

31 January 2021



Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) (the Act) – reference: OIR 2122-145

I refer to your information request we received on 30 November for the following:

Could you please send me any information you have from council minutes, resolutions regarding the establishment of/ and any conditions pertaining to the above buffer zone. It was established in response to a petition from neighbours in Kirk St and Bell St. This was in the 1990s following the sale of the industrial land to the developers.

Council response regarding your request

The land you are referring to is designated “Plantation Reserves” in the Kapiti Coast Operative District Plan with reference KCDC-031. The location and extend of the reserve is shown in the map below.

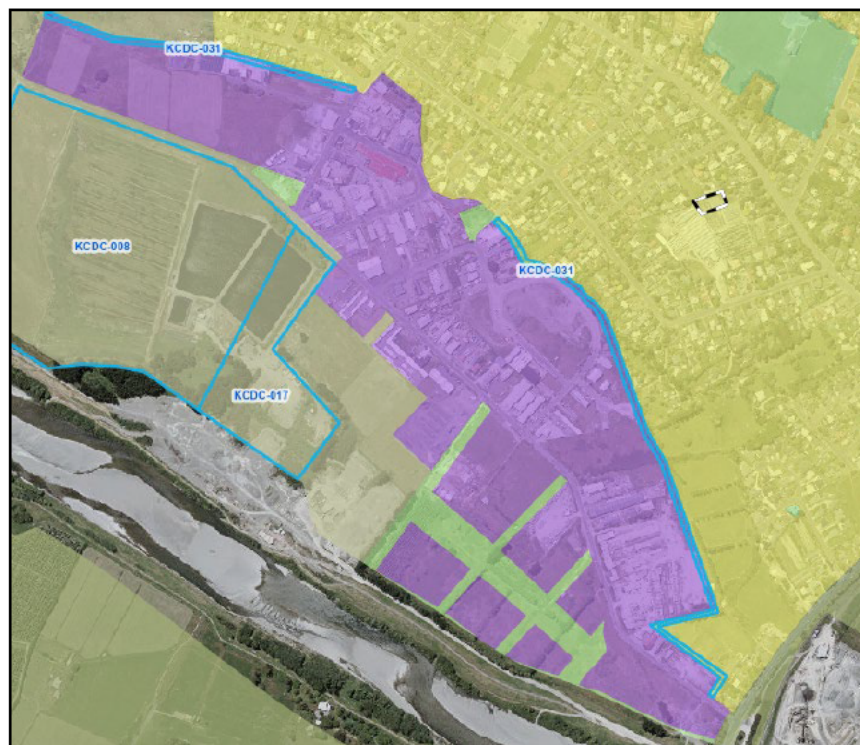


Figure 1 – Location of the KCDC-031 Plantation Reserve shown

The following, taken from the Operative District Plan, outlines the details of the designation and the definition of the purpose of the plantation reserves.

KCDC-031	<i>Plantation Reserves</i>
<i>Designation</i> unique identifier	KCDC-031
<i>Designation</i> purpose	<i>Plantation Reserves</i>
<i>Site</i> identifier	Shown on district plan maps
Lapse date	<i>Designation</i> has been given effect to.
<i>Designation</i> hierarchy under section 177 of the <i>Resource Management Act</i>	Primary
<i>Conditions</i>	No
Additional information	Pre-National Planning Standards Reference: D1132

PLANTATION RESERVES DEFINITION

means an area of land to be covered in trees and other landscaping as a means of providing mitigation between potentially conflicting land use activities, or as a method to improve terrestrial or aquatic ecological values. *Plantation reserves* may also include ancillary passive recreation facilities, such as footpaths, boardwalks, lighting, benches and other street furniture.

I have also attached the following documents relevant to this reserve:

- The file for resource consent number RM060403, which is the subdivision which resulted in the vesting of the plantation reserve to Council.

I trust this is of some assistance.

Ngā mihi



James Jefferson
Group Manager Regulatory Services
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council



Resource Consent Number 060403 .



