

2 July 2026

Nemausus Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 17C Epiha Street, 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.

Yours sincerely



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

17C Epiha Street, Paraparaumu

Document information

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

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

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

Application details

Applicant	Nemausus Limited
LIM number	L260597
Application date	24/06/26
Issue date	02/07/26

Property details

Property address	17C Epiha Street, Paraparaumu
Legal description	LOT 1 DP 433159
Area (hectares)	0.0334

Valuation information

Valuation number	1525135116
Capital value	\$590,000
Land value	\$305,000
Improvements value	\$285,000

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

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Attachments

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

1. Rates

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

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

Current rates year Current Rates Year 2025 to 2026

Annual rates The estimated annual rates for 2026/27 rating year are \$5,031.19

This includes Greater Wellington Regional Council rates. The final figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.

Next instalment date 09/09/26

Arrears for previous years \$0.00

Water rates \$550.74 last year (2024/25)

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

Water balance due \$854.15

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

07/10/05 BUILDING CONSENT 055660: New Dwelling with carport and deck
 : Code Compliance Certificate issued 9/06/06

Building Consent 055660 has been granted under Section 36(2) of the Building Act 1991. A notification, that is registered against the title, identifies a hazard in respect to ponding.

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area: 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 \(kapiticoast.govt.nz\)](https://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.

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).

The property is located within Height Variation Control Area (36 metres). There are specific provisions in the Operative District Plan (2021) for this Area.

This property was created via subdivision in 2010 under resource consent number RM100004 (Proposed two lot residential subdivision). A copy of the Decision is provided with this LIM. Copies of the Deposited Plan (DP 433159) and Record of Title are provided with this LIM.

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

This property is shown to be subject to and/or appurtenant to a right of way, stormwater drainage, electricity, gas and water supply, television and telephone transmission rights. 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 for this property and further detail can be found in the decision letters provided with this LIM.

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

RESOURCE CONSENT RM000046: Subdivision creating nine residential lots, three isolation strips, associated right of way and road to vest.

RESOURCE CONSENT RM010253: Boundary adjustment subdivision.

RESOURCE CONSENT RM050206: 4 Lot subdivision.

RESOURCE CONSENT RM100004: Proposed two lot residential subdivision at 17C Epiha St, Paraparaumu.

If you are interested in reading the full resource consent file 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 a property which contains specific features that are recorded in the Operative District Plan (2021). These features are:

Ecological Site: an area with significant native vegetation or habitat for native fauna. (K150) Kaitawa Reserve (Pukatea-maire Tawake swamp Forest, Mahoe, Kohekohe-Kanuka Forest).

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform. SAL28 Mataihuka (Raumati) Escarpment Special Amenity Landscape (Escarpment slopes of the Akatarawa outlier that extends from Waterfall Road to Ruapehu Road).

Transportation Noise Effects Route - which includes designations for both State Highway No.1 (NZTA-001) (Old reference D0101) and Railway (KRH-001) (Old reference D0301). This requires an acoustic design to new residential buildings or major additions.

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

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

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

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

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

Climate Change

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

Contaminated Sites

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

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

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

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

Other Information

Part of the property is shown to be subject to and adjacent 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.

Part of the property is shown to be subject to and adjacent 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 a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

Part of the property is adjacent to land which is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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.

Contaminated Site

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 adjacent to 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/01/064/02). Site ID 1633 Site Name Ex Fibre Corp Industries Street Number 0 Street Name WESTRIDGE CT Local Authority KAPITI COAST DISTRICT File Number SN/01/064/02 Category Verified History of Hazardous Activity or Industry ANZECC Chemical manufacture, application and bulk storage, Chemical manufacture, application and bulk storage ANZECC Sub Paint manufacture or formulation (excluding retail paint stores), Chemical manufacture, formulation or bulk storage.

Site History 2009: The site was converted into a paint factory in 1947 and in the 1960's began the manufacturing of fibre reinforced plastics which continued until the mid-1990's. Sampling of the site in 2000 found elevated lead and zinc concentrations. Volatile organic compounds were within the Oil Industry Guidelines (MfE 1999).

2013: Report received (PDP Ltd dated 2000, ENAR-12-16251) from KCDC on soil sampling for the site. The site was planned for subdivision at that time. Soil sampling was planned to target areas of greatest potential impact. The report recommended that surface soil should be stripped to remove paint impacted ground. Hectares 0.12

Further information on SLUR classification categories is available from the Greater Wellington Regional Council website: <https://www.gw.govt.nz/environment/pollution-management/contaminated-land-slur/>

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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

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 private drain. There is no record of any Council services running through the property.

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

8. Drinking water supply

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

Council has a potable water supply system available with 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. The water supply connection has multiple consumers using the one connection.

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

9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

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

Cultural and Archaeological

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

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

Development Impact Fees

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

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

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

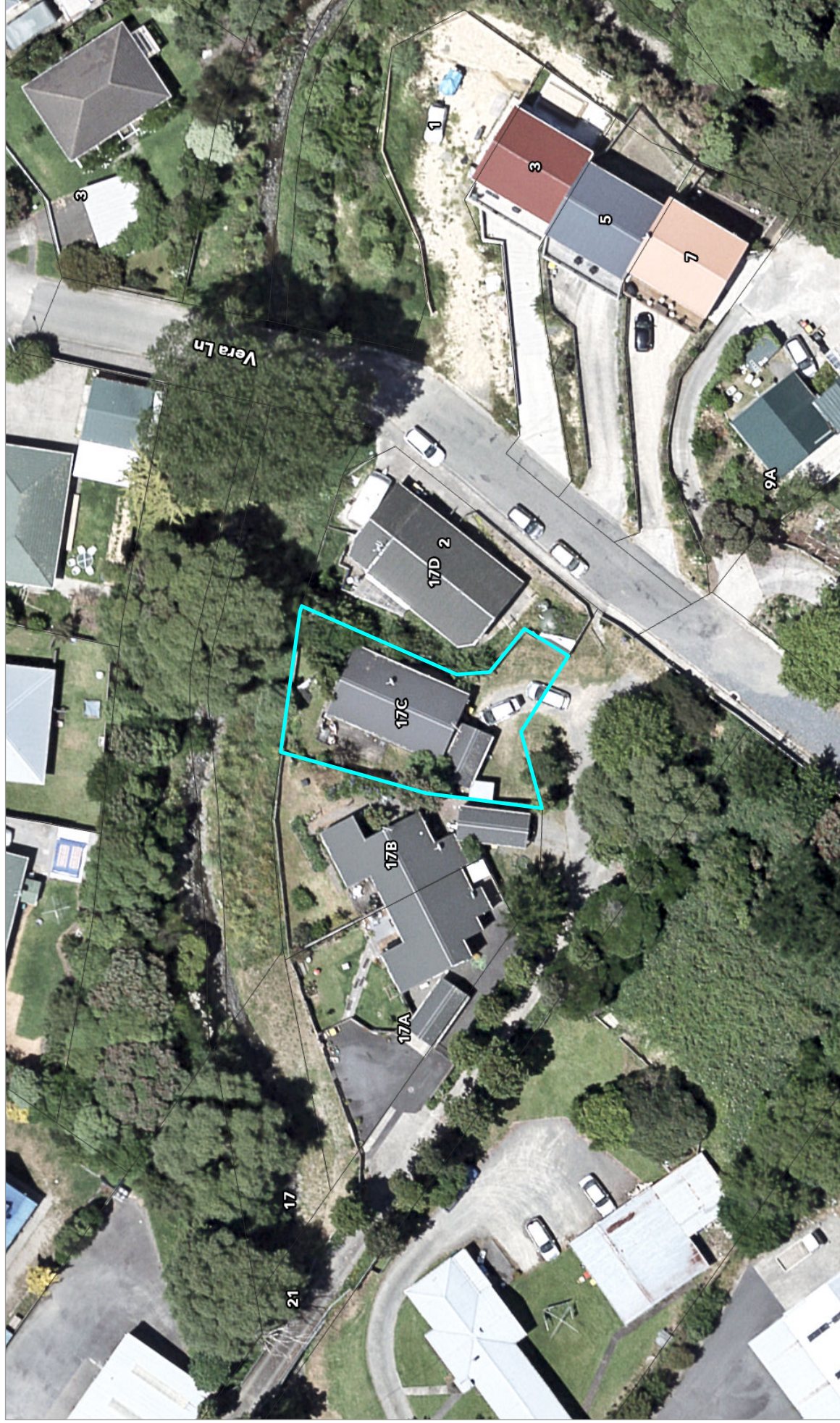
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, 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

17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



0 10 20 Metres

Scale @ A4 - 1:500

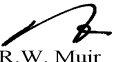
Date Printed: June 24, 2026

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 526698
Land Registration District Wellington
Date Issued 11 October 2010

Prior References
318582

Estate Fee Simple
Area 334 square metres more or less
Legal Description Lot 1 Deposited Plan 433159
Original Registered Owners
Lowell Frederick Manning

Interests

B826660.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.3.2001 at 9:24 am (affects part formerly in CT WN56D/98)

5841175.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.12.2003 at 9:00 am (affects DP 307015)

Appurtenant hereto is a right to drain stormwater and sewage, electricity, gas and water supply, television and telephone transmission rights and a right of way created by Easement Instrument 5841175.10 - 16.12.2003 at 9:00 am

The easements created by Easement Instrument 5841175.10 are subject to Section 243 (a) Resource Management Act 1991

Fencing Agreement with The Kapiti Coast District Council in Transfer 5841175.12 - 16.12.2003 at 9:00 am

6116535.1 Partial cancellation of Consent Notice B826660.4 - 16.8.2004 at 9:00 am

6240102.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 6.12.2004 at 9:00 am

7930807.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.9.2008 at 9:00 am (affects DP 379393)

Subject to a sewage drainage right (in gross) over part marked E, F and G on DP 433159 in favour of Kapiti Coast District Council created by Easement Instrument 7930807.9 - 9.9.2008 at 9:00 am

The easements created by Easement Instrument 7930807.9 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, stormwater drainage, electricity, gas and water supply, television and telephone transmission rights created by Easement Instrument 7930807.10 - 9.9.2008 at 9:00 am

The easements created by Easement Instrument 7930807.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain stormwater and sewage, electricity, gas and water supply, television and telephone transmission rights over part marked G DP 433159 created by Easement Instrument 5841175.10 - 16.12.2003 at 9:00 am

Subject to a right (in gross) to supply electricity over part marked G DP 433159 in favour of Electra Limited created by Transfer 5841175.11 - 16.12.2003 at 9:00 am

The easements created by Transfer 5841175.11 are subject to Section 243 (a) Resource Management Act 1991
Subject to a stormwater drainage, electricity, gas and water supply, television and telephone transmission right over part marked G on DP 433159 created by Easement Instrument 7930807.10 - 9.9.2008 at 9:00 am
Subject to a right to drain sewage and stormwater, right to convey water, electricity, telecommunications and computer media over part marked F, H and I on DP 433159 created by Easement Instrument 8563247.6 - 11.10.2010 at 2:26 pm
Appurtenant hereto is a right to drain stormwater created by Easement Instrument 8563247.6 - 11.10.2010 at 2:26 pm
The easements created by Easement Instrument 8563247.6 are subject to Section 243 (a) Resource Management Act 1991
8563247.7 Mortgage to ANZ National Bank Limited - 11.10.2010 at 2:26 pm
8839561.1 Discharge of Mortgage 8563247.7 - 26.8.2011 at 12:24 pm
8839561.2 Transfer to Letmor Construction Limited - 26.8.2011 at 12:24 pm
8839561.3 Transfer to Wild Winds Investments Limited - 26.8.2011 at 12:24 pm
8839561.4 Mortgage to Bank of New Zealand - 26.8.2011 at 12:24 pm
9094299.1 Discharge of Mortgage 8839561.4 - 12.6.2012 at 10:21 am
9094299.2 Mortgage to ANZ National Bank Limited - 12.6.2012 at 10:21 am
11709304.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY CLAIRE VERONIKA ALDERTON - 10.3.2020 at 4:15 pm
13284497.1 Withdrawal of Notice of Claim 11709304.1 - 30.4.2025 at 2:45 pm
13287297.1 Discharge of Mortgage 9094299.2 - 9.5.2025 at 2:25 pm
13628055.1 Transfer to Nemausus Limited - 23.6.2026 at 3:31 pm
13628055.2 Mortgage to Bank of New Zealand - 23.6.2026 at 3:31 pm



Title Plan - DP 433159

Survey Number	DP 433159
Surveyor Reference	20347 MANNING
Surveyor	Nicola Kate Todd
Survey Firm	Cuttriss Consultants Ltd (Kapiti)
Surveyor Declaration	I Nicola Kate Todd, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 20 Sep 2010 01:41 PM

Survey Details

Dataset Description	LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 3 DP 379393 AND EASEMENTS OVER LOT 14 DP 307015		
Status	Deposited		
Land District	Wellington	Survey Class	Class A Cadastral Survey
Submitted Date	20/09/2010	Survey Approval Date	28/09/2010
		Deposit Date	11/10/2010

Territorial Authorities

Kapiti Coast District

Comprised In

CT 318582
CT 27317

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 433159	Fee Simple Title	0.0334 Ha	526698
Lot 2 Deposited Plan 433159	Fee Simple Title	0.0356 Ha	526699
Area A Deposited Plan 433159	Easement		
Area B Deposited Plan 433159	Easement		
Area C Deposited Plan 433159	Easement		
Area D Deposited Plan 433159	Easement		
Area E Deposited Plan 433159	Easement		
Area F Deposited Plan 433159	Easement		
Area G Deposited Plan 433159	Easement		
Area H Deposited Plan 433159	Easement		
Area I Deposited Plan 433159	Easement		
Area J Deposited Plan 433159	Easement		
Total Area		0.0690 Ha	

Schedule / Memorandum

Land Registration District

WELLINGTON

Plan Number

DP 433159

Territorial Authority (the Council)

KAPITI COAST DISTRICT COUNCIL

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Stormwater Drainage and Water Supply	A, B & C	Lot 14 DP 307015	Kapiti Coast District Council
Sewage Drainage	B & C	Lot 14 DP 307015	

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A & B	Lot 14 DP 307015	Lot 2
Right to Drain Stormwater	J	Lot 2	Lot 1
Right to Drain Sewage & Stormwater, Right to Convey Water, Electricity, Telecommunications & Computer Media	F, H & I	Lot 1	Lot 2

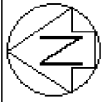
Existing Easements in Gross

Purpose	Shown	Servient Tenement	Document Reference
Sewage Drainage	D	Lot 2	Easement Instrument 7930807.9
	E, F & G	Lot 1	
Right of Way & Water Drainage	A	Lot 14 DP 307015	Transfer B826660.8
Electricity Supply	G	Lot 1	Easement Instrument 5841175.11

