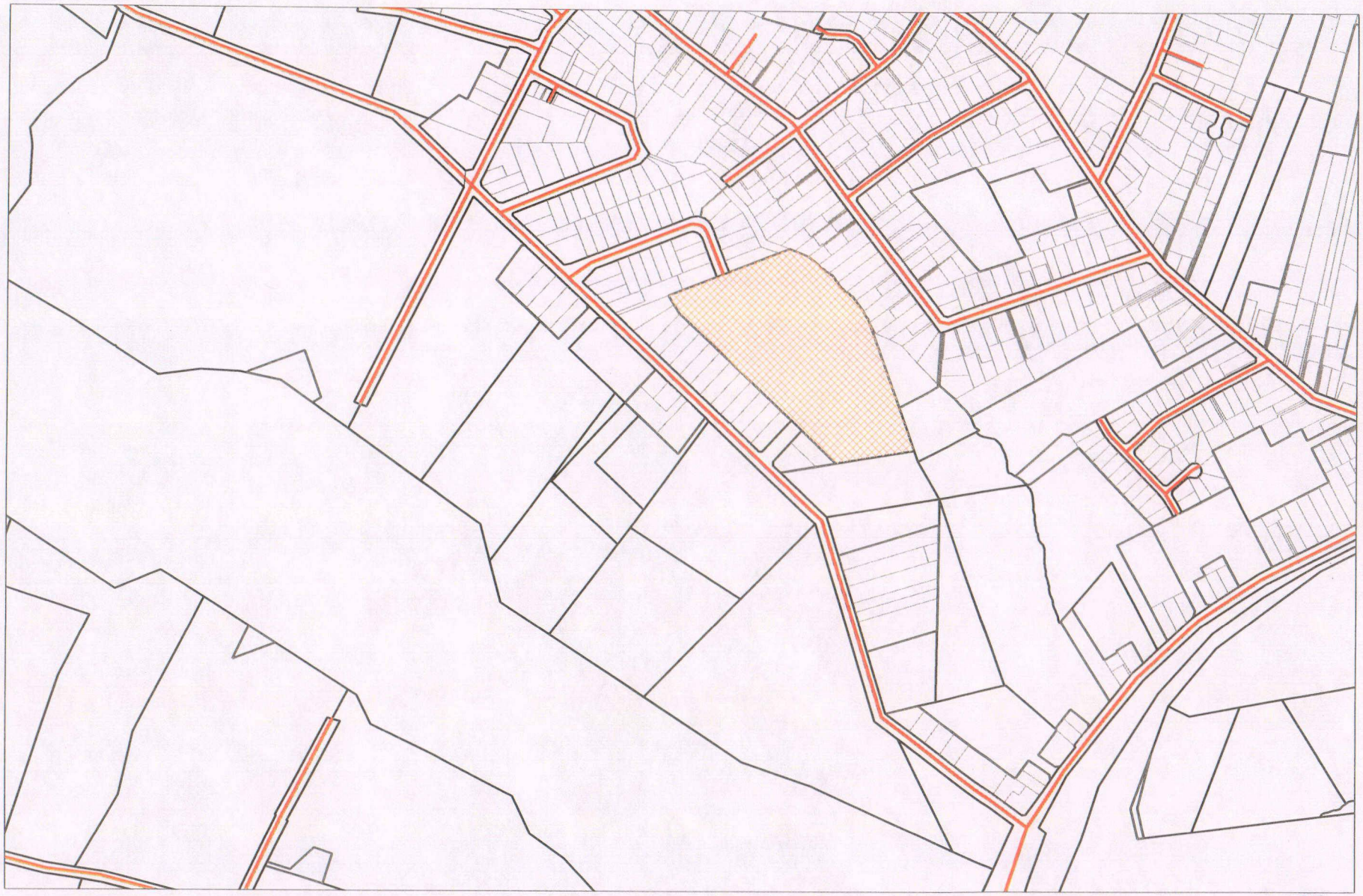
PRITCHARD
GROUP LIMITED

APPENDIX 1 – LOCALITY PLAN

Locality Plan



Scale: 1:8811

936.7 metres

n

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PRITCHARD
GROUP LIMITED

APPENDIX 2 – CERTIFICATE OF TITLE

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN24B/676**
Land Registration District	**Wellington**
Date Issued	31 May 1983

Prior References
WN23A/632

Estate	Fee Simple
Area	6.7666 hectares more or less
Legal Description	Part Pahianui B5B Block

Proprietors
Pritchard Group Limited

Interests

Land Covenant in Transfer B800598.1 - 5.9.2000 at 3.56 pm

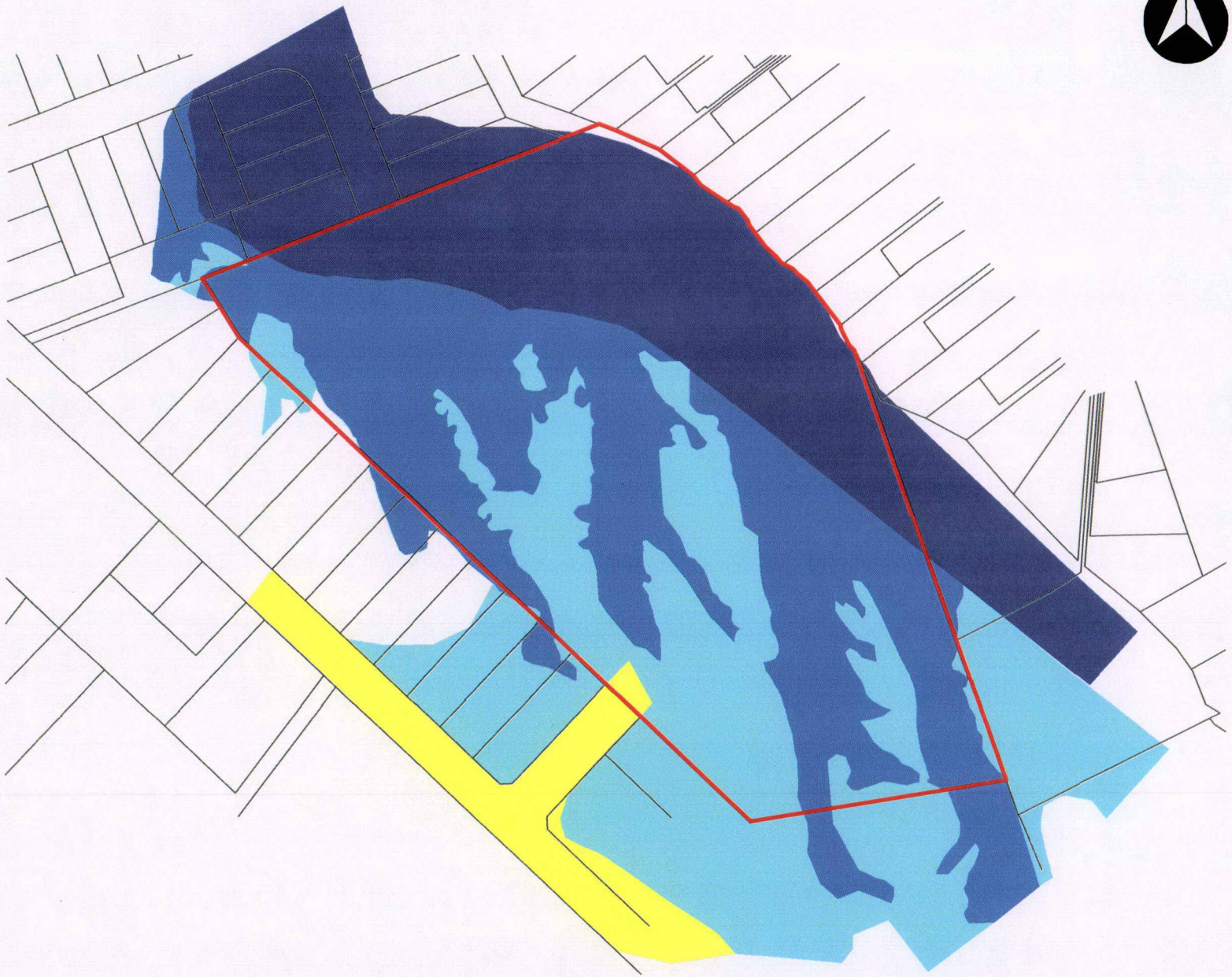
6049302.2 Mortgage to Bank of New Zealand - 21.6.2004 at 9:00 am