APPLICATION



FILE: RM 060403

3rd January 2007

Riverbank Estates Limited
C/-Pritchard Group Limited
20 Addington Road
RD1
Otaki

Attention: Brian Warburton

Dear Brian

**RE: PROPOSED 38 LOT INDUSTRIAL SUBDIVISION WITH ROAD & RESERVE
LOTS & LAND USE CONSENT FOR ASSOCIATED EARTHWORKS AT 48
RIVERBANK ROAD OTAKI .**

Thank you for your resource consent application. Your invoice and receipt are enclosed.

Your application has been assigned the file number RM060403. Please make sure you quote this on any correspondence.

Dean Raymond, Resource Consents Planner will be assessing your application. If you have any queries please contact Dean Raymond on 296 4831.

Yours sincerely

Tracey Bevan
CUSTOMER SERVICES



Riverbank Estates Limited
C/- Pritchard Group Limited
20 Addington Road
RD1
Otaki

Account Number RM060403
Invoice Date 3/01/07
Tax Invoice Number 36041
GST Reg No 51-860-608
File No

SUBDIVISION & LAND USE CONSENT FOR 48 RIVERBANK RD OTAKI

Qty	Description	Rate	Amount
	Engineering Fees		1,035.00 *
	Subdivisions (Non-Notified)		1,250.00 *
	Subdivision (non-notified) + lots		1,140.00 *

(* Incl GST \$380.56)

Total \$3,425.00
Cash Received 3,425.00CR
Net Due 0.00

PLEASE QUOTE THE ABOVE CUSTOMER NUMBER ON
ANY FUTURE CORRESPONDENCE.

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

3-01-07 11:20 Receipt no.199267

COPY *COPY* *COPY*
DR RM060403
PRITCHARD GROUP LIM 3,425.00-
Pritchard Group Limited::C/- Brian Warb
CQ B
River bank Estates L 3,425.00

Riverbank Estates Limited
C/- Pritchard Group Limited
20 Addington Road
RD1
Otaki