Existing Easements

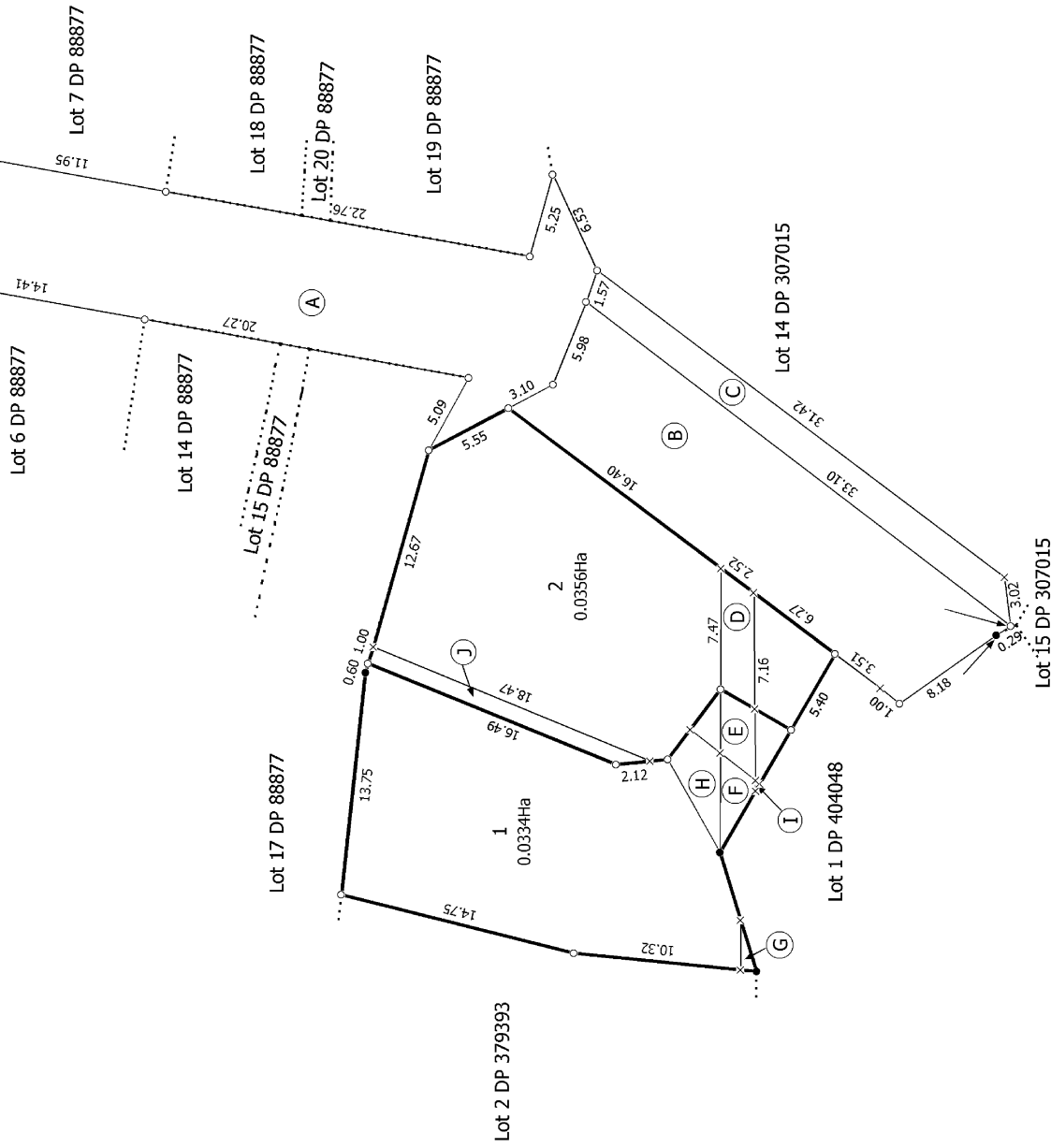
Purpose	Shown	Servient Tenement	Document Reference
Right of Way	A	Lot 14 DP 307015	Easement Certificate B826660.9
Stormwater Drainage, Electricity, Gas and Water Supply, Television and Telephone Transmission Rights	G	Lot 1	Easement Instrument 7930807.10
Right to Drain Stormwater and Sewage, Electricity, Gas and Water Supply, Television and Telephone Transmission Rights	G	Lot 1	Easement Instrument 5841175.10

Certifying parties must sign or initial this box



Diag. A

WESTRIDGE COURT
Legal Road



T 1/2

Land District: Wellington

Digitally Generated Plan
Generated on: 06/11/2010 08:41am Page 3 of 4

LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 3 DP 379393 AND
EASEMENTS OVER LOT 14 DP 307015

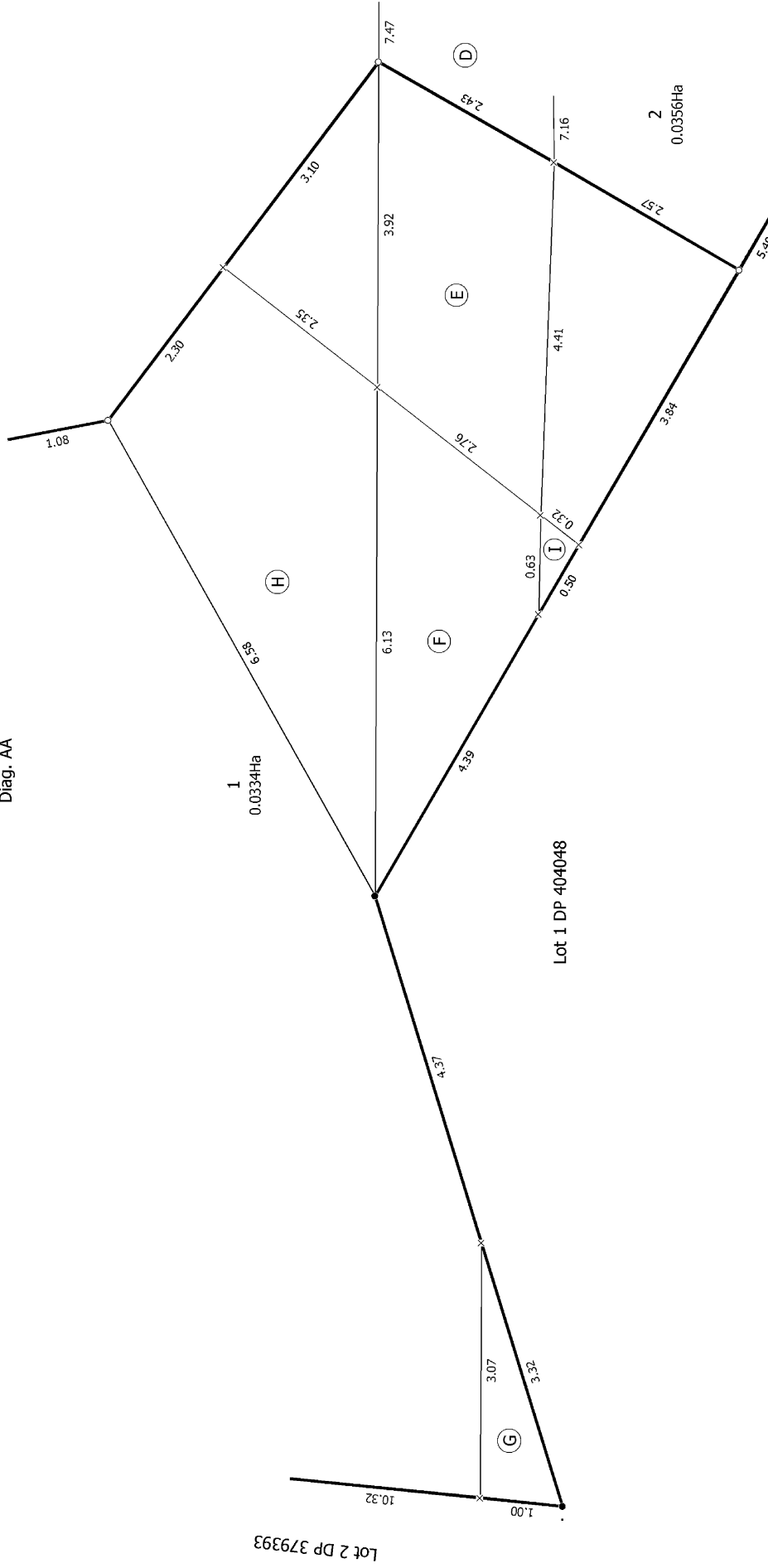
Surveyor: Nicola Kate Todd
Firm: Cuttriss Consultants Ltd (Kapiti)

Title Plan
DP 433159

Deposited on: 11/10/2010



Diag. AA

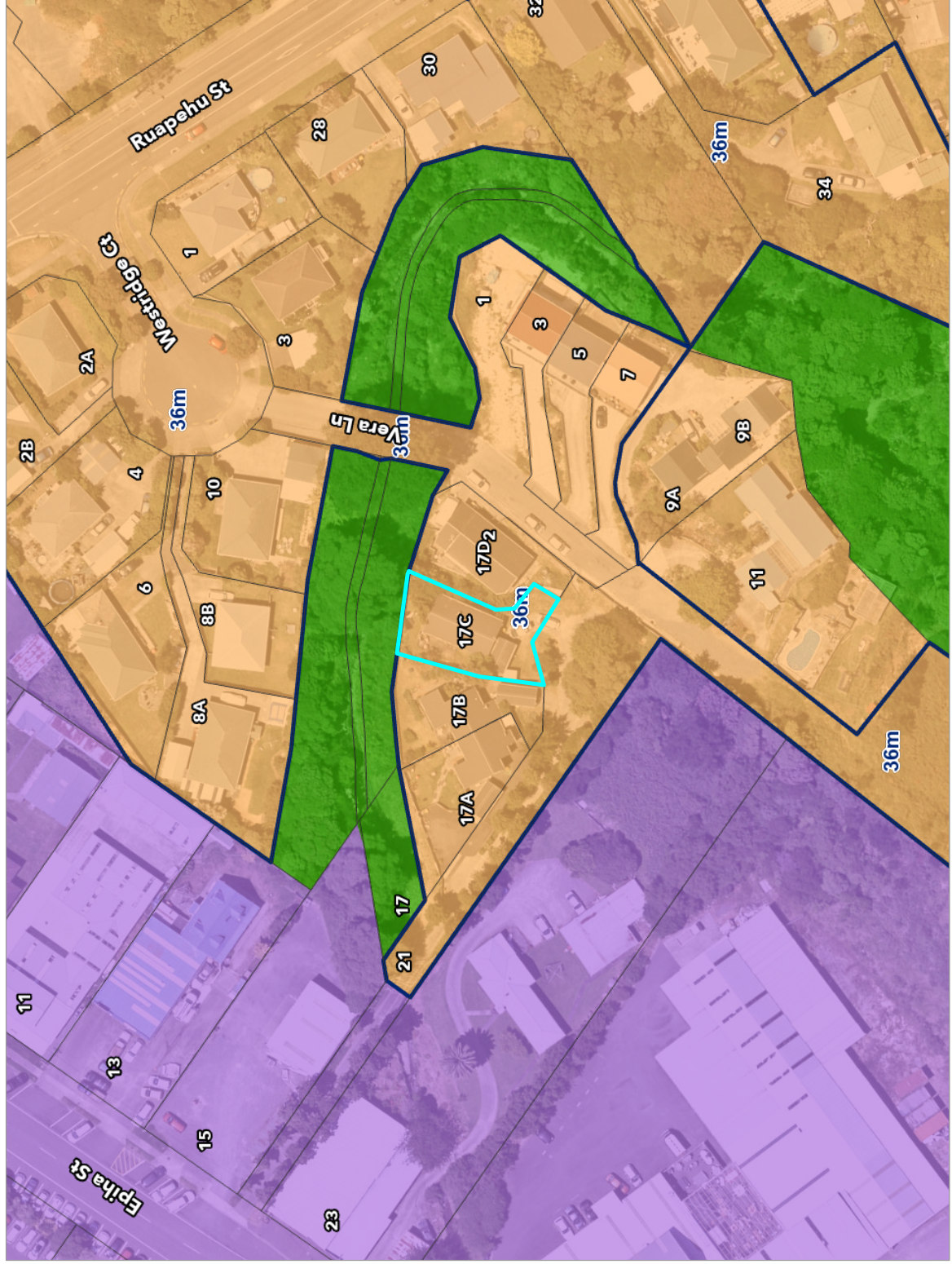


T 2/2

Land District: Wellington	LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 3 DP 379393 AND EASEMENTS OVER LOT 14 DP 307015		Surveyor: Nicola Kate Todd Firm: Cuttriss Consultants Ltd (Kaiti)	Title Plan DP 433159
Digitally Generated Plan Generated on: 06/11/2010 08:41am Page 4 of 4			Deposited on: 11/10/2010	

Operative District Plan 2021 - Zones and Precincts

17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



- Key to map symbols**
- Height Variation Control Area
 - High Density Residential Zone
 - General Industrial Zone
 - Natural Open Space Zone

