/99) and information lodged with the application (consent number 990186) received by the Council on 21 May 1999.
- (b) Encroachment onto adjacent land owned by others is not permitted without first having obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
- (c) The removal of soil support from adjacent lots is not permitted.
- (d) All batters shall be self-supporting. No batter slopes shall be steeper than 1 in 3.
- (e) Testing and certification of compaction/filling and the stability of batter slopes shall be carried out by a suitably qualified person experienced in soils engineering.
- (f) The payment of an engineering fee of \$90 GST inclusive.
- (g) The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.
- (h) Earthworks shall comply with the requirements of the current issue of NZS 4431. On completion of the work, the soils engineer shall confirm in writing that these conditions have been complied with.
- (i) Except as otherwise provided by the Code for Subdivision and Development, no future residential allotment shall be below RL5.0 MSL Wellington Datum.
- (j) Where the existing land or vegetative cover is disturbed, suitable ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand and other material does not become a nuisance.

- (k) The Subdivisional Engineer may require the immediate erection of suitable fabric fencing to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlou cloth or similar).
- (l) If there is any likelihood of water courses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required.

**Reasons for Decision:**

- (1) The proposal is in accordance with the objectives, policies and rules for earthworks in the Residential and Rural Zones and as such, the environmental effects of the proposed earthworks would be no more than minor.

**ISSUED: 14 July, 1999**



**Mike Jacobson  
RESOURCE CONSENTS PLANNER**

**for**

**Christopher P Shaw  
RESOURCE CONSENTS MANAGER**

29 September, 1999

FILE: RM 990334

Garton Holdings Ltd  
c/- Cuttriss Consultants Ltd  
P O Box 386  
PARAPARAUMU

Attention: Alan Milne

Dear Mr Milne

**RM990334: RESOURCE CONSENT FOR EARTHWORKS AT MILNE DRIVE, PARAPARAUMU FOR GARTON HOLDINGS LTD**

I refer to the above planning application and enclose your Resource Consent.

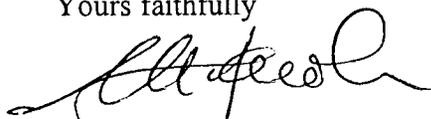
Would you please note that if you do not concur with the conditions of your consent you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard. Please note that the deposit for an objection is \$250.00 plus an extra \$90.00 should Council's Subdivisional Engineer need to be involved. If the objection is upheld the fee would be refunded in full; if upheld in part half the fee would be refunded.

You are advised that under Section 125 of the Resource Management Act 1991 you are required to give effect to the consent within 2 years. Alternatively a longer period may be fixed upon application by you within 3 months of the expiry if the following criteria are met:

1. Substantial progress has been made in giving effect to the consent.
2. The written approval of all adversely affected persons has been obtained.

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

Yours faithfully



Mike Jacobson  
RESOURCE CONSENTS PLANNER  
for Chris Shaw, RESOURCE CONSENTS MANAGER



## RESOURCE CONSENT NUMBER: RM 990334

That pursuant to section 105, and in consideration of sections 104 and 108 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Land Use Resource Consent to:

**GARTON HOLDINGS LTD, C/- CUTTRISS CONSULTANTS LTD ,  
P O BOX 386, PARAPARAUMU**

**To undertake approximately 32,000 cubic metres of earthworks at Milne Drive, Paraparaumu (Pt Lot 1 & Lot 3 DP 72985) as described in the amended plans and other information provided with application RM 990334 subject to the following conditions:**

1. That the proposal shall proceed in accordance with the amended plan (Drawing Drawing 17612 EW b 990913, dated 5/99 by Cuttriss Consultants Limited) and other information lodged with the application (RM 990334).

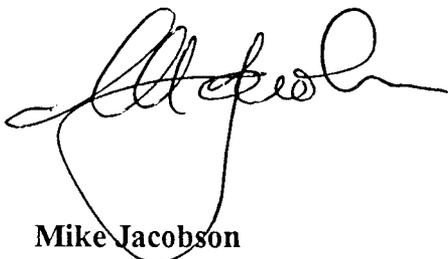
The exact shaping of the land between the 18 metre contour and the Western Link Road designation boundary (not including that area of dunes that is to remain outside the cut area) shall be determined on site at the time the earthworks take place.

The exact dimensions of the notional "15 metre No-build Zone" shall be determined at the time of considering the subdivision consent, but shall be no less than indicated on Plan 17612 EW b1 (with the taper to the northeast).

2. The use of earthmoving machinery shall be limited to the hours of 7.30am to 5pm on Monday to Friday of each week inclusive (excluding any public holiday) and 8.30am to 4pm on Saturday, unless otherwise approved by the Resource Consents Manager.
3. Should any unrecorded cultural site be unearthed during earthworks, the developer shall:
  - cease operations;
  - inform local iwi;
  - inform the New Zealand Historic Places Trust (NZHPT);
  - take appropriate action, after discussion with the NZHPT, Council and Tangata Whenua, to remedy the damage.

4. Encroachment onto adjacent land owned by others, is not permitted without having first obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
5. The removal of soil support from adjacent lots is not permitted.
6. All batters shall be self-supporting. Sand batter slopes shall not be steeper than 1 in 3.
7. Testing and certification of compaction/filling and the stability of batter slopes shall be carried out by a suitably qualified person experienced in soils engineering.
8. The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted. The proposed filling adjacent to the western link road designation may contravene the Land Drainage Act.
9. Earthworks shall comply with the requirements of the current issue of NZS 4431.
10. The payment of an engineering fee of \$90.00 (GST inclusive).
11. Where the existing land or vegetative cover is disturbed, suitable ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand and other material does not become a nuisance.
12. The Subdivisional Engineer may require the immediate erection of suitable fabric fencing to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlou cloth or similar).
13. If there is any likelihood of water courses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required.

**ISSUED:                    29 September, 1999**



**Mike Jacobson**  
**RESOURCE CONSENTS PLANNER**  
**for Christopher P Shaw, Resource Consents Manager**