3/01/07

RM060403

36041

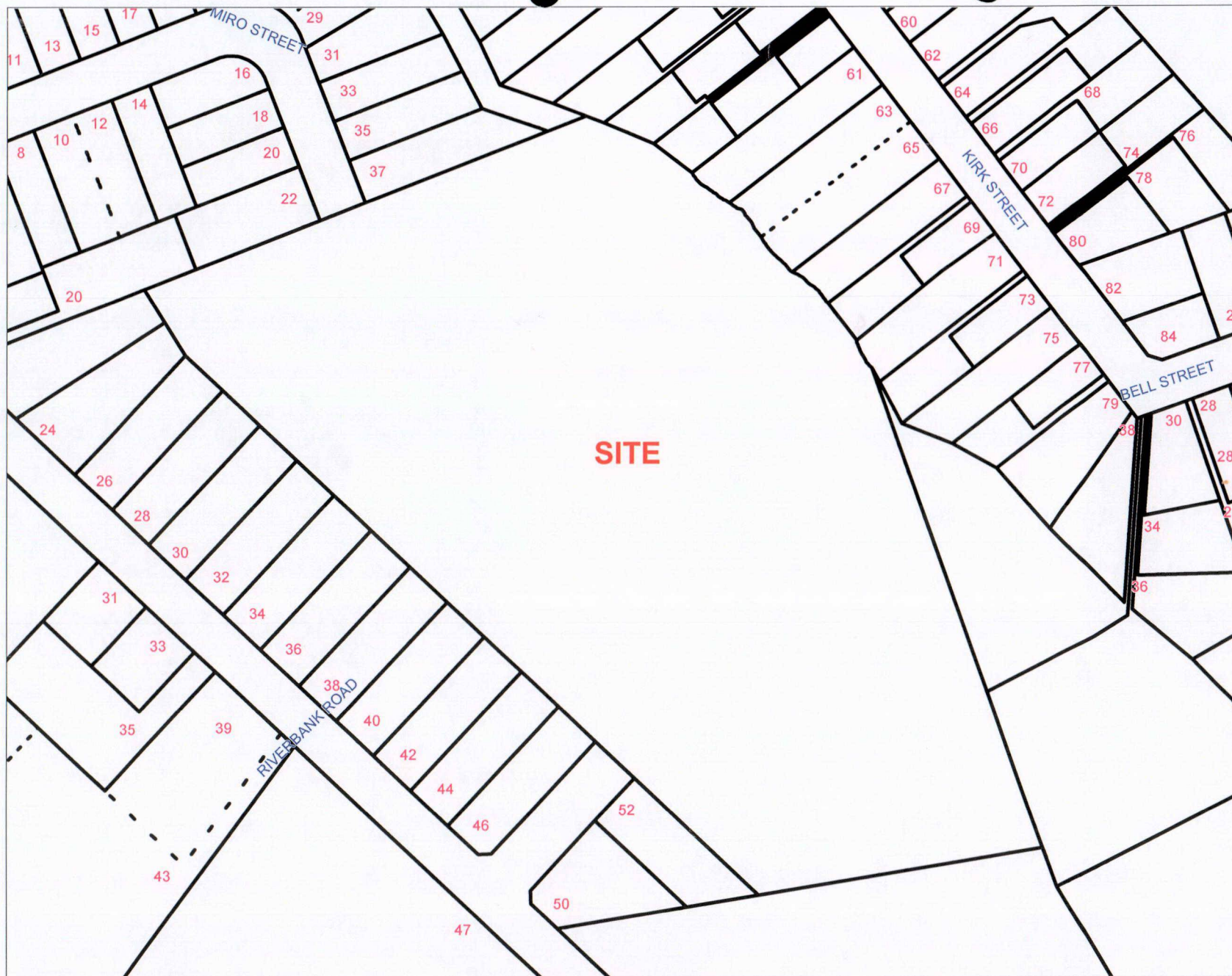
0.00



Phone (04) 296 4700, Fax (04) 296 4830

Kapiti Coast District Council
KCCAC 0000406376000000000
175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz

Me huri whakamuri, ka titiro whakamua



RM060403

LEGEND



Map Drawn Date: 3/01/2007 By WKSTA-CUSSERV-9

Scale: A4 1:2390

Date of Aerial Photography:

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.





LEGEND



Map Drawn Date: 3/01/2007 By WKSTA-CUSSERV-9

Scale: A4 1:2390

Date of Aerial Photography: Dec 2001 - Jan 2003

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.