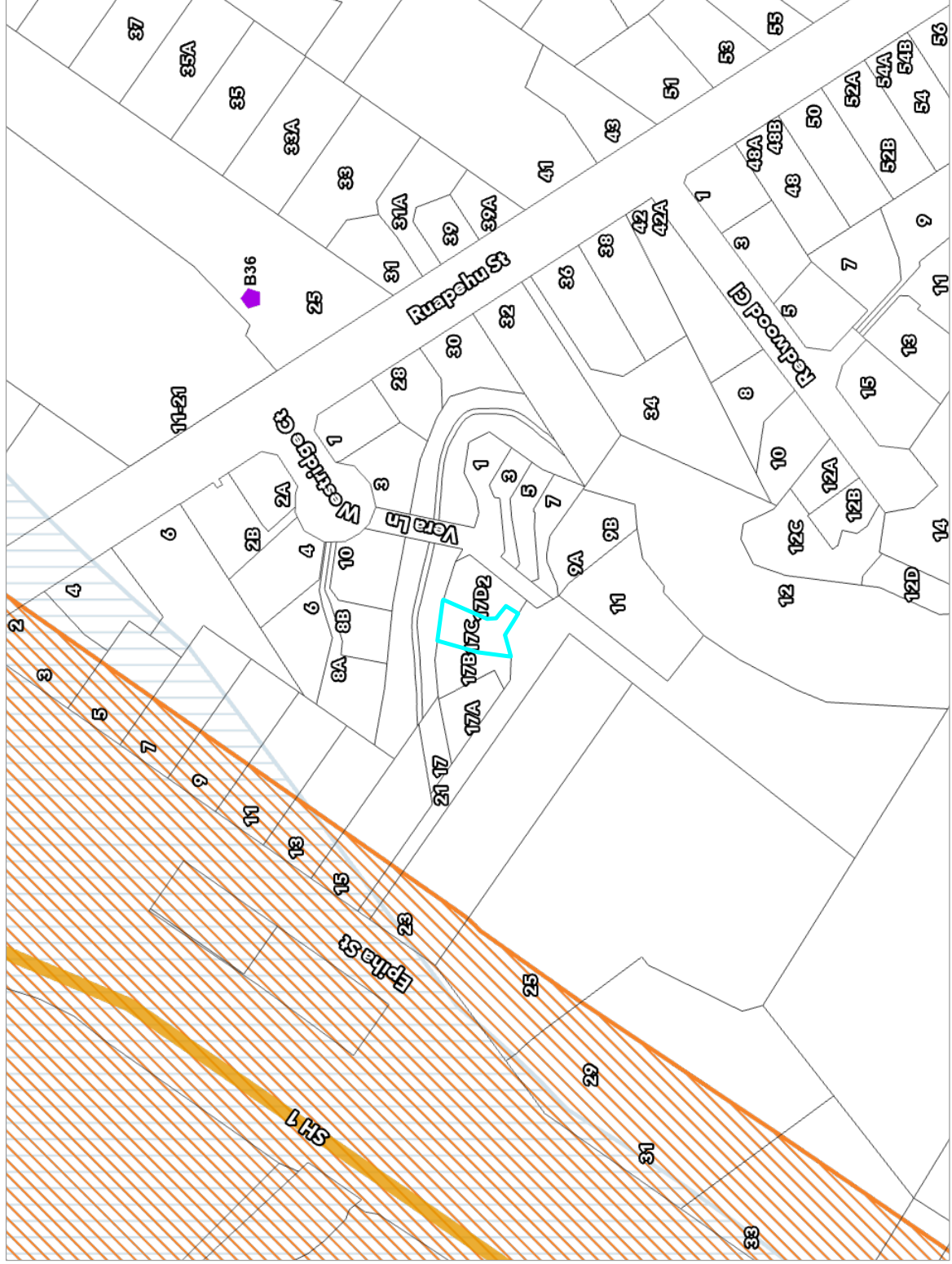


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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



Key to map symbols

-  Strategic Arterial Routes (or SH1)
-  Historic Heritage Places
-  Noise Corridor
-  Coastal Environment

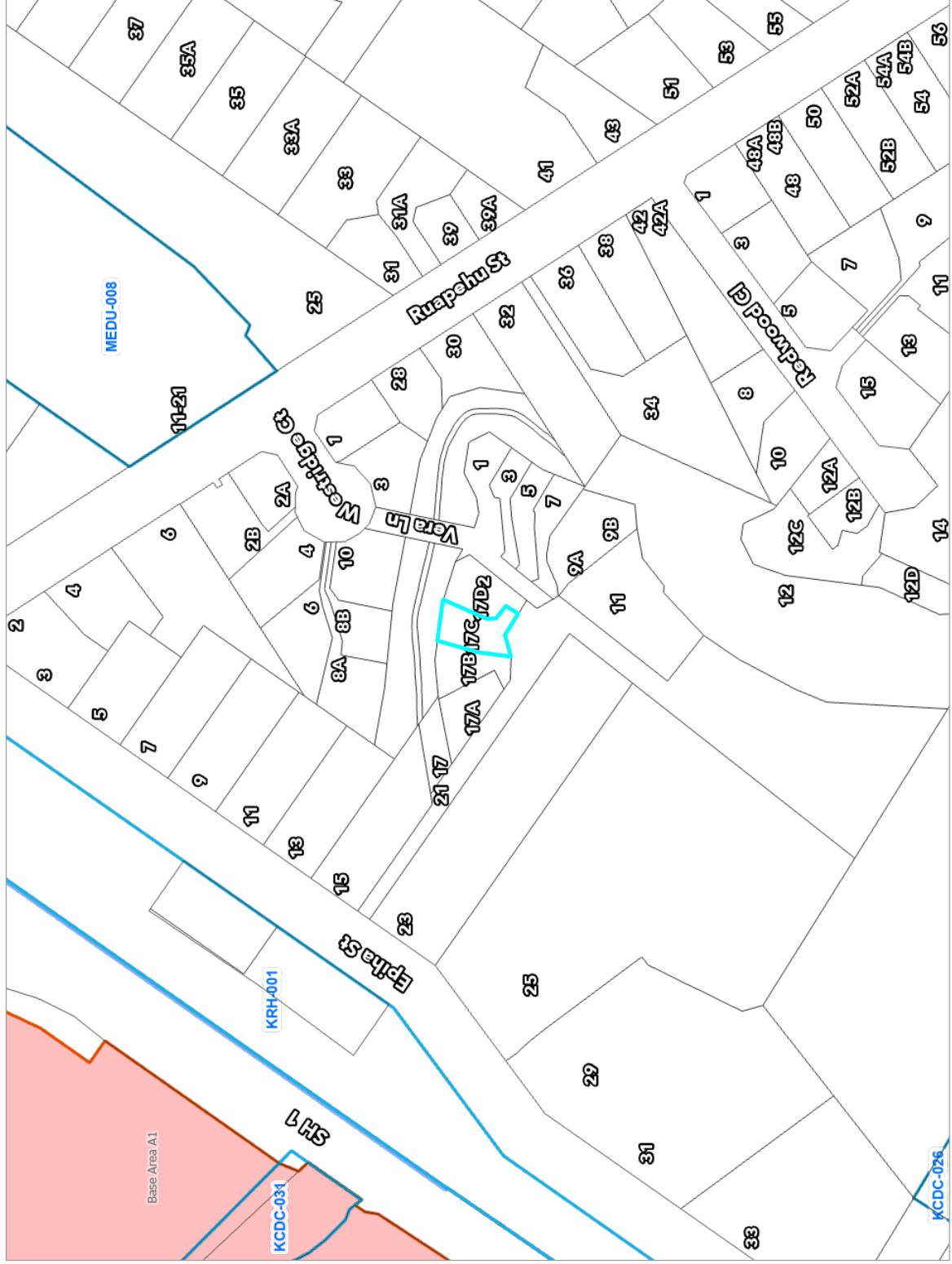
The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



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Operative District Plan 2021 - Designations & Miscellaneous Features 17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



Key to map symbols

	Designation
	Base Area A
	Plan Outline

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

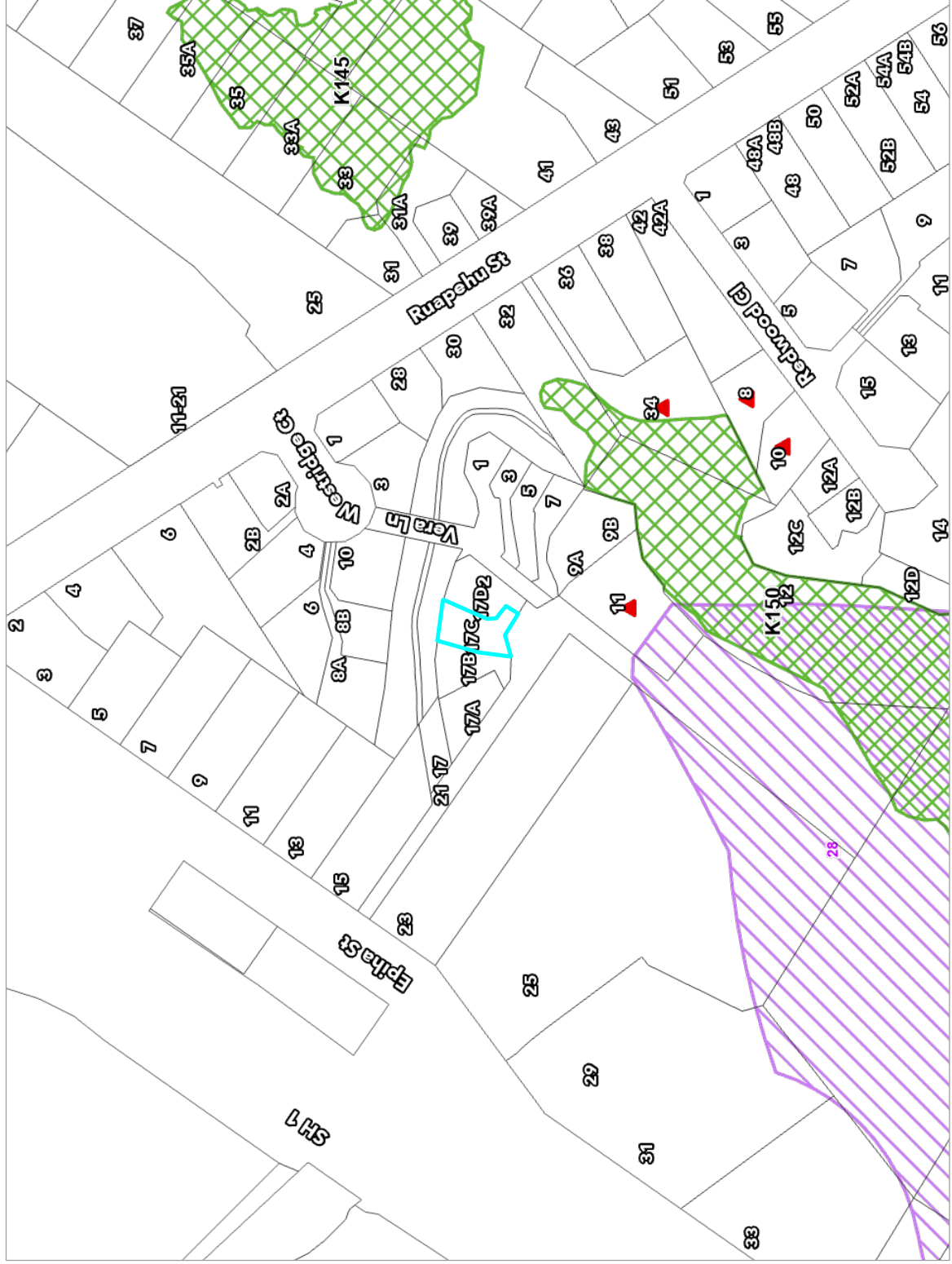
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Operative District Plan 2021 - Natural Features

17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



Key to map symbols

-  Ecological Sites
-  Special Amenity Landscapes
-  Key Indigenous Trees

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

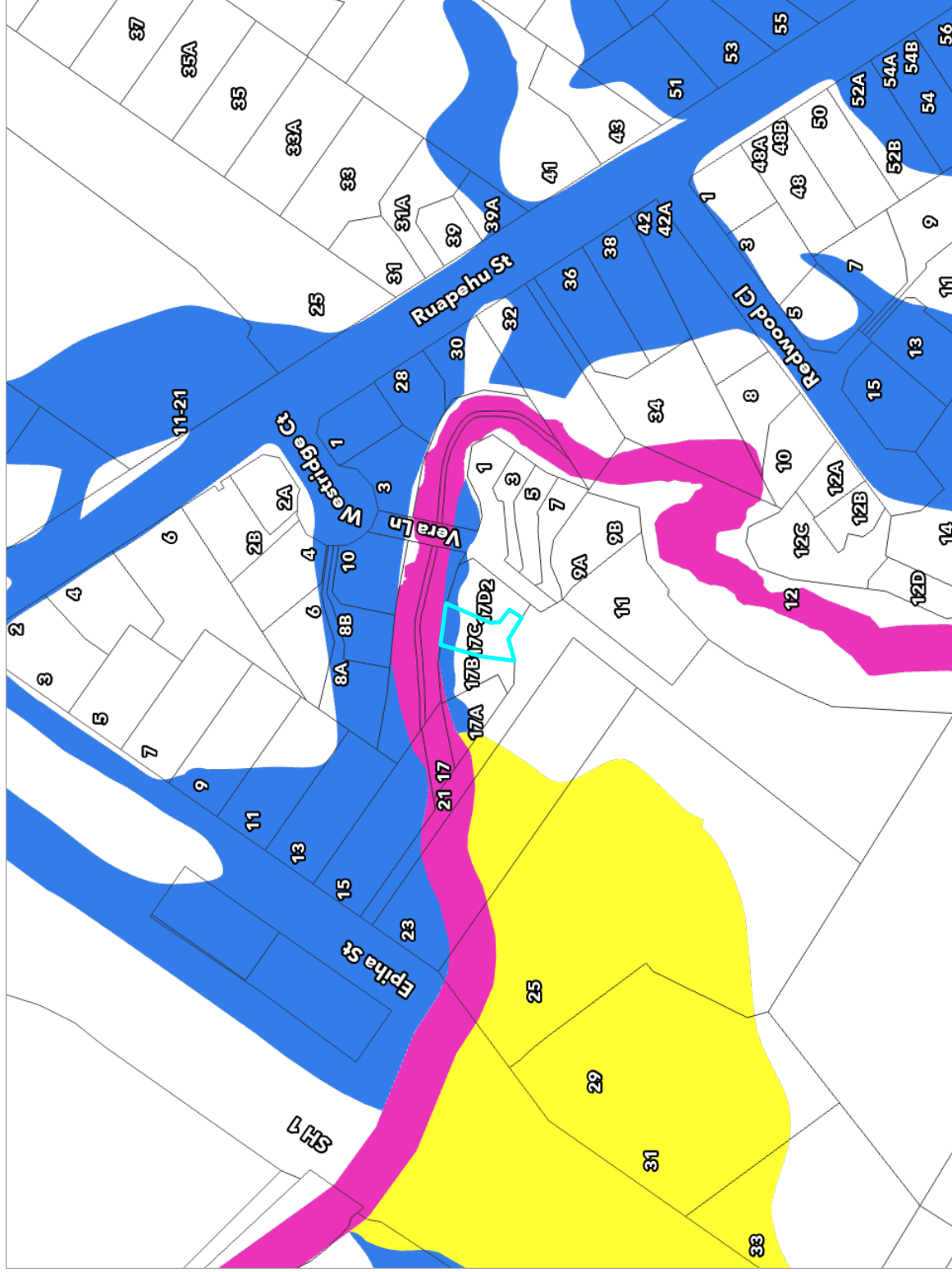


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Operative District Plan 2021 - Natural Hazards

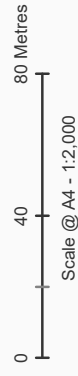
17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



Key to map symbols

- Stream Corridor
- Overflow Path
- 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.