AIRO ST
20.12
Edge of Terrace
204.99
33.47
DP 50628
DP 53897
339.56
DP 54691
RIVER BANK ROAD
195.62
23.56
124.64
Pt PAHIANUI B5B
6.7566ha

PRITCHARD
GROUP LIMITED

APPENDIX 3 – FLOOD HAZARD PLAN

RIVERBANK ESTATE LIMITED



No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:2000 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL_Flood Hazard Plan

KEY

- Overflow Path
- Ponding
- Residual Ponding
- Residual Overflow

GROUP LIMITED

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e-mail: pgl@pritchardgroup.co.nz
web: www.pritchardgroup.co.nz
20 Addington Road, RD1 Otaki, New Zealand

PLAN SHOWING FLOOD HAZARD AREAS (after PLAN CHANGE No. 50)
48 RIVERBANK ROAD, OTKAI

PRITCHARD
GROUP LIMITED

APPENDIX 4 – CONTOUR PLAN

RIVERBANK ESTATE LIMITED

N

No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.Contour Plan

PLAN SHOWING EXISTING GROUND CONTOURS
SUBDIVISION OF 48 RIVERBANK ROAD, OTAKI

PRITCHARD GROUP LIMITED

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PRITCHARD
GROUP LIMITED

APPENDIX 5 – OVERALL SUBDIVISION PLAN

RIVERBANK ESTATE LIMITED

No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.Scheme Plan

Lot 39 Shared Parking Lot 1484 sq.m

Lot 41 Plantation Reserve to Vest 3411 sq.m

Residual Overflow Path 50m wide

STAGE 2A

Lot 38 2385 sq.m

Lot 37 1328 sq.m

STAGE 2B

Lot 36 742 sq.m

Lot 34 565 sq.m

Lot 35 1284 sq.m

Lot 33 635 sq.m

Lot 31 471 sq.m

Lot 32 807 sq.m

Lot 30 734 sq.m

Lot 29 1199 sq.m

Lot 28 2014 sq.m

Lot 27 2418 sq.m

No Build Setback

Road to Vest 9514 sq.m

Edge of overflow path

Lot 26 2015 sq.m

Lot 1 1833 sq.m

Lot 2 1282 sq.m

Lot 3 706 sq.m

STAGE 1C

Lot 11 1371 sq.m

Lot 25 1610 sq.m

Lot 12 1264 sq.m

Lot 24 2058 sq.m

Lot 4 1714 sq.m

Lot 5 988 sq.m

Lot 6 1219 sq.m

Lot 7 806 sq.m

Lot 8 499 sq.m

Road to Vest 6943sq.m

Lot 10 926 sq.m

Lot 9 503 sq.m

Lot 13 772 sq.m

Lot 14 1300 sq.m

Lot 15 925 sq.m

Lot 16 835 sq.m

Lot 40 Plantation Reserve 1165 sq.m to Vest

STAGE 1A

STAGE 1B

Lot 21 899 sq.m

Lot 22 900 sq.m

Lot 23 898 sq.m

Lot 20 1454 sq.m

Lot 19 1310 sq.m

Lot 17 1180 sq.m

Lot 18 1296 sq.m

RM 060403
FINAL APPROVED PLANS
31, 1, 07

PLAN OF OVERALL SUBDIVISION
48 RIVERBANK ROAD, OTAKI

PRITCHARD GROUP LIMITED

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PRITCHARD
GROUP LIMITED

APPENDIX 6 – POTENTIAL BUILDING & PARKING PLAN

RIVERBANK ESTATE LIMITED

No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.DevelPlan

KEY

- Buildings
- Plantation Reserve
- Carriageway
- Two metre wide landscape setback
- Parking spaces
- Loading bay

RM 060403
FINAL APPROVED PLANS
31, 1, 07

PRITCHARD GROUP LIMITED

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PLAN SHOWING POTENTIAL DEVELOPMENT
FOLLOWING SUBDIVISION OF 48 RIVERBANK ROAD, OTAKI

RIVERBANK ESTATE LIMITED

No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.Scheme Plan.1

RM 060403
FINAL APPROVED PLANS
31/1/07

stage 1 plan

PRITCHARD GROUP LIMITED

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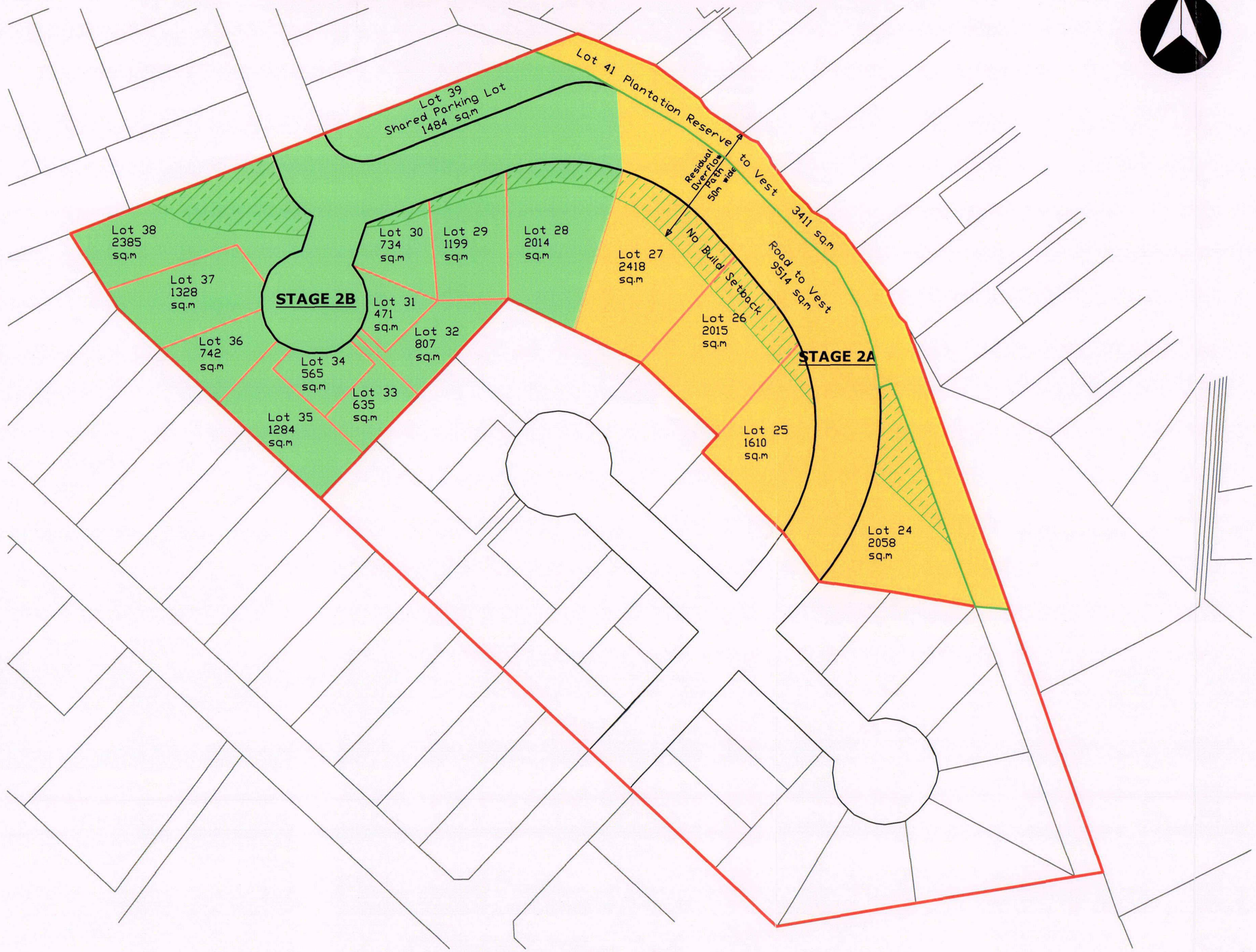
PROPOSED SUBDIVISION PLAN - STAGE ONE
48 RIVERBANK ROAD, OTAKI