RM060403 - 48 RIVERBANK ROAD OTAKI

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

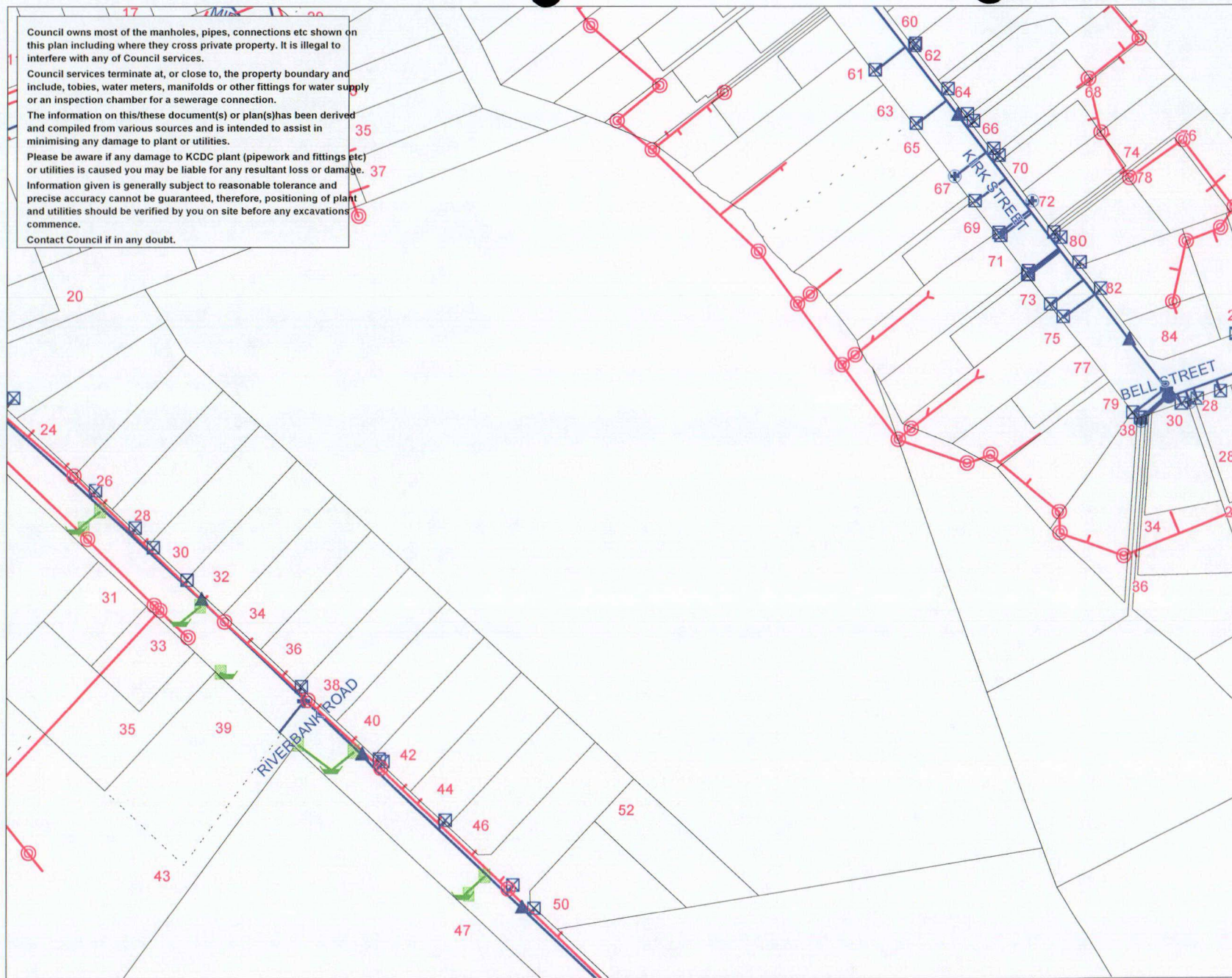
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



LEGEND



- Sewer Pump
- Sewer Manhole
- ★ Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- + Water Valve
- ⊠ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