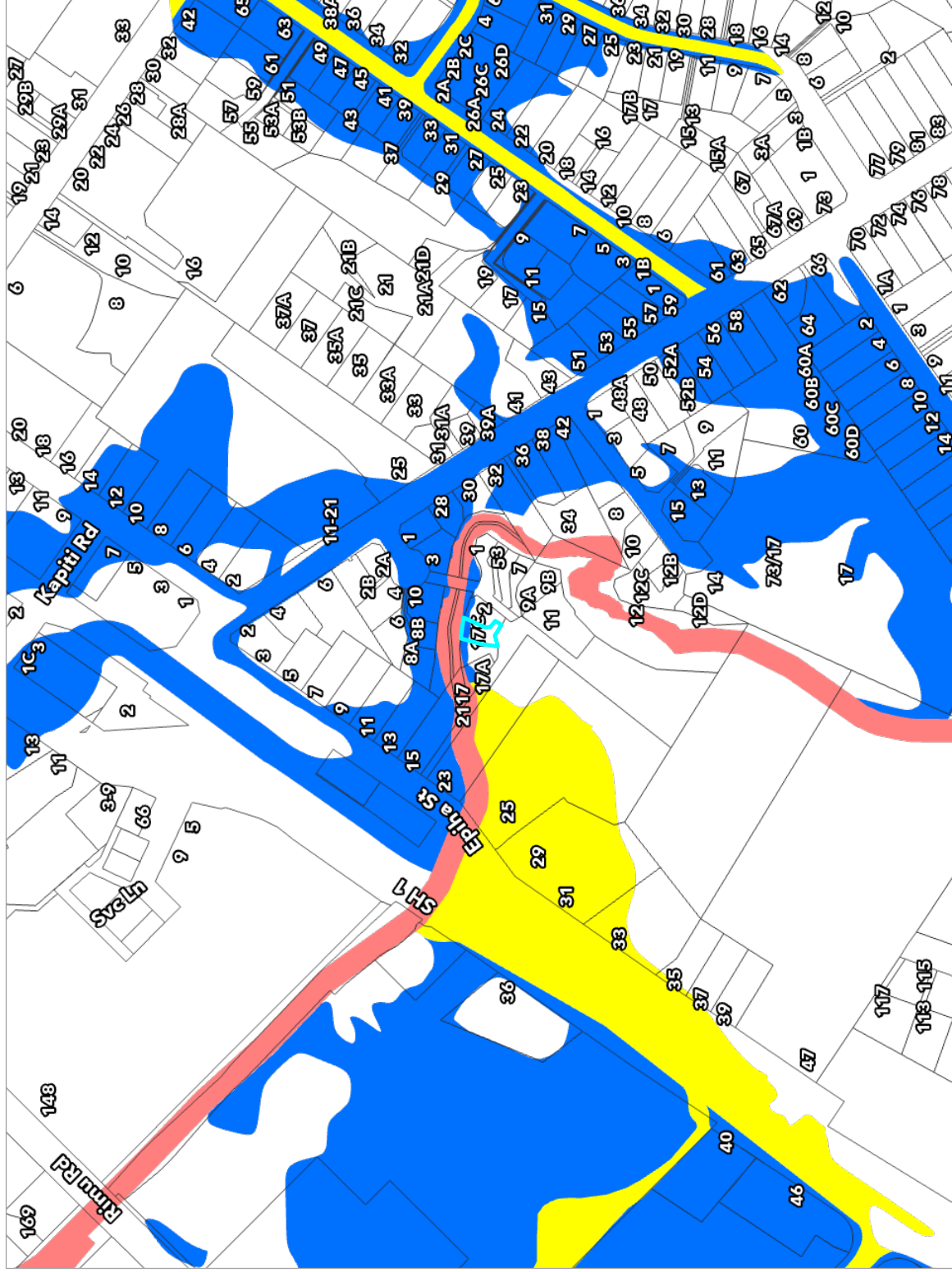


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Latest Flood Hazards

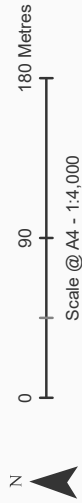
17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding

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

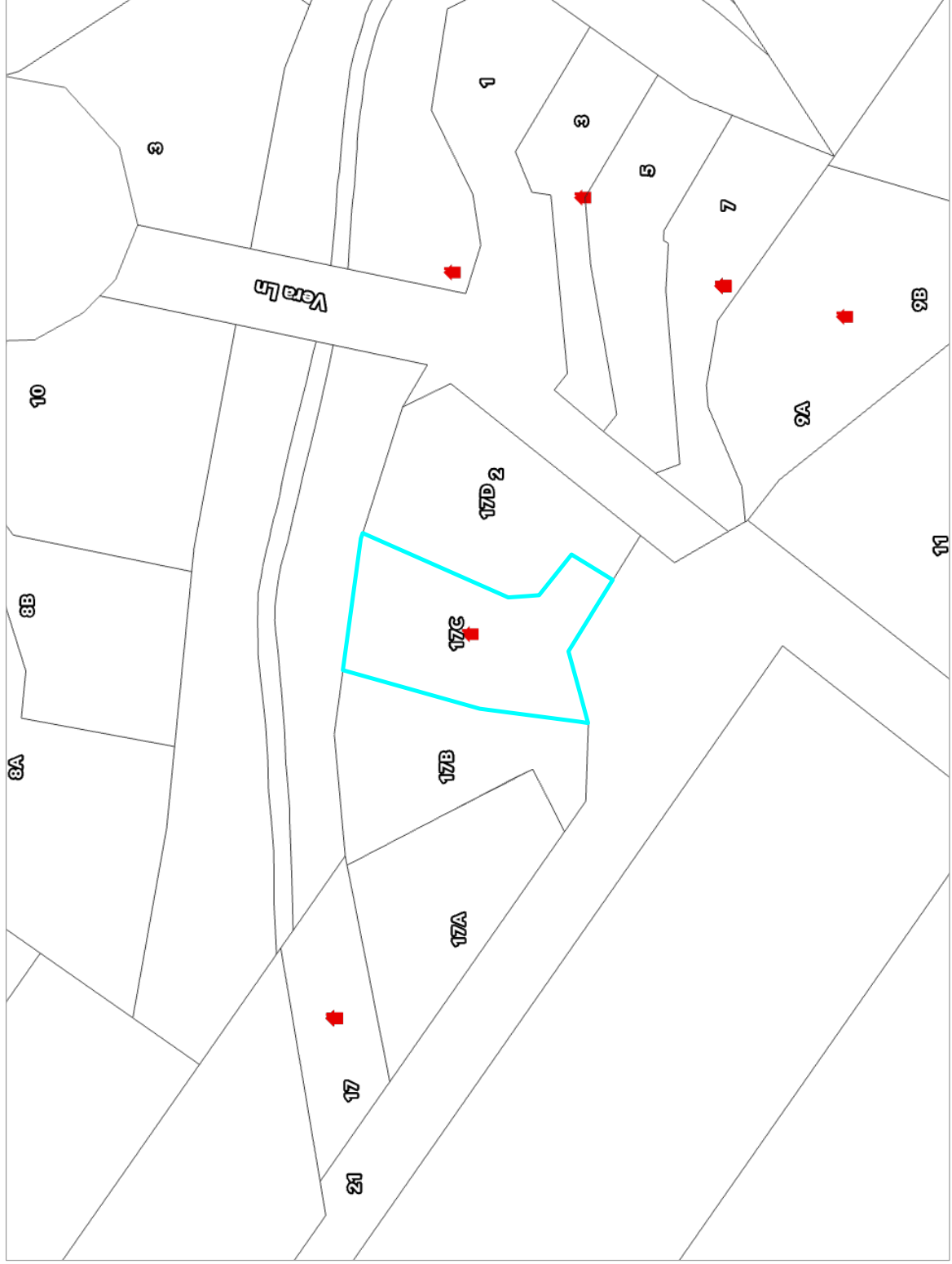


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Resource Consents Map

17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



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 10 20 Metres

Scale @ A4 - 1:600

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Resource Consents Report

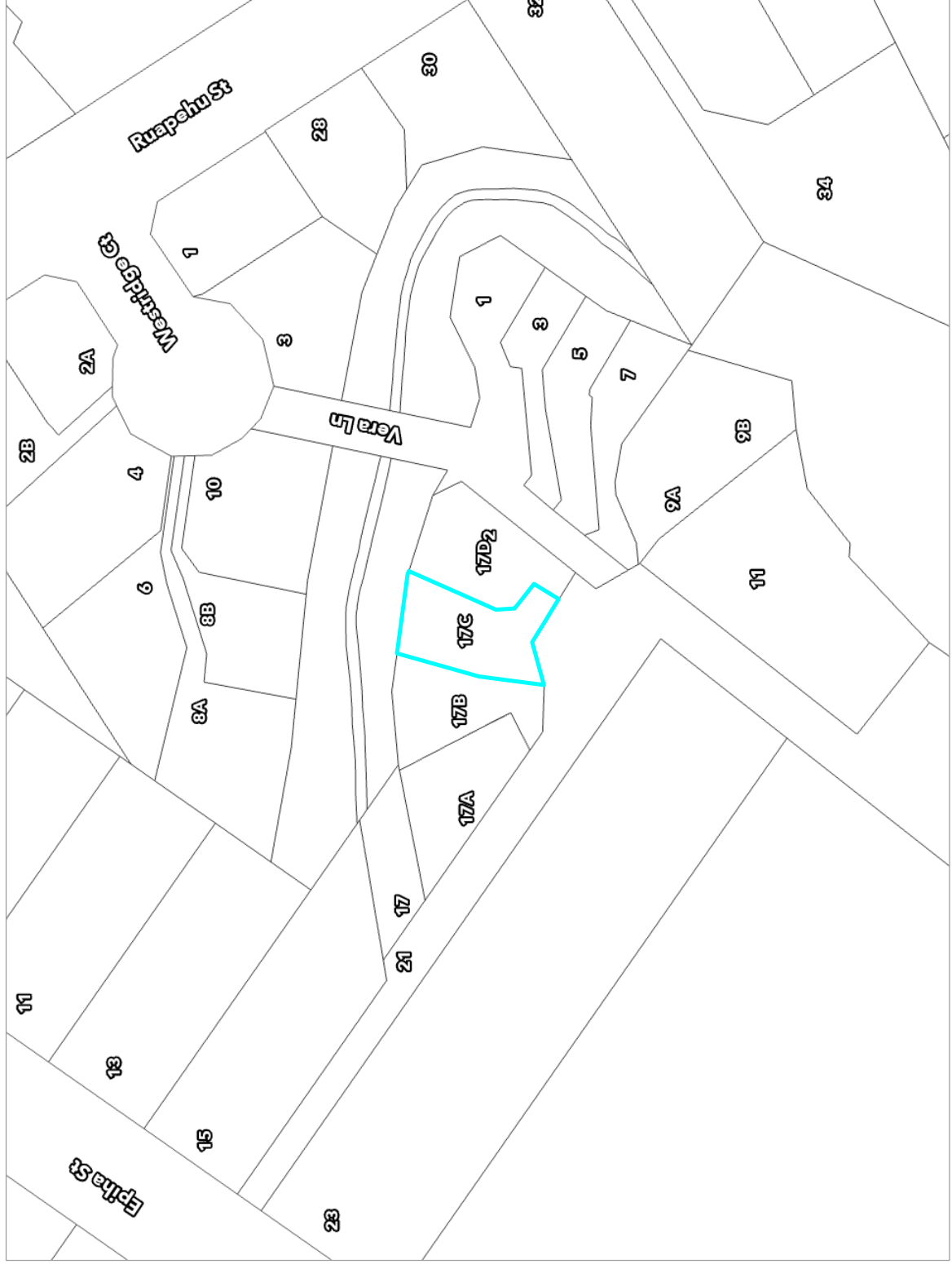
Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
010253	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SD	BOUNDARY ADJUSTMENT SUBDIVISION	N	N	s.224 Issued	22/11/2001	13/9/2001
000069	Epiha Street, Paraparaumu	1525134100	LOTS 2-4 DP 62761-S UBJ TO ROW CT	SD	THREE ADDITIONAL RESIDENTIAL LOTS. YARD ENCROACHMENTS	N	N	Variation	3/4/2001	15/1/2001
050257	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	LC	Earthworks and bridge foundation within 20m of	N	N	Decision Issued	25/1/2006	19/9/2005
040117	Epiha Street, Paraparaumu	1525134100	LOT 3 DP 62761	LC	Earthworks within 20 metres of a water body	N	N	Decision Issued	30/6/2004	5/5/2004
070054	6 Westridge Court, Paraparaumu	1525135102	LOT 4 DP 88877	LD	New garage and extension of dining	N	N	Decision Issued	5/3/2007	1/3/2007
060191	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	LD	Land Use for Earthworks at 5 Westridge Court,	N	N	Decision Issued	27/7/2006	3/7/2006
070077	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SD	4 lot fee simple subdivision creating 2 new lots, boundary	N	N	Lapsed under s125	27/4/2007	27/3/2007
100004	17C Epiha Street, Paraparaumu	1525135116	LOT 3 DP 379393 C/T 38582	SD	Proposed two lot residential subdivision on at 17C Epiha St,	N	N	s.224 Issued	24/3/2010	12/1/2010
110199	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	LD	Earthworks to extend Vera Lane southwards - 21 Epiha Street,	N	N	Decision Issued	14/2/2012	13/12/2011

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
130200	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SD	Proposed 3 lot subdivision, side yard encroachment for Lot	N	N	s.224 Issued	27/1/2013	1/11/2013
160197	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SN	Two lot residential subdivision	N	N	s.224 Issued	30/9/2016	13/9/2016
250205	1 Vera Lane, Paraparaumu	1525134110	LOT 2 DP 601592	LDR	To establish a residential until with a 5,000L water tank	N	N	Decision Issued	22/12/2025	12/11/2025
240064	11 Vera Lane, Paraparaumu	1525134103	LOT 2 DP 447336 CT 566952	LD	Construction of second dwelling within 5 metres of an	N	N	Decision Issued	4/7/2024	9/5/2024
240001	3 Vera Lane, Paraparaumu	1525134109	LOT 1 DP 601592	SD	Boundary adjustment	N	N	Letter Generated	10/4/2024	6/1/2024
930176	Epiha Street, Paraparaumu	1525134100	LOTS 2-4 DP 62761-S UBJ TO ROW CT	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	28/7/1993	31/5/1993
970034	Epiha Street, Paraparaumu	1525134100	LOTS 2-4 DP 62761-S UBJ TO ROW CT	LC	USE OF ONE-WAY BRIDGE AND 5M ACCESS FOR MORE THAN FOUR	N	Y	Decision Issued	10/3/1997	1/2/1997
970253	Epiha Street, Paraparaumu	1525134100	LOTS 2-4 DP 62761-S UBJ TO ROW CT	LC	USE OF ONE WAY BRIDGE AND 5M ACCESS FOR UP TO 16 DWELLINGS	Y	Y	Appeal Received	8/7/1998	29/7/1997
970064	Epiha Street, Paraparaumu	1525134100	LOTS 2-4 DP 62761-S UBJ TO ROW CT	SC	BOUNDARY ADJUSTMENT	N	N	Decision Issued	26/3/1997	26/2/1997
970252	Epiha Street, Paraparaumu	1525134100	LOTS 2-4 DP 62761-S UBJ TO ROW CT	LC	CONSTRUCT THREE DWELLINGS MAKING TOTAL OF FIVE DWELLINGS ON	Y	Y	Appeal Received	8/7/1998	29/7/1997

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
PB190049	9 Vera Lane, Paraparaumu	1525134105	LOT 3 DP 487265 CT 696866	PB	Side yard reduced from 3m to 2m	N	N	Decision Issued	14/11/2019	5/11/2019

Health and Alcohol Licenses

17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



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.