PRITCHARD
GROUP LIMITED

APPENDIX 7 – SUBDIVISION STAGING PLANS

RIVERBANK ESTATE LIMITED



No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.Scheme Plan.2

RM 060403
FINAL APPROVED PLANS
31.1.07

Stage 2 Plan

PROPOSED SUBDIVISION PLAN - STAGE TWO
48 RIVERBANK ROAD, OTAKI

PRITCHARD GROUP LIMITED
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20 Addington Road, RD1 Otaki, New Zealand

PRITCHARD
GROUP LIMITED

APPENDIX 8 – SCHEDULE OF LOT AREAS

APPENDIX 8:

LOT and BUILDING AREA SUMMARY

Lot No.	Lot Area (m2)	Potential Building Area (m2)	Proportion of Site Covered by Building (%)	Car Parks Required (2 per 100sq.m of bldg)
1	1833	837	0.46	17
2	1282	568	0.44	11
3	706	262	0.37	5
4	1714	841	0.49	17
5	988	482	0.49	10
6	1219	570	0.47	11
7	806	364	0.45	7
8	499	182	0.36	4
9	503	184	0.37	4
10	926	358	0.39	7
11	1371	524	0.38	10
12	1264	505	0.40	10
13	772	261	0.34	5
14	1300	508	0.39	10
15	925	309	0.33	6
16	835	309	0.37	6
17	1180	388	0.33	8
18	1296	484	0.37	10
19	1310	486	0.37	10
20	1454	626	0.43	13
21	899	355	0.39	7
22	900	361	0.40	7
23	898	357	0.40	7
24	2058	803	0.39	16
25	1610	526	0.33	11
26	2015	886	0.44	18
27	2418	1022	0.42	20
28	2014	954	0.47	19
29	1199	657	0.55	13
30	734	362	0.49	7
31	471	163	0.35	3
32	807	463	0.57	9
33	635	419	0.66	8
34	565	231	0.41	5
35	1284	613	0.48	12
36	742	261	0.35	5
37	1328	586	0.44	12
38	2385	677	0.28	14
TOTAL	45145	18744	0.42	375

55 lots held in shared parking lot between Lots 28 - 33

LOT AREA SUMMARY

STAGE ONE	
Lot No.	Area (m2)
1	1833
2	1282
3	706
4	1714
5	988
6	1219
7	806
8	499
9	503
10	926
11	1371
12	1264
13	772
14	1300
15	925
16	835
17	1180
18	1296
19	1310
20	1454
21	899
22	900
23	898
Road	6943
Reserve	1165
Balance	34700
TOTAL (ha)	**6.77**
Mean	1082
Median	988
Max	1833
Min	499

STAGE TWO	
Lot No.	Area (m2)
24	2058
25	1610
26	2015
27	2418
28	2014
29	1199
30	734
31	471
32	807
33	635
34	565
35	1284
36	742
37	1328
38	2385
Road	9514
Reserve	3411
Parking	1484
Stage One Lots	32988
TOTAL (ha)	**6.77**
Mean	1351
Median	1284
Max	2418
Min	471

PRITCHARD
GROUP LIMITED

APPENDIX 9 – CORRESPONDENCE FROM WRC

FAX

greater WELLINGTON
REGIONAL COUNCIL

TO	Brian Warburton Pritchard Group Ltd	**06-364 5142**
FROM	Sally Coates	
DATE	19 August 2005	
FILE NUMBER	N/06/19/03	
TOTAL PAGES	3	

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Wellington
New Zealand
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Greater Wellington is the promotional name of the Wellington Regional Council

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Subdivision of Land at 48 Riverbank Road, Otaki

Dear Brian

Thank you for your request for an update on flood information for 48 Riverbank Road (Pt Pahianui B5B), Otaki, dated 11 May 2005.

Flood level information has been updated since the 22 June 2001 correspondence from Phillip Purves, a copy of which you enclosed with your letter. In early May 2004 updated information was sent by Sharyn Westlake in response to a request from Jo Dash of the Pritchard Group. That updated information is still the most up-to-date information that we have, though the format of the flood levels given in May 2004 differed from that given in 2001, so I have rectifed that in this letter for ease of comparison. Points to note are:

1. The property is affected by both residual and direct overflow paths, both which must be preserved to a lesser and greater extent respectively. Both categories of overflow path are shown on the enclosed flood hazard map. We estimate the direct overflow through the property to be approximately 3 m^3/s. Phil? indicated (11/9/05) that this figure probably underestimates the flow

2. Parts of the property have direct and residual ponding risk also. The direct ponding risk can be alleviated by filling in accordance with Kapiti Coast District Council (KCDC) guidelines, while bearing in mind that local drainage patterns should be preserved. No action is required when developing residual ponding areas, though in this case we would encourage the use of minimum floor levels similar to those in direct ponding areas.

3. The currently predicted flood levels (including appropriate design freeboard) for the property are given in the following table. These levels have been taken from our Mike11 hydraulic model. They correspond to points 1 to 4 on the enclosed flood hazard map of the site (same as those points given in the 2001 fax) and as before flood levels for the locations within the property can be interpolated between these:

Flood Level Location	50-year return period flood level (m) above mean sea level (MSL), Wellington	100-year return period flood level (m) above mean sea level (MSL), Wellington
1	8.6	8.7
2	8.9	9.0
3	9.5	9.6
4	9.9	10.0

Note that the 100-year flood level is the minimum floor level, to the underside of floor joists or concrete floor slab recommended by GWRC. If you do proceed with your subdivision plan, please note that KCDC currently requires each lot to have a building site elevated above the 100-year return period flood level in direct ponding and overflow areas.

You may already be aware that the flood risk for this property should reduce from direct and residual to residual only, after completion of the stopbank extension below Chrystalls Bend. These improvement works are now expected to be completed by June 2008. However, please note that a residual overflow path(s) would remain and would still need to be preserved to some extent.

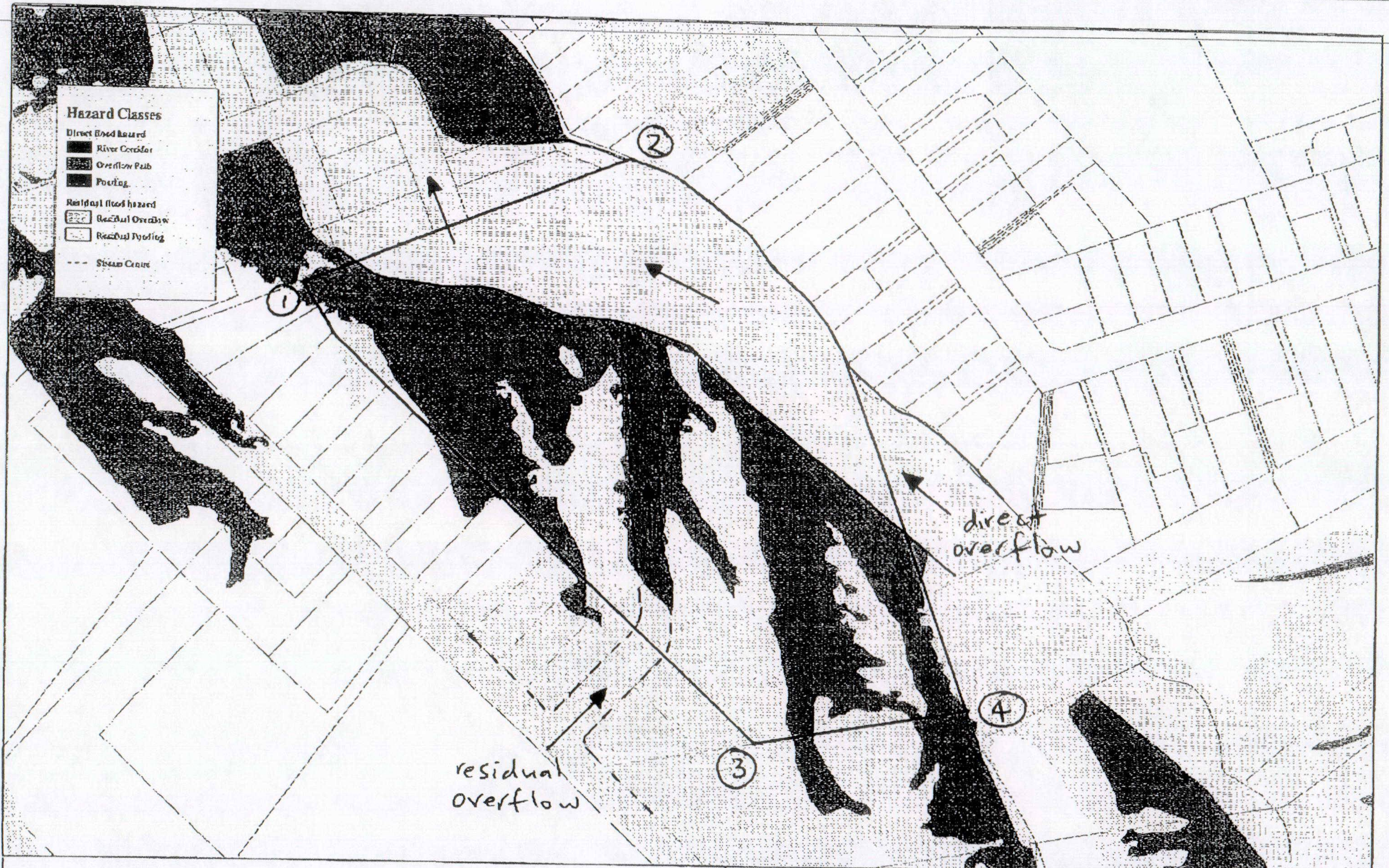
Please contact either Phillip Purves or myself should you require any further information at any stage.