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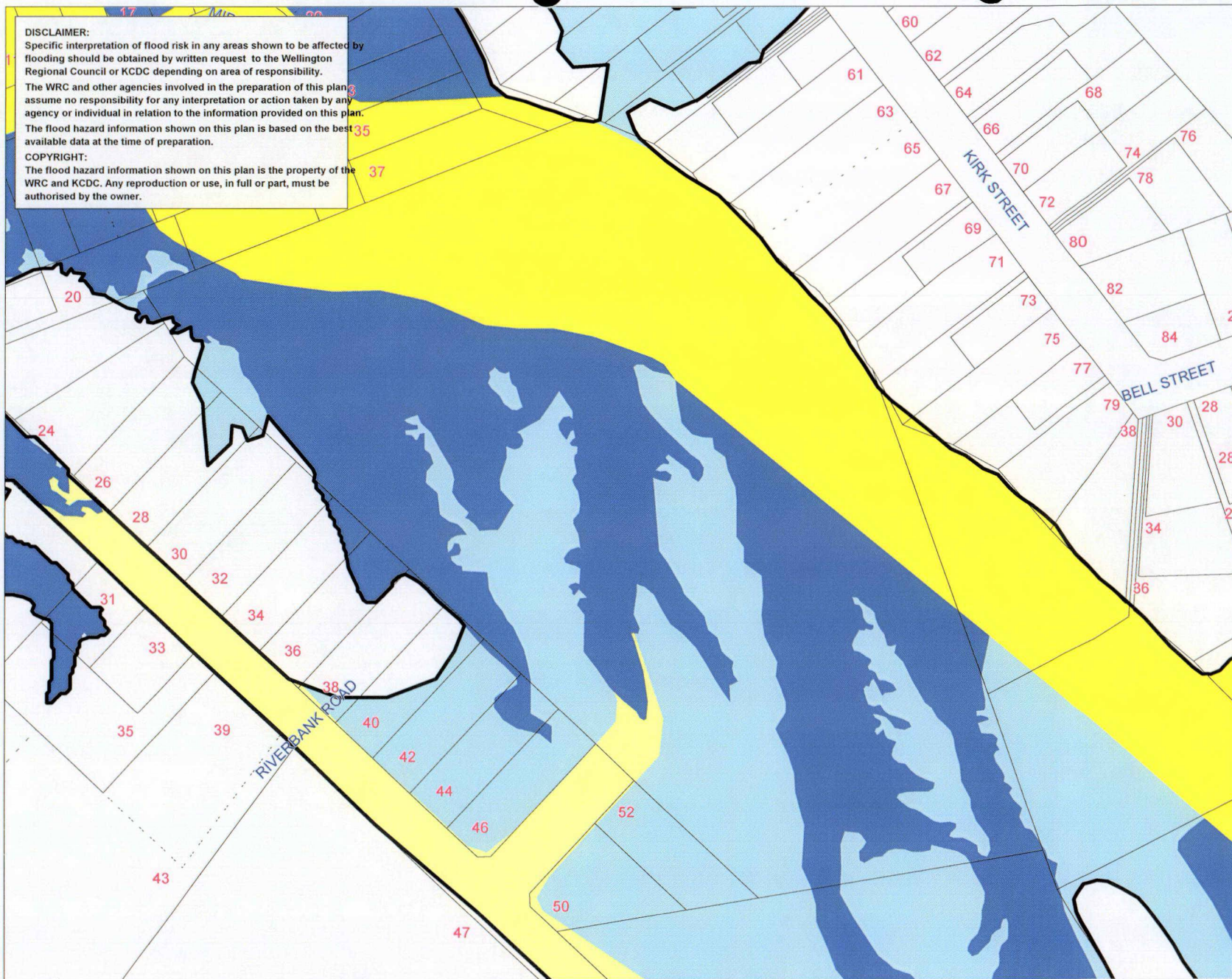
NB: The property boundaries and address numbers shown are indicative only.



SERVICE NETWORK

DISCLAIMER:
 Specific interpretation of flood risk in any areas shown to be affected by flooding should be obtained by written request to the Wellington Regional Council or KCDC depending on area of responsibility.
 The WRC and other agencies involved in the preparation of this plan assume no responsibility for any interpretation or action taken by any agency or individual in relation to the information provided on this plan.
 The flood hazard information shown on this plan is based on the best available data at the time of preparation.

COPYRIGHT:
 The flood hazard information shown on this plan is the property of the WRC and KCDC. Any reproduction or use, in full or part, must be authorised by the owner.



LEGEND



- Overflow Path
- Flood Storage
- Flood Erosion Area
- River Corridor
- Fill Control Area
- Residual Ponding
- Residual Overflow
- Ponding
- Stream Corridor
- Stream Corridor Unsurveyed