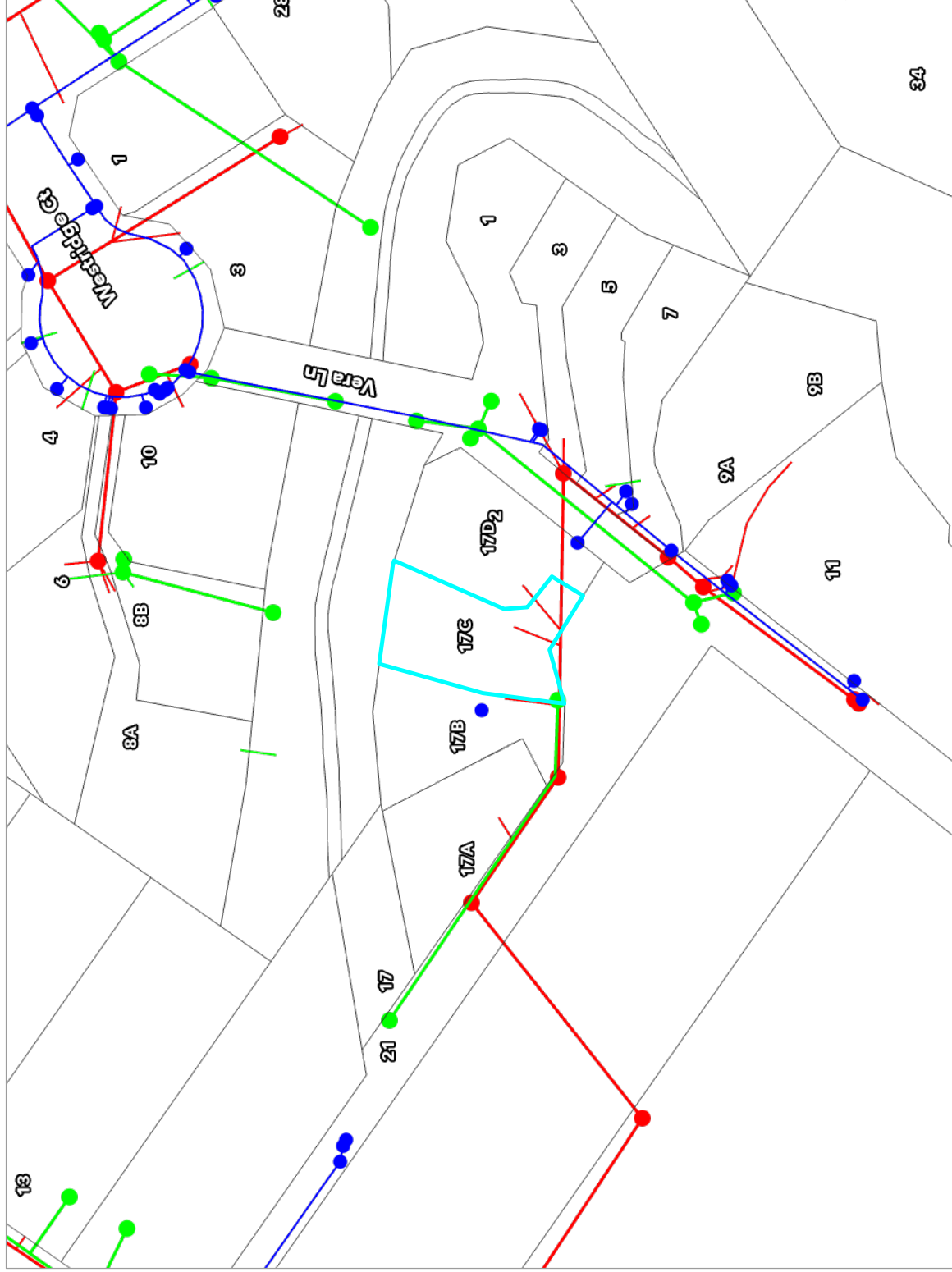
0 20 40 Metres
Scale @ A4 - 1:1,000

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Services Network

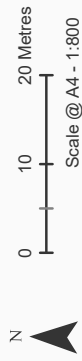
17C Epiha Street, Paraparaumu (LOT 1 DP 433159)



Key to map symbols

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

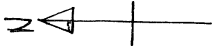
The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



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17 C Epiha St
BC 055660
Lot 1 DP 307018



As built services

26890

THE SERVICES ARE TO BE INSTALLED TO THE CONDITIONS OF THE RESOURCE CONSENT HOUSES ARE NOT TO BE OCCUPIED UNTILL COUNCILS SUBDIVISION'S ENGINEER HAS SIGNED THE SUBDIVISION OFF.

Waste pipes longer than 3.6m are to be backvented.

PLUMBER / DRAINLAYER TO FILL OUT ATTACHED
PRODUCER STATEMENT FORMS AND RETURN
TO COUNCIL ALSO PROVIDE AN ASBUILT DRAINAGE PLAN

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

17C EPIHA ST

Drawing 5 of 9

Drawing N° 05/705

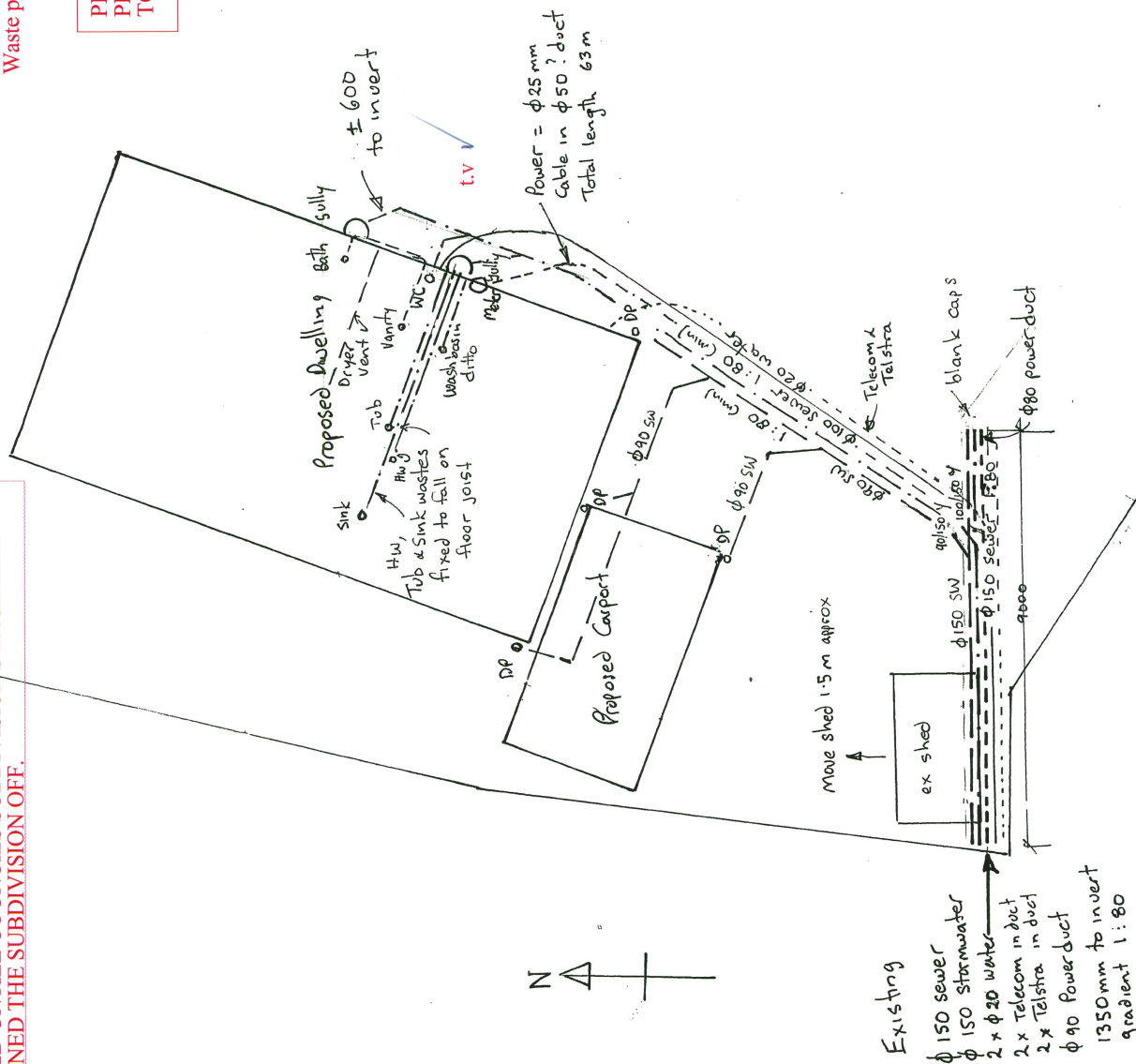
SERVICES

Scale 1:100

Drawn LF Manning 198 Epiha St

Paraparaumu 22/7/65

Tel 2986890





FILE: RM000046

DB 11/4/00
Bldg ✓

5th April 2000

KTS Properties Ltd
PO Box 471
PARAPARAUMU

Dear Sir/Madam

RM000046: NEW SUBDIVISION CONSENT FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SUBDIVISION FOR WHICH THE CONSENT WILL EXPIRE ON 2ND JULY 2000, AT 10-30 RUAPEHU STREET, PARAPARAUMU

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

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

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

The deposit for an objection is \$370 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless your representative submits a survey plan to Council within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. 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.

Once Council has approved the survey plan, you then have 3 years to deposit the survey plan with Land Information New Zealand. Before the plan can deposit, your representative will have to obtain a certificate from Council which states that you have complied with all the conditions of the consent. Again, the consent will expire unless this timetable is met.

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

If you have any concerns or enquiries about the conditions please do not hesitate to contact the writer on ext 856.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dan Rodie', with a stylized flourish at the end.

Dan Rodie
RESOURCE CONSENTS PLANNER

for

Chris Shaw
RESOURCE CONSENTS MANAGER



RESOURCE CONSENT NUMBER: RM000046

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Subdivision Resource Consent to:

KTS PROPERTIES LTD, PO BOX 471, PARAPARAUMU

for a 9 lot fee simple residential subdivision at 10 - 30 Ruapehu Street, Paraparaumu being Lots 16 - 21 DP 1804, as shown on plan No. 4589:50-9 A and as described within information submitted to Council with application No. RM000046, subject to the following conditions:

1. The land transfer plan of the subdivision shall be generally in accordance with the scheme plan No. 4589:50-9 A submitted with application No. RM000046.
2. Payment of \$11, 250.00 including G.S.T. being the reserves contribution liable for the development as determined in relation to the previous consent RM940290.
3. 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 Manager, Consents and Compliance.
4. Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
5. The Developer shall demonstrate to the satisfaction of the Manager, Consents and Compliance 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.
6. The payment of Council engineering fees of \$1993.50 (GST inclusive) but refer to notes 1 to 7 of the engineering fees adopted by Council as from 1 July 1998.
7. The Developer shall either:
 - (a) Certify that a building site is available on lots 1, 3, 4, 5, 6, 7, 8, 9 and 16 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 (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

- 8. A financial contribution of \$384.00 per residential allotment (GST inclusive) towards a Community Facilities fund.
- 9. A financial contribution of \$5068.00 (GST inclusive) towards a Water Services Fund (Water Supply \$2416, Sewerage \$2652). Being the total fees liable for the creation of an additional 8 residential allotments.
- 10. The consent holder shall pay the appropriate fee to erect a sign post and/or name plate for the new road. The new road name is to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development).

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

- 11. Lot 2 is to vest as road, shall be 15 metres wide and shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and turning circle. The carriageway shall be 6 metres wide and the requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$3.95 (GST inclusive) per square metre 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 two metres wide and completed to the satisfaction of the Subdivisional Engineer and shall include the planting of approved trees or shrubs.
- 12. A (heavy duty) concrete vehicle crossing shall be provided to serve the rights-of-way.
- 13. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer. Piped systems shall cater for the Q_{10} flood event. Catchment calculations shall be provided to demonstrate what effect the Q_{100} (1% annual probability flood event) will have on the land. The extent of inundation including location and depth shall be shown on a scale plan and provided to Council.

14. The corner of lot 2 is to be splayed 4 metres and vested as road.
15. (i) 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.
- (ii) The Subdivisional Engineer may require the immediate erection of suitable fabric fencing or other acceptable mitigation measures to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlun cloth or similar).
- (iii) The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.
- (iv) All batters shall be self-supporting.
16. Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer.
17. i) Right-of-way gradients shall not be steeper than 1 in 6.
- ii) All sections shall have drive-on access no steeper than 1 in 5 to a permitted, notional, nominated or existing house site and lot 16 shall be provided with drive-on access to the body of the lot on the left bank of the stream. Alternatively, lot 16 shall be amalgamated with an adjoining allotment, or a consent notice pursuant to s.221 of the Act shall be issued noting that no building shall be constructed within lot 16 until vehicular access across the Wharemauku Stream is created to the satisfaction of Council and at no cost to Council. Consultation with the District Land Registrar in respect to a possible amalgamation will need to be completed prior to the issue of a certificate pursuant to s.223 of the Act.
18. 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.
19. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
20. The Developer shall provide and install pipes for gas supply to service the subdivision.

21. 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 \$3.95 (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.
22. 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.
23. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.
24. Lots 14 and 15 are to vest as local purpose (Esplanade) reserve and are to be fenced on both sides of the stream with a post and wire fence or equivalent to the satisfaction of the Subdivisional Engineer.
25. The Developer 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).
26. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
27. Erosion control shall be provided for lots 5, 6, 7, 9 and 16. The extent of this protection shall have due regard for the Q₁₀₀ flood event. Council will issue a consent notice pursuant to Section 221 of the Resource Management Act on the title of these lots to record that the owners of the lots for the time-being are solely responsible for remedying any erosion affecting their land and obtaining any necessary resource consents for its repair or reinstatement.