Regards

Sally Coates
Engineer

sally.coates@gw.govt.nz

encl: site map showing flood hazard and flood level locations



FLOOD PROTECTION GROUP
STRATEGY AND ASSETS

OTAKI FLOOD HAZARD MAP

DESIGN	S. BORRER	
DRAWN	P. COOK	
CHECKED		
APPROVED		

FILE No. H/
AT SCALE:
SHEET No. 1 OF 1 SHEETS
DRAWING No.

greater WELLINGTON
REGIONAL COUNCIL

File No: N/06/19/03
10 November 2006

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Greater Wellington is the promotional name of the Wellington Regional Council

Brian Warburton
Pritchard Group Ltd.
20 Addington Road
RD1 Otaki

Dear Brian

Proposed Staged Subdivision of land at 48 Riverbank Road, Otaki

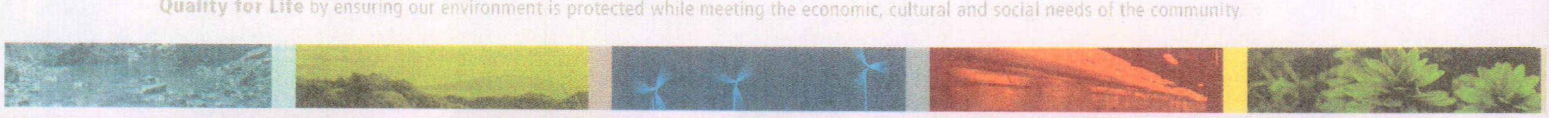
Thank you for your letter of 3 October 2006 with attached plans showing your proposed two-stage development of the site. You have also confirmed your understanding of the current flood hazard situation for the property, in relation to the KCDC Plan Change 50 flood hazard maps.

I concur with your conclusion that you will not need to provide compensatory storage in the current (Plan Change 50) ponding areas, where you may need to provide some minor filling to raise the ground above the currently predicted flood levels. Those ponding areas are in fact the margins (or fringe areas) of the overflow path, so the ponding area does not actually represent a level pond, as you have concluded. But the "fringe" category was dropped from the District Plan for Plan Change 50 as there were no additional planning provisions associated with the previous "fringe" flood hazard category.

Your proposed First Stage development therefore presents no concerns for the Greater Wellington Regional Council in regard to any detrimental effects on the currently predicted 100-year return period flood hazard from the Otaki River. However, as the road access to the site from Riverbank Road will remain as a residual overflow path in the future, it is best that there be no unnecessary elevation of that land to meet current flood levels.

You are also aware that the Chrystalls stopbank upgrade will result in the flood hazard for the site becoming *residual* flooding, for which there will be no minimum floor level requirements associated with Otaki River flooding. Though there will continue to be earthworks and building positioning controls within the residual overflow path area. The timing for the completion of the Chrystalls stopbank upgrade is June 2008.

Your proposed Second Stage of development is based on the expected timing of the flood hazard improvements, resulting from the Chrystalls upgrade, and reasonably addresses the likely needs of the future residual overflow path. Your intention to provide a reasonably clear and efficient residual overflow path through the site (of minimum 50m width) that would utilise the proposed new road and the required buffer plantation area (industrial/residential) plus building set-backs where



necessary, is also an acceptable approach in terms of the planning provisions that would be expected to apply at that time. The only issue with use of the buffer plantation area as part of the residual overflow path would be that the base area would need to be kept relatively open. But that need could be easily addressed through a subdivision consent condition that requires an acceptable planting plan for that area to be prepared.

You have also retained the current width of the overflow path at the north-western boundary of the property so that there would be no detrimental effects beyond the site, in terms of the current development of the adjacent land. Hence there should be no issues in terms of any detrimental cross-boundary effects with the adjacent properties, though should that land also be developed then there could be room for a potentially joint beneficial solution in regard to the provision a residual overflow path through the area.

I trust that these comments will be of assistance in helping you finalise your development plans for the site.

Yours sincerely

Phillip Purves
Senior Engineer

Direct dial: 04 801 1040
phillip.purves@gw.govt.nz

PRITCHARD
GROUP LIMITED

APPENDIX 10 – EARTHWORKS & FLOOD LEVEL PLANS

RIVERBANK ESTATE LIMITED

No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.Flood Level Plan

PLAN SHOWING 100YR FLOOD LEVEL INTERPOLATED FROM WRC DATA
SUBDIVISION OF 48 RIVERBANK ROAD, OTAKI

PRITCHARD GROUP LIMITED

Telephone: (06) 364 7293
Facsimile: (06) 364 5142
e-mail: pgl@pritchardgroup.co.nz
web: www.pritchardgroup.co.nz
20 Addington Road, RD1 Otaki, New Zealand

RIVERBANK ESTATE LIMITED

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No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.Fill Plan.1

KEY:

Fill Contours @0.1m

Cut Contours @0.1m

PLAN SHOWING DIFFERENCE BETWEEN GROUND LEVEL AND 100 YEAR FLOOD LEVEL
SUBDIVISION OF 48 RIVERBANK ROAD, OTAKI

PRITCHARD GROUP LIMITED

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20 Addington Road, RD1 Otaki, New Zealand

RIVERBANK ESTATE LIMITED

No.	AMENDMENT	NAME	DATE
1			

NOTES:

1.
2.
3.
4.

APPLICANT:	Riverbank Estate Ltd
REGISTERED PROPRIETOR:	Riverbank Estate Ltd
PREPARED BY:	Pritchard Group Limited
SCALE: 1:1500 (A3)	**DATE:** 13.12.06
DRAWING NUMBER:	REL.Fill Plan.2

KEY:

Fill Contours @0.1m

Cut Contours @0.1m

RM 060403
FINAL APPROVED PLANS
31/1/07

PRITCHARD GROUP LIMITED
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web: www.pritchardgroup.co.nz
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PLAN SHOWING EXTENT OF CUT AND FILL
SUBDIVISION OF 48 RIVERBANK ROAD, OTAKI

PRITCHARD
GROUP LIMITED

APPENDIX 11 – ENGINEER'S REPORT

Pritchard Enterprises Ltd

Proposed Industrial Subdivision 48 Riverbank Road Otaki

PRELIMINARY ENGINEERING ASSESSMENT OF THE SITE

Hamish Wells
Hamish Wells Ltd
Consulting Civil Engineer

AIPENZ

Introduction

Pritchard Estates Ltd proposes to develop the 67,612m2 block located at 48 Riverbank Road Otaki into industrial lots as indicated on the appended plan.

Site description

Topography: visually this is a flat a flat paddock (actually falls gradually to the east at approx 1 in 75) .

Existing usage: farmland.

Geology: the underlying soils are, from the excavation of 23 test pits which showed the same material:

0	to	200mm	light silt loam	cat 3
200	to	2600mm	clean river run metals	cat 1

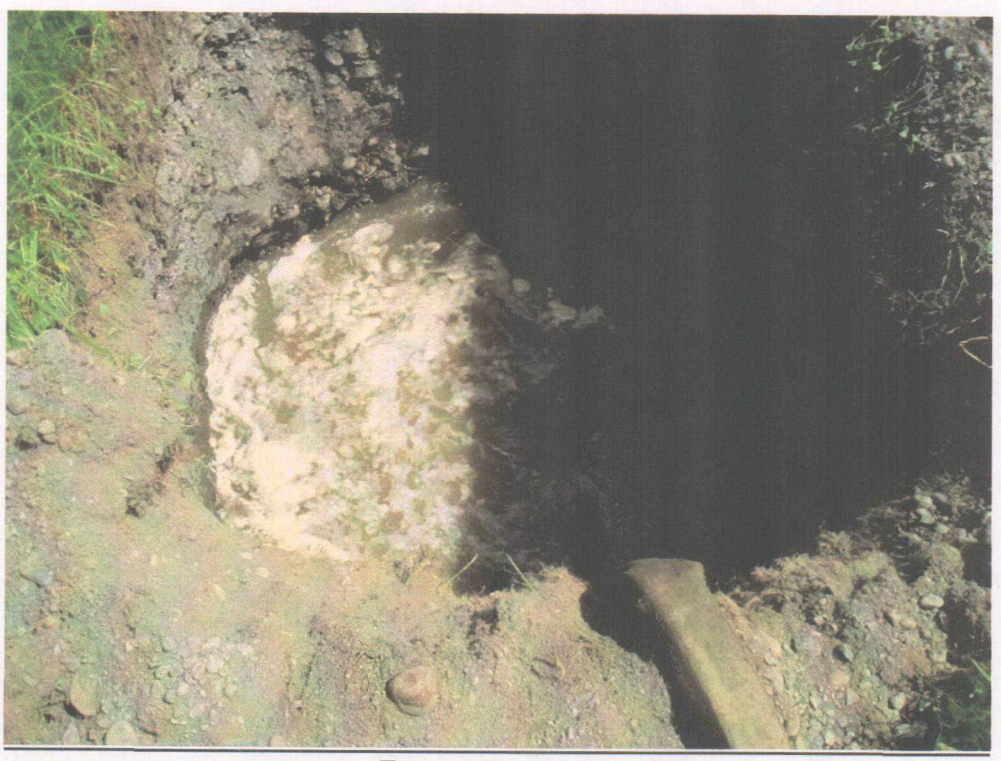
The following series of photos show the on the on site materials encountered during the investigative work.

Typical underlying material (taken from below GWL)

Typical underlying material (taken from above GWL)

Typical excavated material stockpile

Typical excavated material stockpile



Excavation at start of test

End of test above, typical insitu soils below

Slope stability: NA, generally flat site

Existing access: to the site is off Riverbank Road and Miro Street.

Ground water: at 2.3 to 2.6m below EGL

Site exposure: the site has low relief and can be taken as exposed and having "high wind zone" for building purposes.

Comparison to other similar development sites: the proposal is similar to the surrounding industrial environment.

Erosion risks on the site: there are no erosion risks associated with the site or its proposed development.

Wetlands or surface water on the site: there are no wetlands or surface water on the site.

Character of surrounding land: is light industrial to west, south and east, land over the north boundary is residential.

Water catchment area: the site is part of the lower Otaki River flood plain.

Native flora & fauna: the site is developed farmland, there are no native or exotic species of either flora or fauna of significance.

Specific areas requiring additional or further investigation: none. ..

Level of existing services available at the site

- **Water supply:** town supply at both road entrances
- **Sewerage reticulation:** town reticulation available.
- **Stormwater reticulation:** none, all lots will be required to have individual on site stormwater diposal.
- **Power:** reticulation available at the road frontages.
- **Telecommunications:** reticulation available at the road frontages
- **Gas:** NA.
- **Roading:** Riverbank Road is a standard industrial feeder road, with 10+m sealed carriageways, capable of servicing the development.

Services required for the proposed development

1) **Roading:** standard industrial to 4404 are proposed..

2) **Water:**. The new service will be supplied by extending the existing reticulation.

3. **Sewerage:** The new service will be supplied by extending the existing reticulation:

4. **Stormwater disposal:** the site is consist of clean river run gravels to at an indeterminate depth. These gravels were tested for basic permeability by the excavation of test pits by hydraulic excavator to existing ground water level. Selected pits were then filled with 6500l of water at the rate of 433l per minute. As soon as the tanker was empty, the level of the water in the pit was recorded, and the time taken for the pit to empty. This was then tabulated on the appended spread sheets and an average infiltration rate calculated.

   The results show the underlying river run gravels to have a saturated permeability between 25 to 40 l/m2/min, depending on location on the site, EXCEPT for test pit 19 (the low area on the northern boundary), this pit showed a higher silt content in the river run and had a permeability rate of 16l/m2/min, which is atypical.

   Short term permeability (ie ability to take water up to ground saturation level) is between 2 to 3 times the saturated rate, again, depending on location on the site.

   It is clear from both the excavation of the pits and the testing that the underlying river run material is ideal for on site stormwater disposal, the only issue is selecting a long term design infiltration rate for the soakpits required to service the development. Suggested rates are :

   a) For short term events: 20l/m2/min initial
   b) continuous operation: 10l/m2/min

   Testing an excavation of the pits was witnessed by the assistant subdivisional engineer.

5. **Power:** It is anticipated that the existing reticulation has adequate capacity to provide power to this development.

6. **Telecommunications:** It is anticipated that the existing reticulation has adequate capacity to provide power to this development

7. **Gas:** NA

8. **Roading:** the existing roading network is capable of providing the required level of access to the development site.

9. **Suitability of the proposed sites for the construction of light timber framed buildings in accordance with NZS 3604:1999:**

   The investigative work carried out to date indicates the on site soil is suitable has a Q allowable in excess of 300kpa at any location on the site.

10. **Summation**: the investigative and design work done to date shows that: there are no storm water disposal, roading, infrastructure or foundation constraints that would prevent the proposed development proceeding.

Hamish Wells
AIPENZ
121206

Pit 7 | Total volume of water used in test | 6500 | Soil type | clean river run metals to 400mm boulder size
depth to porous layer | 0 | Total volume of test | 4480 | GWL | -2.60
total bore depth | 2.60 | Volume of water unaccounted | 2020

time	elap time	pit depth	water level	water level start	water level finish	av WL	av depth for interval	delta level	pit length	pit width	plan area of pit	Volume lost	infiltrative surface	P,l/m2/mn
0.0	0.0	2.6	-1.20											
14.0	14.0	2.6	-2.60	-1.20	-2.60	-1.90	0.70	1.40	2.00	1.60	3.20	4480	8.24	38.83
												4480		

Pit 9 | Total volume of water used in test | 6500 | clean river run metals to 400mm boulder size
depth to porous layer | 0 | Total volume of test | 3840 | GWL | -2.40
total bore depth | 2.30 | Volume of water unaccounted | 2660

time	elap time	pit depth	water level	water level start	water level finish	av WL	av depth for interval	delta level	pit length	pit width	plan area of pit	Volume lost	infiltrative surface	P,l/m2/mn
0.0	0.0	2.3	-1.20											
14.0	14.0	2.3	-2.40	-1.20	-2.40	-1.80	0.50	1.20	2.00	1.60	3.20	3840	6.80	40.34
												3840		

Pit 2 | Total volume of water used in test | 6500 | clean river run metals to 400mm boulder size
depth to porous layer | 0 | Total volume of test | 3200 | GWL | -2.40
total bore depth | 2.40 | Volume of water unaccounted | 3300

time	elap time	pit depth	water level	water level start	water level finish	av WL	av depth for interval	delta level	pit length	pit width	plan area of pit	Volume lost	infiltrative surface	P,l/m2/mn
0.0	0.0	2.4	-1.40											
15.0	15.0	2.4	-2.40	-1.40	-2.40	-1.90	0.50	1.00	2.00	1.60	3.20	3200	6.80	31.37
												3200		