Council will also issue consent notices pursuant to Section 221 of the Resource Management Act to record on the title of lots 1 and 8 that vehicle access is not permitted from Ruapehu Street.
28. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
29. The Developer shall obtain a building consent before carrying out any alterations to existing services within the lot/s.

30. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.
31. i) The consent holder shall construct a 1.8 metre high close boarded fence or a fence of an alternative design approved by the Resource Consents Manager, shall be constructed along the boundaries of lots 1, 3 - 5 that adjoin industrially zoned land.
- ii) Landscape planting of trees which will grow to at least 3 metres in height, preferably indigenous species, of a 2 metre strip adjoining these boundaries shall also be carried out. A bond or cash deposit of 150 % of the value of this work may be accepted if the fence and planting is not completed prior to the application for the issue of a certificate pursuant to s.224(c).
- iii) A consent notice will be issued pursuant to s. 221 of the Act noting that lots 1, 3, 4, and 5 adjoin land zoned for industrial purposes. The notice will also state that the owners and occupiers of the those allotments should anticipate that some minor adverse effects on the amenity of the surrounding area is likely to occur from permitted activities carried out within the adjoining industrial sites.
32. All costs arising from any of the above conditions shall be at the expense of the Developer.

Please Note:

1. All other necessary consents and permits must be obtained for any proposed building, including those under the Building Act 1991, and relevant Council Bylaws.

REASONS FOR THE DECISION:

- 1 The proposal will not be contrary to the objectives and policies of the District Plan.
- 2 It is considered the proposal will result in the creation of little or no adverse effects on the environment or any party.

ISSUED: 5th April 2000



**Dan Rodie
RESOURCE CONSENTS PLANNER**

for

**Christopher P Shaw
RESOURCE CONSENTS MANAGER**

30 January 2006



FILE: RM050206

Mr L F Manning
c/o Cuttriss Consultants Ltd
PO Box 386
Paraparaumu

Attn: Julius Newman

Dear Julius,

RM050206: SUBDIVISION CONSENT – Four 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 "Mike Mackiggan", is written over the typed name.

Mike Mackiggan
SENIOR RESOURCE CONSENTS PLANNER

Kapiti Coast District Council

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

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DECISION:

That Officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **grant consent** to the proposal for a **4 Lot Fee Simple Subdivision** at **17 & 21 Epiha Street, Paraparaumu**, being **Lots 1 & 16 DP 307015**, subject to the following conditions:

Conditions of Consent:

General:

1. That the proposal must be in accordance with the plans by **Cuttriss Consultants Limited**, titled '**Proposed Subdivision Lots 1 & 16 DP 307015 21 Epiha St & 7 Westridge Ct. Paraparaumu**, Drawing No. 17746 SCG, dated 07/05, and stamped '**Final Approved Plans**' on 30/01/06 and other information submitted with the application RM050206.
2. There shall be a restriction on the number of dwellings that can use the under-width right of way access to Epiha Street:

There shall be only one dwelling on Lot 1;
There shall be only one dwelling on Lot 2;
There shall be only one dwelling on Lot 3;
There shall be only one dwelling on Lot 4;
There shall be only one dwelling on Lot 14 DP307015;
There shall be only one dwelling on Lot 15 DP307015.

This does not prevent the establishment of further dwellings in future (subject to District Plan provisions), provided that the right of way across the Wharemauku Stream to Westridge Court is bridged and formed and any additional dwellings have access to legal road only over the right of way to Westridge Court.

3. The consent holder shall pay Council Engineering Fees of \$562.50, plus \$216 per lot, (total \$1,210.50 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

4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005

Kapiti Coast District Council

5. A Consent Notice pursuant to Section 221 of the Act is to be included on the Certificate of Title for Lots 1 and 2 stating that the land and the dwellings may be subject to inundation from the Q₁₀₀ flood event.
6. A scale plan shall be provided for Lot 3 which shows the Q₁₀₀ inundation contour. Should this contour encroach into the site the Council will issue consent notices pursuant to Section 221 of the Resource Management Act to record on the title of Lot 3 that inundation could occur from the Q₁₀₀ flood event. Any future dwelling will be restricted to land above this applicable level and the underside of floor level of the dwelling shall be above the RBL for the site.
7. Erosion control shall be provided for Lots 1, 2 and 3. The extent of this protection shall have due regard for the Q₁₀₀ flood event. Council will issue a Consent Notice pursuant to Section 221 of the Resource Management Act on the title of these lots to record that the owners of the lots for the time-being are solely responsible for remedying any erosion affecting their land and obtaining any necessary resource consents for its repair or reinstatement
8. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 4 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing
9. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Subdivision Engineer
10. Easements are required over any rights of way and/or communal 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
11. The consent holder 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 boundaries). The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.
12. 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.

Advice Notes:

1. The following development contributions are required for every new residential lot pursuant to Section 198 of the Local Government Act 2002 and the 2004/2005 Council's Development Contributions Policy:
2.

Water Supply	\$112.50	(Total \$225.00)
Sewage	\$2,071.00	(Total \$4,142.00)

Community Facilities	\$1,856.00	(Total \$3,712.00)
Roads	\$2,683.00	(Total \$5,366.00)

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).

3. 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.
4. The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lot/s.
5. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
6. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
7. All costs arising from any of the above conditions shall be borne by the consent holder.
8. 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.
9. 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.

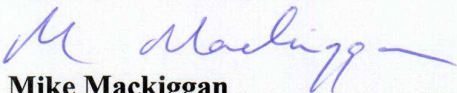
Reasons for Decision:

1. The effects of the proposal on the environment will be no more than minor and there are no parties who are considered to be adversely affected.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

DECISION:

RM050206 - APPROVED

DATE: 30 January 2006



Mike Mackiggan

SENIOR RESOURCE CONSENTS PLANNER



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

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24 March 2010

L F Manning
19B Epiha St
PARAPARAUMU

Dear Lowell

**RM100004: PROPOSED TWO LOT RESIDENTIAL SUBDIVISION AT 17C EPIHA ST,
PARAPARAUMU**

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

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

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

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

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

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 856.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Natasha Reid
Resource Consents Planner

delivering on the community's plan



Kāpiti Coast District Council

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RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM100004

APPLICANT:	LF MANNING
LOCATION OF ACTIVITY:	17C Epiha Street, Paraparaumu
DESCRIPTION OF ACTIVITY:	2-Lot Subdivision

DECISION:

Granted subject to conditions on 24 March 2010.

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

Conditions:

General

1. The e-survey data set shall be in general accordance with the hand drawn plans by LF Manning titled 'Subdivision Lot 3 DP 379393' dated 28/12/09 and stamped 'FINAL APPROVED PLANS 23/03/2010' and specifications lodged with the application RM100004 and the further information supplied by Breaden McCardle Chubb dated 8 March 2010, except where modified by conditions of consent.
2. The consent holder shall pay Council Engineering Fees of \$500.00, plus \$300 per lot, (total \$1,100 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 1 July 2008.
Note: The current charge out rate is \$100.00 (GST inclusive) per hour.
3. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005, unless alternatives are proposed by the consent holder and approved by the Council.

4. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

5. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
6. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Foundation recommendations
 - Stormwater issues

Easements

7. Prior to the issuing of a section 224(c) certificate, legal documents applicable to proposed lot 2 only must be prepared by a solicitor at the applicant's expense. These documents shall surrender the benefit of the Epiha Street right of way and create an easement for right of way over Vera Lane. The transfer instrument(s) shall be submitted to Council for approval by the Principal Planner – Subdivisions.
8. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

Geotechnical/Soil Engineering

9. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for lot 2. If specifically designed foundations are required in accordance with the Building Act 2004, then the Council will issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations are required.

10. The minimum floor level to the underside of the floor joists or under side of the slab of any habitable dwelling constructed on lot 2 shall be 15.65m AMSL. The Council will issue a Consent Notice under Section 221 of the Resource Management Act recording these requirements on an on-going basis.

Reserve Contributions

11. There is **one (1)** additional allotment created by this subdivision. The consent holder shall pay a Paraparaumu/Raumati Urban Services Area reserves contribution of \$8,859.40 (including GST) prior to the Section 224(c) certification.

Water Supply

12. The dwelling on lot 2 shall have an attenuation tank with a minimum capacity of 4,100 litres. The attenuation outlet orifice shall be no larger than 19 mm (based on a proposed roof area of 120m² and a depth to orifice of 0.9m). If these design parameters change, the attenuation volume and orifice diameter will need to be recalculated. The attenuation volume is in addition to the storage volume required under Plan Change 75.

As a secondary overflow path is not available or is through private property, on-site storm water attenuation has been designed to cater for a 100 year return event which discharges to the network at a rate no greater than the 'undeveloped' 2 year event.

In the event that the approved storm water disposal design is not installed prior to the issue of the 224(c) certificate, a consent notice will be issued at the time of the issue of certification. The Consent Notice shall include reference to the following:

- the approved storm water disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard
- the owner's responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

13. The consent holder shall upgrade the existing water supply manifold for lot 2 at the point of supply in accordance with Plan Change 75. An alternative solution may be considered on application to the Subdivision Engineer.

Plans and Meeting of Conditions

14. 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 Council.

Other

15. A trellis-type screen shall be installed upon the existing fence that straddles the common boundary between lots 1 and 2. This shall be to a maximum combined height (fence and trellis) of 2.0m and installed by the applicant prior to the completion of a dwelling on proposed lot 2.

Reasons for Conditions:

- The reason for Conditions 1 is to ensure that the activity does not go beyond the scope of the application.
- The reason for Conditions 2 to 10 and 14 is to ensure that the development is undertaken in accordance with Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2005.
- The reason for Condition 11 is to ensure that a fair and equitable reserve fund contribution is paid by the development facilitated by the application.
- The reason for Conditions 12 and 13 is to ensure compliance with Plan Change 75.
- The reason for Condition 15 is to ensure reasonable levels of amenity are maintained between proposed lots one and two.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A separate application is required for a building consent 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.
- The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lot/s.

- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2006/2007 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Water supply	4,326.75	↓
Sewage	2,061.00	↓
Community Facilities	4,370.63	↓
Roads - CWB	1,867.50	↓
Flood Mitigation Works	2,358.00	↓
Total	14,983.88	

There is **1 (one)** additional allotment created by this resource consent.

The 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).

Reasons for Decision:

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



Natasha Reid
Resource Consents Planner



Kapiti Coast District Council

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24 March 2010

KAPITI COAST DISTRICT COUNCIL NOTIFICATION & SECTION 104 DECISION REPORT

Applicant:	Lowell Manning
Site Address:	17C Epiha Street, Paraparaumu
Legal Description:	Lot 3 DP 379393
Site Area:	690m²
Applicant's Address for Service:	17B Epiha Street, Paraparaumu
Proposal:	Two-lot subdivision
Land Owner:	Lowell Manning
Zone:	Residential – Infill Development & Medium Density
Activity Status:	Discretionary

Report prepared by: Natasha Reid, Resource Consents Planner

Report peer reviewed by: Wayne Gair, Principal Planner - Subdivisions

Date consent application received: 11 January 2010

Further information requested: 18 January 2010

Further information receive: 9 March (approved 17 March) 2010

1 PREAMBLE

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM100004.

2 SITE AND SURROUNDING ENVIRONMENT

2.1 Site Description

The application site lies to the east of the North Island Main Trunk Railway and is accessed by a right of way at 19 Epiha Street and from a private road, Vera Lane, which extends south from Westridge Court. It currently contains a single level dwelling with separate carport as per the photos and *Figure one* below:

2.2 Immediate Environment

Residential properties adjoin to the east, south and west. These properties contain dwellings and accessory buildings of a similar design to each other, creating a residential character unique to this area. Adjoining the northern boundary is a Council esplanade reserve and the Wharemuku stream.

Photo one: the subject site looking north.



Photo two: Vera Lane looking north towards Westridge Court.



2.3 Surrounding Environment

Residential and industrial zoned properties are within the vicinity of the application site.

Photo three: the subject site looking south



Photo four: existing dwellings



Figure one: the application site and surrounds



2.4 Written Approvals

No written approvals were submitted with the application.

2.5 Consent History

RM000046 – Subdivision creating nine residential lots, 3 isolation strips, associated right of way and a road to vest. Due to the past use of the site as a paint factory, a site sampling report was commissioned as part of the subdivision application. This report (which can be viewed in the Council held file RM000046) found high levels of lead in various locations. No samples were taken beyond the Wharemauku stream, which separates the previous paint factory from 17c Epiha Street. Therefore, it is considered reasonable to assume that contaminants were not expected to be found beyond the stream.

RM060191 – Earthworks at 5 Westridge Court

RM010253 – Boundary Adjustment

3 THE PROPOSAL

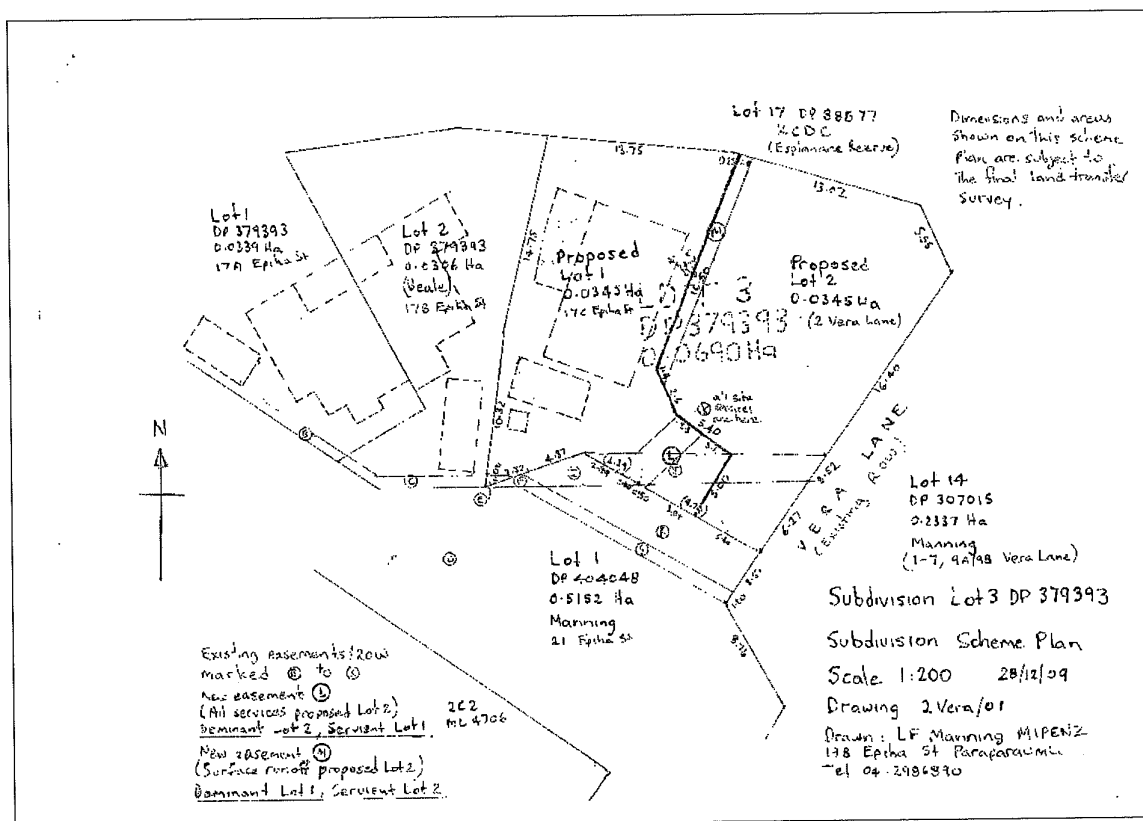
3.1 Description of Proposal

A two-lot fee simple infill subdivision is proposed as per figure two below. Both lots will be approximately 345m² each subject to final survey. Access will be off Vera Lane via the existing driveway that serves multiple properties (as permitted under RM010253)

3.2 Applicant's Assessment of Effects

The applicant has provided an assessment of effects of the activity on the environment (AEE). The AEE concludes that the effects on the environment will be de minimis.