Pit 11 | Total volume of water used in test | 6500 | clean river run metals to 400mm boulder size
depth to porous layer | 0 | Total volume of test | 2880 | GWL | -2.30
total bore depth | 2.30 | Volume of water unaccounted | 3620

time	elap time	pit depth	water level	water level start	water level finish	av WL	av depth for interval	delta level	pit length	pit width	plan area of pit	Volume lost	infiltrative surface	P,l/m2/mn
0.0	0.0	2.3	-1.40											
19.0	19.0	2.3	-2.30	-1.40	-2.30	-1.85	0.45	0.90	2.00	1.60	3.20	2880	6.44	23.54
												2880		

Pit 15 | Total volume of water used in test | 6500 | clean river run metals to 400mm boulder size
depth to porous layer | 0 | Total volume of test | 3200 | GWL | -2.00
total bore depth | 2.00 | Volume of water unaccounted | 3300

time	elap time	pit depth	water level	water level start	water level finish	av WL	av depth for interval	delta level	pit length	pit width	plan area of pit	Volume lost	infiltrative surface	P,l/m2/mn
0.0	0.0	2.0	-1.00											
15.0	15.0	2.0	-2.00	-1.00	-2.00	-1.50	0.50	1.00	2.00	1.60	3.20	3200	6.80	31.37
												3200		

Pit 21 | Total volume of water used in test | 6500 | clean river run metals to 400mm boulder size
depth to porous layer | 0 | Total volume of test | 3840 | GWL | -2.60
total bore depth | 2.60 | Volume of water unaccounted | 2660

time	elap time	pit depth	water level	water level start	water level finish	av WL	av depth for interval	delta level	pit length	pit width	plan area of pit	Volume lost	infiltrative surface	P,l/m2/mn
0.0	0.0	2.6	-1.40											
20.0	20.0	2.6	-2.60	-1.40	-2.60	-2.00	0.60	1.20	2.00	1.60	3.20	3840	7.52	25.53
												3840		

Pit 19 | Total volume of water used in test | 6500 | clean river run metals to 400mm boulder size
depth to porous layer | 0 | Total volume of test | 5120 | GWL | -2.60
total bore depth | 2.20 | Volume of water unaccounted | 1380

time	elap time	pit depth	water level	water level start	water level finish	av WL	av depth for interval	delta level	pit length	pit width	plan area of pit	Volume lost	infiltrative surface	P,l/m2/mn
0.0	0.0	2.2	-1.00											
50.0	50.0	2.2	-2.60	-1.00	-2.60	-1.80	0.40	1.60	2.00	1.60	3.20	5120	6.08	16.84
												5120		

TMIPENZ
Hamish Wells
CONSULTING CIVIL ENGINEER
Offices at 215A Rangiuru Road Otaki

Phone: 06 36 46 728
Fax: 06 36 46 729
engenr@xtra.co.nz
0274 459 757

PRITCHARD ENTERPRISES – 48 RIVERBANK ROAD STORMWATER DISPOSAL

SCALE	1:750 @ A1 1:1500 @ A3		
DATE	Nov 06		
SHEET	1	of	1
JOB ID			


STAGE 2A
STAGE 2B
STAGE 1C
STAGE 1A
STAGE 1B
Shared Parking Lot
1484 sq.m
Plantation Reserve
to Vest
3411 sq.m
Road to Vest
9514 sq.m
Road to Vest
6943sq.m
Plantation Reserve to Vest
1165 sq.m
No Build Setback
Riverbank Road
Lot 1
1833 sq.m
Lot 2
1282 sq.m
Lot 3
706 sq.m
Lot 4
1714 sq.m
Lot 5
988 sq.m
Lot 6
1219
sq.m
Lot 7
806
sq.m
Lot 8
499 sq.m
Lot 9
503
sq.m
Lot 10
926
sq.m
Lot 11
1371 sq.m
Lot 12
1264
sq.m
Lot 13
772
sq.m
Lot 14
1300
sq.m
Lot 15
925
sq.m
Lot 16
835 sq.m
Lot 17
1180 sq.m
Lot 18
1296 sq.m
Lot 19
1310 sq.m
Lot 20
1454 sq.m
Lot 21
899
sq.m
Lot 22
900 sq.m
Lot 23
898 sq.m
Lot 24
2058
sq.m
Lot 25
1610
sq.m
Lot 26
2015
sq.m
Lot 27
2418
sq.m
Lot 28
2014
sq.m
Lot 29
1199
sq.m
Lot 30
734
sq.m
Lot 31
471
sq.m
Lot 32
807
sq.m
Lot 33
635
sq.m
Lot 34
565
sq.m
Lot 35
1284
sq.m
Lot 36
742
sq.m
Lot 37
1328
sq.m
Lot 38
2385
sq.m
PIT
Gate
50.68 PEG
50.29
49.81
51.26
49.33
48.91
48.82
Test pit site
7.5m
8.0m
8.5m
9.0m
9.5m
10.0m
10.5m

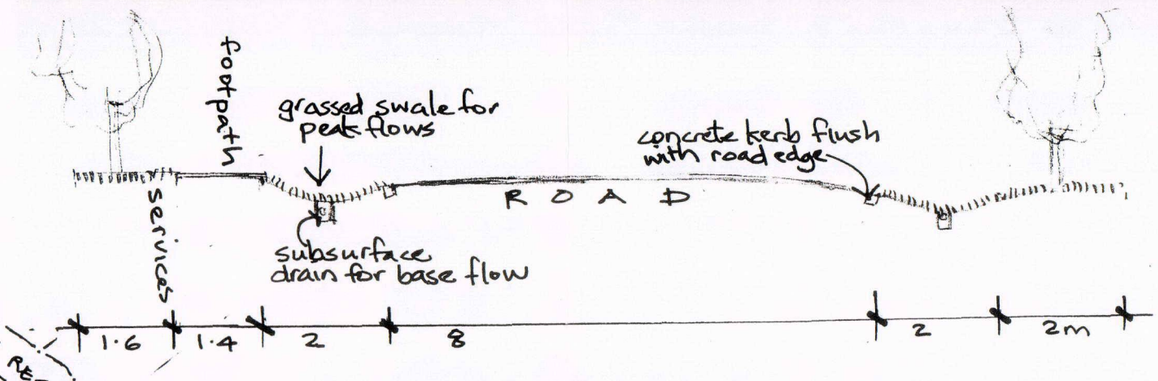
TMIPENZ **Hamish Wells** CONSULTING CIVIL ENGINEER Offices at 215A Rangiuru Road Otaki	Phone: 06 36 46 728 Fax: 06 36 46 729 engenr@xtra.co.nz 0274 459 757

PRITCHARD ENTERPRISES – 48 RIVERBANK ROAD STORMWATER DISPOSAL

SCALE	1:750 @ A1 1:1500 @ A3		
DATE	Nov 06		
SHEET	1	of	1
JOB ID			

PRITCHARD
GROUP LIMITED

APPENDIX 12 – LANDSCAPE DEVELOPMENT PLAN



Typical Road XSection 1:100

Metrosideros excelsa with grass, either side of access road

Boundary screen planting Pittosporum crassifolium @ 1m ctrs

CARPARKING

STAGE 2A

PLANTATION RESERVE TO VEST

ROAD TO VEST

No Build Setback

CARPARKING

38 Banksia integrifolia either side

STAGE 2B

EDGE OF OVERFLOW PATH

mass plant Phormium cookianum, Chionochloa flavicans, interspersed with Cordyline australis

LOT 1

STAGE 1C

Olives and grass either side

RIVERBANK RD

Olives (Olea manzanillo) and grass either side

PLANTATION RESERVE TO VEST

Metrosideros excelsa underplanted with grass either side along main access road

STAGE 1

STAGE 1B

EITHER SIDE OF ENTRANCE: 1m high gabion baskets filled with riverstones

footpath

Cordyline australis underplanted with drifts of Astelia chathamica and Phormium 'Platts Black'

Registered N Z I L A Landscape Architect

Bannatyne Landscape Architecture

Prepared by Kay Bannatyne, ANZILA

20 Postgate Drive Whitby P O Box 54 069 Mana

ph 235 7099 fax 235 7412 email k.bannatyne@xtra.co.nz

48 Riverbank Rd

Industrial Subdivision

Landscape Concept Plan

Scale 1:1500 (1:2000@A4) Nov 2006

APPENDIX 13 – VALUER'S REPORT

B J WHITAKER A. N. Z. I.V., S.P.I.N.Z.
REGISTERED PUBLIC VALUER

P.O. Box 51, WAIKANAE
Tel: (04) 293 5065 Fax: (04) 293 5265 A/H: (06) 364 3173 Mobile: 027 303 1404
Email: bjwhitaker@actrix.co.nz

OUR REFERENCE: 26-11-15

17 November 2006

Pritchard Enterprises Ltd
147 Forest Lakes Road
RD 1
OTAKI ATTN STUART PRITCHARD

Dear Sir

RE: INDUSTRIAL LAND VALUE ASSESSMENTS: 48 RIVERBANK ROAD, OTAKI: PROPOSED SUBDIVISION

In accordance with instructions received on 11 October 2006, I inspected the land described herein, together with various plans of subdivision, for the purposes of providing separate vacant land value assessments of 39 lots in regard to a draft plan of subdivision.

These assessments are required to assist with the calculation of a reserve contribution payable to the Kapiti Coast District Council.

DATE OF INSPECTION: 9 November 2006

ZONING & RESOURCE MANAGEMENT ISSUES:

Otaki Planning Maps No's 10 & 11 indicate that the subject land has an Industrial Service zone. I note that the Flood Hazard Maps also indicate that parts of the land are likely to be vulnerable to ponding in times of extreme wet weather.

VALUATION CONSIDERATIONS:

The assessments herein are based on recent sales of vacant or near vacant industrial land within Otaki, particularly land sales along Riverbank Road. Various adjustments have been made to the per square rates derived from these sales to reflect the fact that, in order of ranking, Riverbank Road because of its exposure to passing traffic flows and its established history as an industrial area, would be regarded as the more sought after location, all other matters being equal.

The proposed subdivision is to be undertaken in approximately five separate stages, and incorporates cul de sac head type developments with a new road leading off Riverbank Road and also off Miro Street to the west.

Per square metre rates have been adjusted so as to reflect the irregular shape of some of the lots, with rear triangular portions obviously having a lower per square metre rate than more regular shaped land. Furthermore, those sites with corner

influence, a wide frontage and relatively small in size will obviously have a higher per square metre rate than lots lacking these qualities.

Overall, a lower rate has been applied to the larger lots, for which there is likely to be less demand, and conversely, a higher per square metre rate has been applied to smaller sites. These trends are generally evident through the analysis of other vacant land sales.

The various sales that have provided a basis of the assessments herein are detailed in the attached Appendix 1.

VALUATIONS:

Proposed Subdivision – 48 Riverbank Road, Otaki
Land Value Assessments for Reserve Contributions

Lot No	Size	Value
Stage 1:		
8	499 square metres	$50,000
9	503 " "	$46,000
10	926 " "	$74,000
21	899 " "	$79,000
22	900 " "	$72,000
23	898 " "	$72,000
Stage 2:		
13	772 square metres	$66,000
14	1300 " "	$101,000
15	925 " "	$69,000
16	835 " "	$63,000
17	1180 " "	$80,000
18	1296 " "	$87,000
19	1310 " "	$94,000
20	1454 " "	$101,000
Stage 3:		
1	1833 square metres	$135,000
2	1282 " "	$80,000
3	706 " "	$56,000
4	1714 " "	$92,000
5	988 " "	$79,000
6	1219 " "	$67,000
7	806 " "	$60,000
11	1371 " "	$107,000
12	1264 " "	$112,000

Stage 4:

24	2058 square metres	$85,000
25	1610 " "	$115,000
26	2015 " "	$112,000
27	2418 " "	$136,000
28	2014 " "	$120,000
29	1199 " "	$80,000
30	734 " "	$52,000

Stage 5:

31	471 square metres	$40,000
32	807 " "	$48,000
33	635 " "	$38,000
34	565 " "	$45,000
35	1284 " "	$70,000
36	742 " "	$55,000
37	1328 " "	$90,000
38	2385 " "	$71,000

The above assessments are exclusive of GST and assume that the various flooding issues affecting the land are able to be resolved as per the attached plan.

CONCLUSIONS:

In view of all the relevant factors it is considered that the assessments herein are fair and reasonable as indicated by the sales evidence and methodology detailed above.

It should be noted that, although the inspection of the property was sufficient for the purposes of valuation, it was not intended to be a site survey. No responsibility is taken for the omission of any defects, which may not be apparent without such surveys.

Should you have any queries arising from this report, please contact the writer.

Thank you for your instructions.

Yours faithfully

B J Whitaker ANZIV, SPINZ
Registered Public Valuer

48 RIVERBANK ROAD OTAKI

INDUSTRIAL VACANT OR NEAR VACANT LAND SALES

Address ***Sale Price*** ***Sale Date***

Otaki Sales:

22 -24 Titoki St $185,000 June 2005
2,. Irregular shaped sites, near vacant lots, totalling 2005 sq metres indicating a rate of $90 per sq metre

12 - 14 Rimu Street $165,000 Feb/March 2006
Parcel of land totalling 1978 square metres and contained within three irregular shaped near level lots. An analysis of this sale indicates a rate for the land in the order of $83 per square metre.

Some of the land is now back on the market with asking prices in access of $120 per sq metre.

Land adjacent to 9 Riverbank Road $165,000 March 2006
This is a 3000 square metre near level parcel. Parts are vulnerable to flooding issues in times of extreme wet weather. After deducting for GST, an analysis of the sale indicates a rate of $49 per square metre.

19-21 Riverbank Road $180,000 July 2005
An 8545 square metre site previously in the ownership of the Kapiti Coast District Council and sold by way of public tender. This land has extensive road frontage, is currently in pasture and ripe for further subdivision. After deducting for GST, an analysis of the sale price indicates a value of $19 per square metre, which is now considered as being very good buying.
This site has recently been subdivided. There are unconfirmed sales of $110,000 for 700 square metre sites., indicating a rate of $157 per sq metre

31 Riverbank Road $67.500 October 2005
This is a 1000 square metre site on the southern side of Riverbank Road. The sale price indicates a rate of $67.50 per square metre

B J WHITAKER A. N. Z. I.V., S.P.I.N.Z.
REGISTERED PUBLIC VALUER

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Tel: (04) 293 5065 Fax: (04) 293 5265 A/H: (06) 364 3173 Mobile: 027 303 1404
Email: bjwhitaker@actrix.co.nz

OUR REFERENCE: 26-12-06

11 December 2006

Riverbank Estates Ltd
147 Forest Lakes Road
RD 1
OTAKI ATTN STUART PRITCHARD

Dear Sir

RE: INDUSTRIAL LAND VALUE ASSESSMENTS: 48 RIVERBANK ROAD, OTAKI: PROPOSED SUBDIVISION

Further to your fax of 23 November 2006 and Valuation Report dated 17 November 2006, you have advised that:

> Due to the position of the proposed road, i.e. adjacent to the curve/boundary of the proposed Plantation Reserve, and the No Build Set Back (so as to accommodate stormwater pathway) to lots 25 to 30, there will be an extensive "buffer" between the subject development and the residential property to the north. The "distancing" of conflicting land uses has therefore reduced the need for the Plantation Reserve in parts. You have requested the land be re-valued as if it were able to be used for future public parking.

I note that:

- The 1165 square metres associated with Stage 1 and to the rear of lots 15 to 17 has limited accessibility.
- The 3411 square metres associated with Stage 2 generally has wide accessibility with extensive road frontage.
- That, regardless of it's zoning, the practical usefulness of these parcels of land is partly constrained by the need to provide a pathway for stormwater.
- The previous assessment of 17 November 2006, whilst assuming the land would be developed as a Plantation Reserve, recognised its underlying value as "less valuable industrial land where its usage is limited to storage/parking" (page 4, paragraph 3).

- Given the size of the proposed lots, the ability of the "No Build Set Back" contained within lots 25 to 30 to provide onsite parking, and the public's general desire to park as close as possible to places of work, the demand for such parking is not likely to be significant.

VALUATION:

Stage 1	1165 square metres @ $10 psm	$11,650
Stage 2	3411 square metres @ $15 psm	$51,165
		$62,815
	Say	$63,000

SIXTY THREE THOUSAND DOLLARS

This assessment is exclusive of GST

CONCLUSIONS:

In view of all the relevant factors it is considered that the assessments herein are fair and reasonable as indicated by the sales evidence and methodology detailed above.

It should be noted that, although the inspection of the property was sufficient for the purposes of valuation, it was not intended to be a site survey. No responsibility is taken for the omission of any defects, which may not be apparent without such surveys.