Figure two: proposed scheme plan



4 DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast District Plan

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

4.2 Zoning and Overlays

The property is zoned Residential – Infill and is subject to the Medium Density Housing overlay of the Kapiti Coast District Plan. It is subject to ponding in the north-west of the site.

4.3 Relevant Rules and Standards

The Rules and Standards that apply to this application are:

D.1.2.1 Permitted Activity standards:

D.1.2.2 Controlled Activity Standards: Subdivision (i) Density - Minimum Lot Area Requirements – Infill

D.1.1.3 Discretionary Activity Standards: (B) (i) *"All activities which are not listed as Non-Complying or Prohibited and all other activities which do not comply with one or more of the permitted activity standards."*

4.4 Activity Status

The activity is a *discretionary* activity under Rule *D.1.1.3*. It has this status because it is unable to comply with the minimum lot area requirements.

The following Objectives and Policies apply to this application:

C1 Residential Zone: Objective 1 (General); Policy 1 (Amenity Values).

C7 Subdivision and Development: C.7.1 Residential Subdivision

5 RELEVANT NATIONAL ENVIRONMENTAL STANDARDS

There are no National Environmental Standards applicable to this application.

6 RELEVANT NATIONAL POLICY STATEMENTS

There are no National Policy Statements applicable to this application.

7 RELEVANT STATUTORY PROVISIONS

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

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

95B Limited notification of consent application

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

95E Consent authority decides if person is affected person

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

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

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

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

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

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

- (a) May grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.*

8 SECTION 104 ASSESSMENT

8.1 Adequacy of information

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

8.2 Actual or potential effects on the environment

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

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on site visits, studies of Council held data and feedback from other relevant Council departments.

Density & Character

Both allotments will exceed the minimum density requirements for infill subdivision of 300m² (Discretionary) As such, I consider that any adverse effects on the density and resulting character of this area have been anticipated by the District Plan and are therefore less than minor. Furthermore, there is a 'high density' development character that surrounds the subject site as a result of the medium density overlay, which this proposal is consistent with.

Amenity

It is anticipated that a dwelling will be constructed on proposed lot 2. Given the orientation of the existing dwelling (on proposed lot 1) away from proposed lot 2 and their main outdoor living area being to the west, in addition to compliance with the height in relation to boundary standard, it is considered that amenity can be maintained at a level where any adverse effects will be less than minor. It is also considered that appropriate screening (such as a

trellis on top of the existing fence as suggested by the applicant) along the common boundary between the proposed lots will enhance the amenity of the main outdoor living space for future occupiers of proposed lot 2. A suitably worded condition can be imposed on any granted resource consent to ensure adequate levels of amenity are achieved and maintained.

Traffic

In terms of impacts on the roading network itself, it is considered that the volume of traffic likely to be generated by the creation of one additional residential allotment will be absorbed into the existing infrastructure and that the wider effects will be less than minor.

S106

The applicant advises that the existing building platform for lot 2 is above the Q₁₀₀ flood hazard level. Furthermore, a Council Subdivision Engineer has recommended a finished floor level for any dwelling constructed on proposed lot two. This recommendation can be imposed as a condition on the resource consent if granted, thus ensuring that any adverse effects from potential flood hazards can be mitigated to less than minor.

Legal Access

Existing consent notices restricting the number of properties utilising either Vera Lane or Epiha Street, have been registered on the certificate of title as part of underlying subdivisions. As part of this subdivision application, the applicant has offered to surrender the benefit of the Epiha Street right of way in favour of the Vera Lane right of way. This will ensure the consent notice registered on the certificate of title regarding the number of properties utilising a right of way is adhered to. As such, a suitably worded condition requiring the aforementioned surrender will be imposed on any granted resource consent.

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

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

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

8.4 Other relevant matters

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

9 NOTIFICATION DECISION

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

9.1 Public Notification Decision

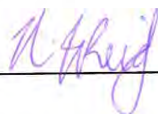
On 5 February 2010, Council staff acting under authority delegated by the Council, decided under Sections 95A and 95D of the Resource Management Act 1991 that the application need not be publicly notified. The reasons for this decision were:

1. The applicant did not request that the application be publicly notified;
2. A rule or national environmental standard does not require public notification of the application;
3. The effects of the activity will be minor, for the reasons discussed below under the heading "Assessment of Environmental Effects";
4. Special circumstances do not exist in relation to the application that requires it to be notified; and
5. Council has not exercised its discretion to publicly notify the application;

Recommendation:

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

Reported and Recommended by: _____



Natasha Reid
Resource Consents Planner

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer): _____



Wayne Gair
Principal Planner - Subdivisions

9.2 Limited Notification Decision

On 5 February 2010, Council staff acting under authority delegated by the Council, decided under Sections 95B, 95E and 95F of the Resource Management Act 1991 that notice of the application need not be served on any person

Recommendation:

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

Reported and Recommended by: _____



Natasha Reid
Resource Consents Planner

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer): _____



Wayne Gair
Principal Planner - Subdivisions

10 PART 2 MATTERS

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

10.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources. It is considered that this proposal represents an efficient use of land.

10.2 Section 6-Matters of National Importance

Section 6 establishes seven matters which must be recognised and provided for by all persons exercising functions and powers under the Act. There are no matters of national importance relevant to this proposal.

10.3 Section 7-Other Matters

Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to. Particular regard was had to amenity values (Section 7(c)) in the assessment of environmental effects.

10.4 Section 8-Treaty of Waitangi

A representative of the local iwi, Te Runanga o Ati Awa ki Whakarongotai, was consulted over this proposal and no concerns were raised.

10.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because it does not compromise these matters.

11 CONDITIONS

As one additional unit of demand is being created by this proposal, Development Impact Fees and Reserves Contributions are exigible.

12 CONCLUSION

I consider that the effects of the proposal on the environment will be less than minor and for that reason notification is not required. The proposal represents an efficient use of land and any adverse effects can be mitigated by the imposition of conditions.

13 RECOMMENDATION/DECISION

That acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 **grant** consent for a two lot subdivision at 17C Epiha Street subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The e-survey data set shall be in general accordance with the hand drawn plans by LF Manning titled 'Subdivision Lot 3 DP 379393' dated 28/12/09 and stamped 'FINAL APPROVED PLANS 23/03/2010' and specifications lodged with the application RM100004 and the further information supplied by Breaden McCardle Chubb dated 8 March 2010, except where modified by conditions of consent.
2. The consent holder shall pay Council Engineering Fees of \$500.00, plus \$300 per lot, (total \$1,100 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 1 July 2008.

Note: The current charge out rate is \$100.00 (GST inclusive) per hour.

3. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005, unless alternatives are proposed by the consent holder and approved by the Council.
4. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

5. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
6. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Foundation recommendations
 - Stormwater issues

Easements

7. Prior to the issuing of a section 224(c) certificate, legal documents applicable to proposed lot 2 only must be prepared by a solicitor at the applicant's expense. These documents shall surrender the benefit of the Epiha Street right of way and create an easement for right of way over Vera Lane. The transfer instrument(s) shall be submitted to Council for approval by the Principal Planner – Subdivisions.
8. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

Geotechnical/Soil Engineering

9. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for lot 2. If specifically designed foundations are required in accordance with the Building Act 2004, then the Council will issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations are required.
10. The minimum floor level to the underside of the floor joists or under side of the slab of any habitable dwelling constructed on lot 2 shall be 15.65m AMSL. The Council will issue a Consent Notice under Section 221 of the Resource Management Act recording these requirements on an on-going basis.

Reserve Contributions

11. There is **one (1)** additional allotment created by this subdivision. The consent holder shall pay a Paraparaumu/Raumati Urban Services Area reserves contribution of \$8,859.40 (including GST) prior to the Section 224(c) certification.

Water Supply

12. The dwelling on lot 2 shall have an attenuation tank with a minimum capacity of 4,100 litres. The attenuation outlet orifice shall be no larger than 19 mm (based on a proposed roof area of 120m² and a depth to orifice of 0.9m). If these design parameters change, the attenuation volume and orifice diameter will need to be recalculated. The attenuation volume is in addition to the storage volume required under Plan Change 75.

As a secondary overflow path is not available or is through private property, on-site storm water attenuation has been designed to cater for a 100 year return event which discharges to the network at a rate no greater than the 'undeveloped' 2 year event.

In the event that the approved storm water disposal design is not installed prior to the issue of the 224(c) certificate, a consent notice will be issued at the time of the issue of certification. The Consent Notice shall include reference to the following:

- the approved storm water disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard
- the owner's responsibility to maintain the system on an ongoing basis to meet the above performance standard as it applied at the time of approval.

13. The consent holder shall upgrade the existing water supply manifold for lot 2 at the point of supply in accordance with Plan Change 75. An alternative solution may be considered on application to the Subdivision Engineer.

Plans and Meeting of Conditions

14. 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 Council.

Other

15. A trellis-type screen shall be installed upon the existing fence that straddles the common boundary between lots 1 and 2. This shall be to a maximum combined height (fence and trellis) of 2.0m and installed by the applicant prior to the completion of a dwelling on proposed lot 2.

Reasons for Conditions:

- The reason for Conditions 1 is to ensure that the activity does not go beyond the scope of the application.
- The reason for Conditions 2 to 10 and 14 is to ensure that the development is undertaken in accordance with Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2005.
- The reason for Condition 11 is to ensure that a fair and equitable reserve fund contribution is paid by the development facilitated by the application.

- The reason for Conditions 12 and 13 is to ensure compliance with Plan Change 75.
- The reason for Condition 15 is to ensure reasonable levels of amenity are maintained between proposed lots one and two.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A separate application is required for a building consent 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.
- The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lot/s.
- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2006/2007 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Water supply	4,326.75
Sewage	2,061.00
Community Facilities	4,370.63
Roads - CWB	1,867.50
Flood Mitigation Works	2,358.00
Total	14,983.88

There is **1 (one)** additional allotment created by this resource consent.

The 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).

Reasons for Decision:

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

"That the above recommendation be adopted under delegated authority"



Natasha Reid
Resource Consents Planner



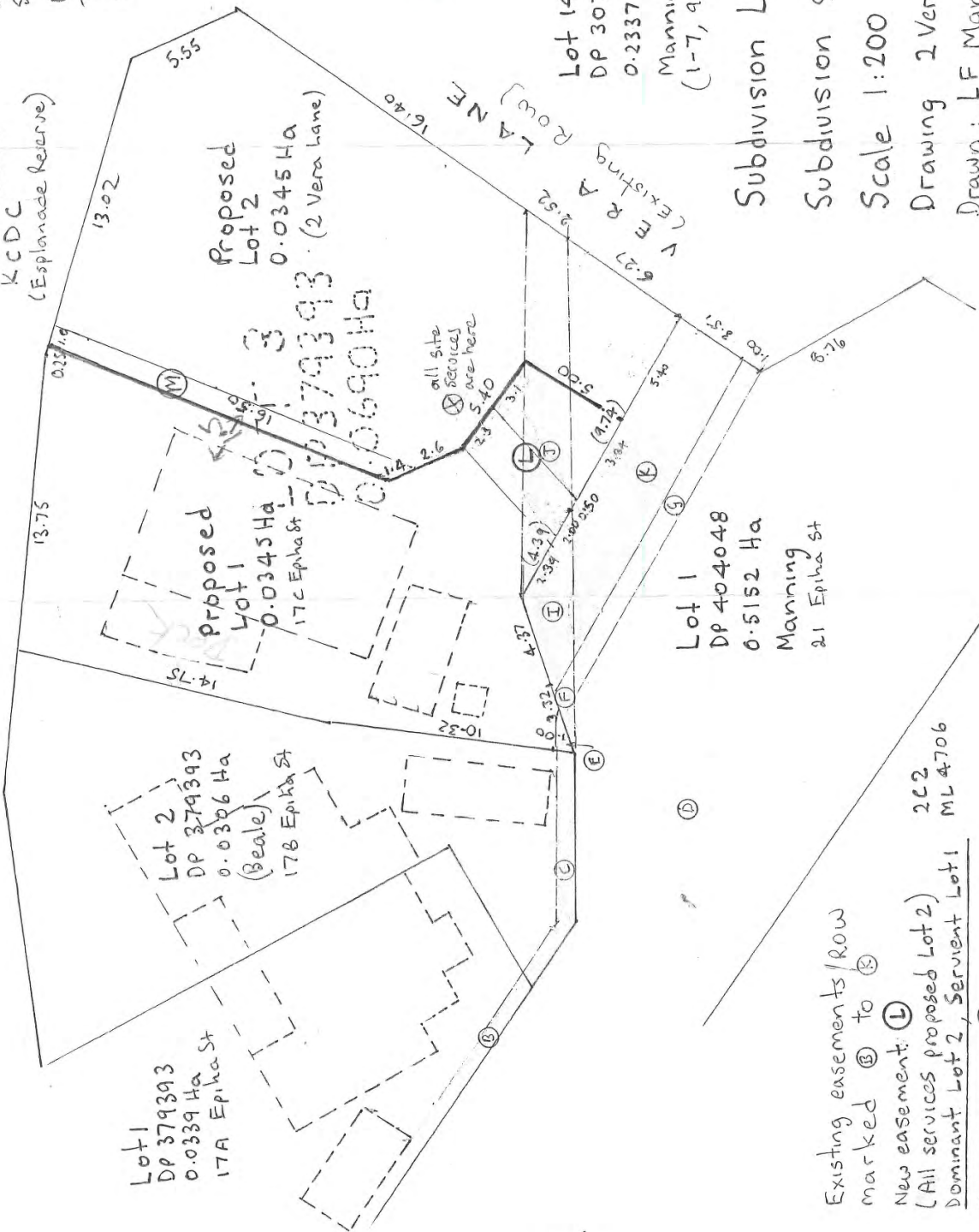
Wayne Gair
Principal Planner – Subdivisions

24 March 2010

Dimensions and areas shown on this scheme plan are subject to the final land transfer survey.