Should you have any queries arising from this report, please contact the writer.

Thank you for your instructions.

Yours faithfully

B J Whitaker ANZIV, SPINZ
Registered Public Valuer

PRITCHARD
GROUP LIMITED

APPENDIX 14 – PROFFERED CONDITIONS OF CONSENT

APPENDIX 13: - PROFFERED CONDITIONS OF RESOURCE CONSENT

General

1. The title plan or e-survey data set for the subdivision of the land will conform to the subdivision consent proposal described in the application except where otherwise provided for by conditions of this consent, and more specifically the subdivision will proceed in two stages with these comprising:
   (a) Stage One: the subdivision of Pt Pahianui B5B (CT WN24B/676) as shown on Pritchard Group Ltd plan no. REL.Scheme Plan.1; and,
   (b) Stage Two: the subdivision of Lot 100 from the Stage One subdivision as shown on Pritchard Group Ltd plan no. REL.Scheme Plan.2.

   Notes:
   The Council will execute plans pursuant to section 223 of the Act which show any realistic combination of the allotments as set on the above approved plans.

   Individual certifications pursuant to sections 223 and 224(c) of the Act will be issued for sub-stages within each stage of this subdivision. Provided that the following criteria are met:
   - each individual allotment must be consistent with the proposal as approved and must have frontage, or legal access, to a legal road;
   - each allotment shown on any survey plan, including any balance allotment must be adequately serviced as required by and in terms of the relevant conditions set out in this notice of decision;
   - all engineering and development contribution conditions pertaining to the allotments shown on the survey plan must be satisfied prior to the execution of a certificate pursuant to section 224(c) of the Act.

Commencement of Consent and Staging

2. The consent for the Stage One subdivision shall commence as provided for under section 116 of the RM Act.

3. The consent for the Stage Two subdivision shall not commence until June 2008.

Conditions Specific to Stage One:

4. Lot 40 shall vest as local purpose (plantation) reserve.

Conditions Specific to Stage Two:

5. Lot 28 must be held with 35/100th undivided shares in Lot 39 and one certificate of title issued to include both parcels.
   Lot 29 must be held with 20/100th undivided shares in Lot 39 and one certificate of title issued to include both parcels.

Lot 30 must be held with 12/100th undivided shares in Lot 39 and one certificate of title issued to include both parcels.
Lot 31 must be held with 10/100th undivided shares in Lot 39 and one certificate of title issued to include both parcels.
Lot 32 must be held with 13/100th undivided shares in Lot 39 and one certificate of title issued to include both parcels.
Lot 33 must be held with 10/100th undivided shares in Lot 39 and one certificate of title issued to include both parcels.

6. Lot 41 shall vest as local purpose (plantation) reserve.

7. The survey plan must define a no-build area within Lots 24 to 30, and Lot 38, and so that it can be physically defined by normal survey methods. The no-build area on each lot must generally conform to the no-build setback shown on Pritchard Group Ltd. plan no. REL.Scheme Plan.2. Each no-building area within each of subject lots must be identified on the survey plan using a unique number or letter. The survey plan must be annotated to indicate that these areas are subject to a consent notice.

8. The owners of Lots 24 to 30, and Lot 38, and in respect of the parts of those lots identified as no-build areas, being Areas <<>> on the survey plan, shall not erect, place, or affix, or allow to be erected, placed or affixed, any structure permanently onto the land that:
   (i) would be more than 200mm above the ground level as shown on plan no. <<[to be reference from Condition 27]>>; and/or,
   (ii) would, in the opinion of the Council's stormwater engineer, unduly impede the residual overflow flood path through the site.

Conditions Common to Both Stages:

Engineering

9. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements unless alternative means of compliance with requirements are submitted by the consent holder and approved by the Subdivision Engineer

10. The consent holder shall submit to Council for approval three copies of the plans and specifications for the engineering development. No work shall commence until the plans and specifications have been approved by the subdivision engineer in writing

11. Any right-of-ways must be shown on the engineering plans submitted for approval and must be formed, metalled and sealed.

12. Any drive-on access constructed under the terms of this consent must be no steeper than 1 in 5. The entrance at the road berm shall be formed, metalled and sealed in accordance with a design included within the engineering drawings to be submitted to the Council for the subdivision engineer's approval, unless otherwise approved by the subdivision engineer.

13. The consent holder shall engage a suitably qualified person experienced in soils engineering to provide building site certification and to supervise, test and certify any compaction, filling, slopes and batters. The Council's subdivision engineer shall be advised of the intended suitably qualified person. The suitably qualified person shall confirm in writing prior to the section 224(c) certification of the subdivision that all the earthworks conditions of this consent have been met.

14. The consent holder shall either:-

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

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

Or

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

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

15. Design of stormwater disposal systems shall be undertaken by a suitably qualified person to the satisfaction of the subdivision engineer. Unless shown on to be feasible, the design of stormwater disposal systems shall allow for the disposal of stormwater generated from a 1:10 year flood event on site, and for the stormwater generated from a 1:100 year flood event to be stored on site and released at a flow rate no greater than would be the case from an unimproved state. The recommended designs should be for permanent on-site systems that can be easily maintained. The designer shall prepare a recommended on-going maintenance schedule for the proposed systems. The individual lot holders will be responsible for on-going maintenance of the proposed systems within the allotments.

Note: Consent notices under section 221 of the RM Act will be issued by the Council for the lots within the subdivision recording the above requirements.

16. The subdivision shall be reticulated for wastewater disposal to the satisfaction of the subdivision engineer. Where ever practicable sewer mains shall be located in public owned property.

17. The subdivision shall be reticulated for public water supply. Fire-fighting requirements shall comply with the Fire Service Code of Practice. Where ever practicable public water mains shall be located in public owned property.

18. Underground power and telecommunication services, including the installation of street-lighting standards and lamps, shall be provided to the approval of the subdivision engineer. The street lighting shall comply with AS/NZ 1158. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including area within road reserve, or in other locations approved by the subdivision engineer.

19. As-built plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the consent holder and to the approval of the subdivision engineer.

20. The consent holder shall provide the 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.

Earthworks

21. 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

22. Should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlon cloth or similar) or take other acceptable mitigation measures, to the satisfaction of the Subdivision Engineer.

23. The consent holder shall not remove soil support from adjacent lots

24. All batters shall be self-supporting

25. Should a waahi tapu or other cultural site be unearthed during earthworks the operator and/or owner shall -

- cease operations;
- inform local iwi (Ngati Raukawa);
- inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required; and,
- take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

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

26. The hours of construction work approved under this consent are restricted to 7:30am to 6:00pm Monday to Saturday, with no work undertaken on Sundays and public holidays, unless otherwise approved by the resource consents manager.

27. A topographical plan shall be provided showing contours at no greater than one metre intervals on completion of the earthworks. The scale of the plan shall be 1:500 and two copies must be provided. The plan shall also show the position and approximate level of all test locations including test borings. Where appropriate the plan should accompany any engineering report by the suitably qualified person.

Note: In situations where earthworks have been required to bring land above recommended building levels, for flood mitigation purposes, as built contour and spot levels shall be at suitable detail to clearly sho the extent of land brought above the recommended building levels and the levels of that land.

Legal

28. Easements are required for shared access and/or communal services where these pass through lots in the subdivision. All required easements will be shown on the land transfer title plan and any documents shall be prepared by solicitors at the consent holder's expense. This consent is conditional on the easements being duly granted or reserved.

29. The consent holder shall enter into a fencing covenant to ensure that the Council will 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 boundaries of the reserves to vest. The consent holder must enter into a bond or cash deposit of $500 per any lot that will be subject to the covenant. The bond/deposit will be refunded once evidence is submitted that verifies that the covenants have been registered on the appropriate titles.

Landscaping

30. The landscaping shown on the plan provided with the application must be established, and completed within two years of this consent being exercised.

Monitoring

31. The consent holder shall notify the Council's Compliance Officer in writing 48 hours before the consent is carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.

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

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

PRITCHARD
GROUP LIMITED

APPENDIX 15 – PHOTOS OF APPLICATION SITE

Application Site Viewed from Miro Street

Application Site Viewed from South-East Boundary

Un-Named Road Off Riverbank Road

Miro Street