RM 10.0004
FINAL APPROVED PLANS
23/03/2010

Lot 17 DP 88877
K CDC
(Esplanade Reserve)



Lot 14
DP 307015
0.2337 Ha
Manning
(1-7, 9A/9B Vera Lane)

Subdivision Lot 3 DP 379393

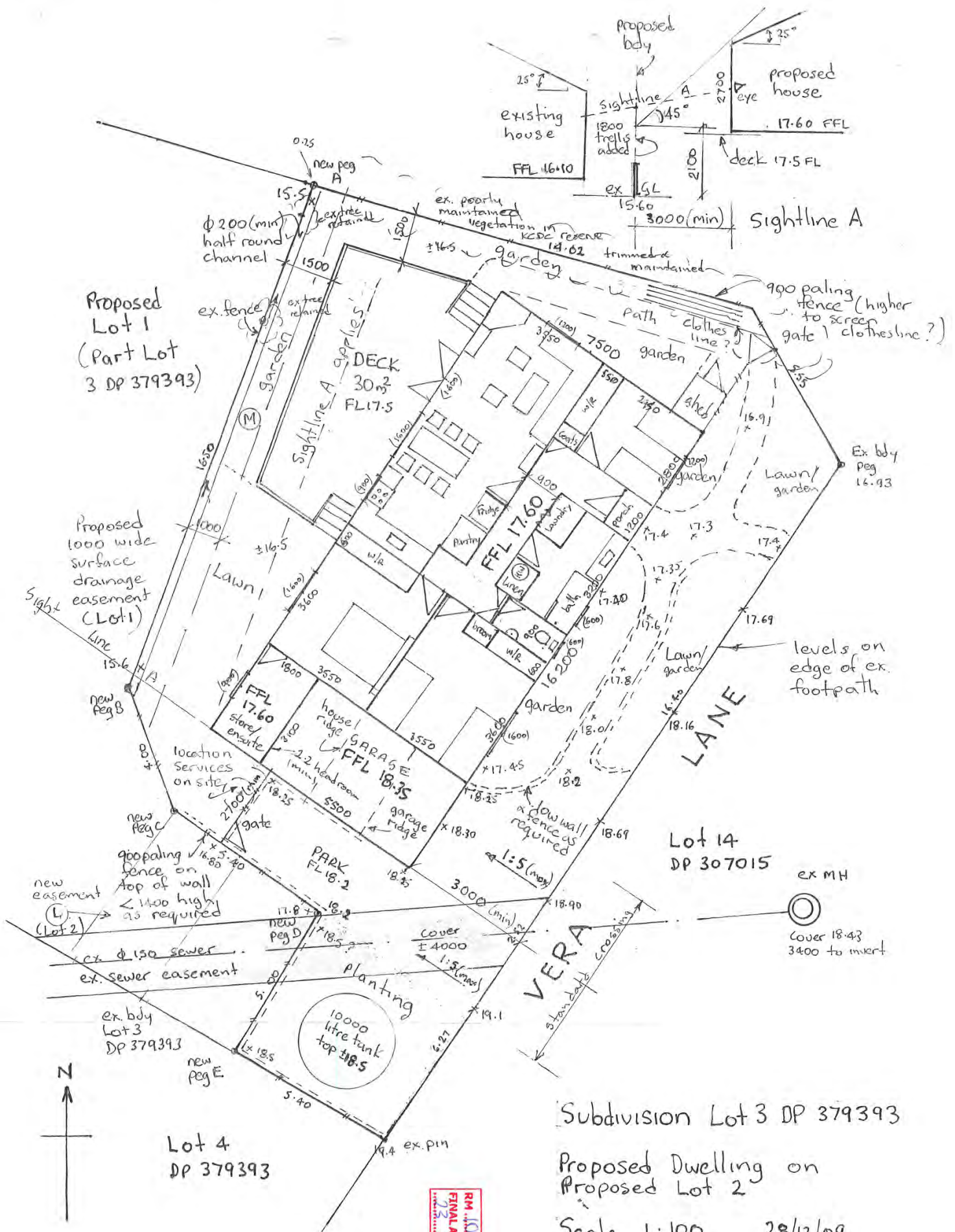
Subdivision Scheme Plan

Scale 1:200 28/12/09

Drawing 2 Vera/01

Drawn: LF Manning MIPENZ
198 Epifa St Paraparaumu
Tel 04.2486890

Existing easements/ROW marked (B) to (K)
New easement (L)
(All services proposed Lot 2)
Dominant Lot 2, Servient Lot 1
New easement (M)
(Surface runoff proposed Lot 2)
Dominant Lot 1, Servient Lot 2





DB 23/11/01
Bldg ✓

FILE: RM010253

22 November 2001

Mr L. Manning
C/- Mark Edgar
Cuttriss Consultants Ltd
P O Box 386
PARAPARAUMU

Dear Mark

**RM010253: SUBDIVISION CONSENT FOR 19 EPIHA STREET, PARAPARAUMU,
FOR LOWELL MANNING**

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 a written objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

The deposit for an objection is \$370 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless you give effect to the consent within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that 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.

Thank you for dealing with the Kapiti Coast District Council.

If you have any concerns or enquiries about the conditions please contact me on 904 5831.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mike Jacobson', written in a cursive style.

Mike Jacobson
RESOURCE CONSENTS PLANNER



RESOURCE CONSENT NUMBER: RM010253

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Subdivision Resource Consent to:

MR L MANNING

to undertake a substantial boundary adjustment between five existing lots in the vicinity of 19 Epiha Street, Paraparaumu (being Lot 16 DP 88877 and that part of Lots 2, 3, & 4 DP 62761 already approved as Lots 1, 2, 7, and 8 of subdivision RM000069), as shown on plan 17746 SCx, and other information submitted to Council with Application No. RM 010253, subject to the following conditions:

1. The land transfer plan of the subdivision shall be in accordance with plan 17746 SCx stamped "Final Approved Plan" and dated 16 November 2001. A land transfer plan for stage one of the subdivision, being the creation of a separate title to Lot 15, shall be acceptable provided that all works related to the right of way to Epiha Street are completed as part of stage one. Stage two is to be the completion of the subdivision.
2. There shall be a restriction on the number of dwellings that can use the underwidth right of way access to Epiha Street:

There shall be only one dwelling on Lot 12.
There shall be only two dwellings on Lot 13.
There shall be only two dwellings on Lot 14.
There shall be only one dwelling on Lot 15.
There shall be only one dwelling on Lot 16.

This does not prevent the establishment of further dwellings in future (subject to District Plan provisions), provided that the right of way across the Wharemauku Stream to Westbridge Court is bridged and formed and any additional dwellings have access to legal road only over the right of way to Westbridge Court.

3. Lot 4 shall vest in the Kapiti Coast District Council as Local Purpose (Esplanade) Reserve, and a reserves contribution of \$2868.75 (including GST) shall be paid prior to uplifting the s224 certificate for the proposed stage 2 of this subdivision. The reserves contribution is a carry over of the contribution required for the relevant part of subdivision RM000069.
4. 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 Manager, Consents and Compliance.

5. Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans, which are acceptable to Council, shall be supplied in triplicate and as-built plans supplied in duplicate.
6. The payment of Council engineering fees of \$846.00 (GST inclusive) but refer to notes 1 to 7 of the engineering fees adopted by Council as from the 1 July 1998.
7. The Developer shall either:

- (a) Certify that a building site is available on lots 10, 11, 12 & 13, on which building 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 finding together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

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

8. A financial contribution of \$388.50 (GST inclusive) for every new lot created towards a Community Facilities Fund.
9. A financial contribution of \$2,538.00 (GST inclusive) towards a Water Services Fund (Water Supply \$906, Sewerage \$1632).
10. A heavy duty concrete vehicle crossing shall be provided to serve the rights-of-way.
11. A piped stormwater system is to be provided to service the potential or existing house sites and the rights-of-way.
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. Except for the provision of services and the construction of the right-of-way, no earthworks are anticipated by this application. If any are necessary, a separate application shall be made for a land use (earthworks) consent.

13. All sections shall have drive-on access no steeper than 1 in 5 to a permitted, notional, nominated or existing house site. The gradient of rights-of-way shall not be steeper than 1 in 6.
14. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisions Engineer.
15. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire fighting requirements shall comply with the Fire Services Code of Practice. A fire fighting water supply main shall be provided to within 135 metres of any existing or notional house site, in compliance with the Fire Services Code of Practice.
16. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and perimeter nib kerbs on the other sides. The Developer 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. The existing driveway to Epiha Street shall be upgraded to Council standards. Areas of cracking and discontinuity shall be cut out by a power-driven, concrete-cutting saw and replaced in accordance with Council's reinstatement specification. Approved paving shall be extended over the right-of-way designated "C". A passing bay shall be provided immediately east of the bridge over the Wharemauku Stream.
17. 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 the lots in the subdivision.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.
18. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.
19. The Developer 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).
20. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
21. The consent holder shall obtain verification from Montgomery Watson of the integrity of the bridge abutments and complete any recommended repairs. Existing handrails shall be replaced with handrails which comply with the Building Act (low risk). The consent holder shall obtain all necessary consents.

22. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisions Engineer.
23. The Developer shall obtain a building consent before carrying out any alterations to existing services within the lot/s or the bridge.
24. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.
25. All costs arising from any of the above conditions shall be at the expense of the Developer.

ISSUED: 22 November 2001

A handwritten signature in black ink, appearing to read 'Mike Jacobson', with a large loop at the end of the signature.

Mike Jacobson
RESOURCE CONSENTS PLANNER



CONO 5841175.8 Consen

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KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF PLAN NUMBER 307015
THE SUBDIVISION OF LOTS 2 TO 5 DP 62761 AND LOT 16
DP 88877, EPIHA STREET, PARAPARAUMU,
FOR MR L MANNING

To 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 the following conditions are to be complied with on a continuing basis:

In relation to Lot 1:

1. That foundation design and construction for any new building or additions and alterations to a building on Lot 1 on land transfer plan 307015 shall be in accordance with the recommendations within the document titled 'Soil Test Report' prepared by Cuttriss Consultants Ltd, dated June 2002, submitted to Council in relation to application No. RM 010253 a copy of which is available in Council's Resource Consents Office at any time the office is open to the public.

In relation to Lot 1 and Lots 14 to 16

2. There shall be a restriction on the number of dwellings that can use the underwidth right of way access to Epiha Street:
 - There shall be only three dwellings on Lot 1.
 - There shall be only two dwellings on Lot 14.
 - There shall be only one dwelling on Lot 15.
 - There shall be only one dwelling on Lot 16.

This does not prevent the establishment of further dwellings in the future, provided that the right of way across the Wharemauku Stream to Westbridge Court is bridged and formed and any additional dwellings have access to legal road only over the right of way to Westbridge Court.

Issued in respect of application No. RM 010253 on this 9th day of April 2003.

Paul Lowe

AUTHORISED OFFICER

Wayne Gair

AUTHORISED OFFICER

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

Kapiti Coast District Council
Private Bag 601
Paraparaumu 5254

Tel. (04) 296 4700
Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz
W: www.kapiticoast.govt.nz



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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 379393
AND RESOURCE CONSENT NO. RM 050206**

(BEING THE SUBDIVISION OF LOTS 1 & 16 DP 307015),
AT 17 EPIHA STREET, PARAPARAUMU
FOR L F MANNING

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 and 2:** That it be noted that the land and dwellings may be subject to inundation from the Q₁₀₀ flood event.
2. **With respect to Lots 1, 2 & 3:** That it be noted that erosion of the Wharemauku Stream channel can be expected from time to time and erosion protection works may be required to protect private property. No erosion protection is permanent and maintenance may be necessary. The owners of Lots 1, 2 and 3 are solely responsible for remedying any erosion affecting their land, and obtaining any necessary resource consent for repair and reinstatement of their land.

Issued in respect of application No. RM 050206 on this 28th day of March, 2008.

David Wayne Gair
AUTHORISED OFFICER

Dean Philip Raymond
AUTHORISED OFFICER

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KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 88877
THE SUBDIVISION OF LOTS 16 - 21 DP 1804,
10 - 30 RUAPEHU STREET, PARAPARAUMU,
FOR KTS PROPERTIES LIMITED

The District Land Registrar 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 the following conditions are to be complied with on a continuing basis:

1. That it be noted in regard to any future additions or extensions to the existing dwellings, that a specific foundation design was prepared for each dwelling in the subdivision, prior to the relocation of the dwellings to their respective sites within the subdivision.
2. No building shall be constructed within Lot 16 until vehicular access across the Wharemauku Stream is created to the satisfaction of the Council, and at no cost to Council.
3. That it be noted that while erosion protection works in the vicinity of the Wharemauku Stream channel were carried out as part of the subdivision works, no stream protection system is permanent and it can be expected that from time to time, depending on storm flows, maintenance will be necessary (refer Connell Wagner Letter of 8 December 2000 H Walters & C Hickling - a copy of which is held in Councils resource consent file RM 000046). The owners of Lots 5, 6, 7, 9 and 16 for the time being are solely responsible for remedying any erosion affecting their land, and obtaining any necessary resource consent for repair and reinstatement of their land.

4. That it be noted Lots 1, 3, 4 and 5 adjoin land zoned for industrial purposes. The owners and occupiers of these lots should anticipate that some minor adverse effects on the amenity of the surrounding area are likely to occur from permitted activities (or existing land uses) carried out within the adjoining industrial zoned sites.

Issued in respect of Resource Consent Application No. RM 000046.

Dated this 11th day of January 2001.


AUTHORISED OFFICER
AUTHORISED OFFICER

9.24 19.MAR01 B 826660.4

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
FOR REGISTRAR - GENERAL OF LAND