Map Drawn Date: 3/01/2007 By WKSTA-CUSSERV-9

Scale: A4 1:2390

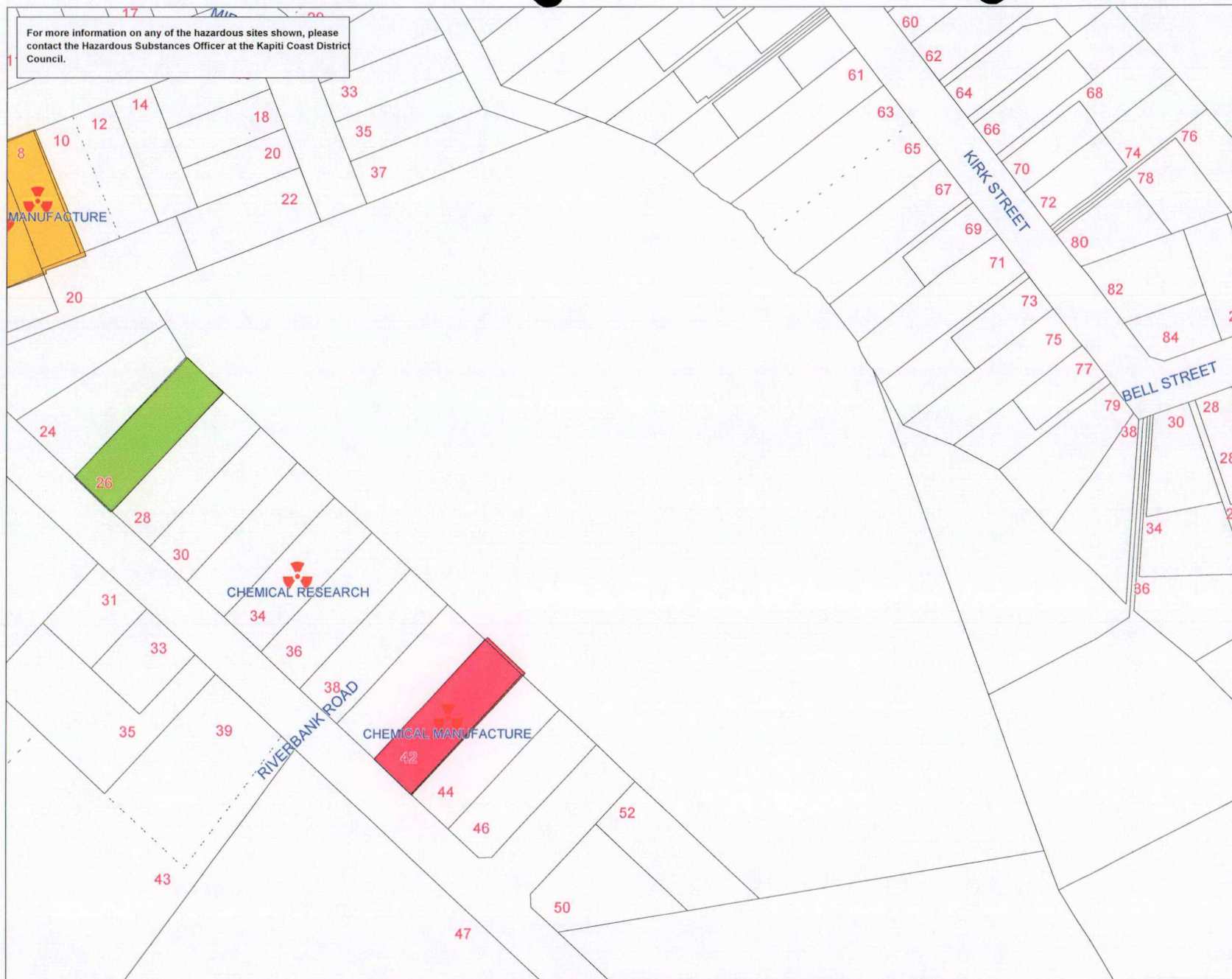
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FLOOD HAZARDS



LEGEND



- Underground Tanks
- Underground Tanks Removed
- Potential Contaminated Site
- Hazardous Substance on Site

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LOCATION OF HAZARDOUS SUBSTANCES



PRITCHARD
GROUP LIMITED

Telephone (06) 364 7293
Facsimile (06) 364 5142
email: pjl@pritchardgroup.co.nz

20 Addington Road, RD1 Otaki, New Zealand

21 December 2006

The Resource Consents Team
Kapiti Coast District Council
Private Bag 601
Paraparaumu

Attn: Ken Smith

Dear Ken,

**APPLICATION FOR SUBDIVISION AND LAND USE CONSENTS – 48 RIVERBANK ROAD,
OTAKI**

Please find enclosed two copies of an application, on behalf of Riverbank Estates Limited, for consent to a 38 lot industrial subdivision (with road and reserve lots) and land use consent for associated earthworks.

Also attached is a cheque for the sum of \$3425.00 which comprises the required application fee of \$2390.00 (= \$1250 + \$30 per lot) to process the application on a non-notified basis, and \$1035.00 (= \$180 + \$22.50 per lot) which I understand to be an 'engineering fee'.

Our client would like the opportunity to review and comment on the draft conditions of consent before the final decision is issued. If the draft conditions could be forwarded to me by email I will undertake to provide you with comments as soon as possible, or alternatively authorise an extension of time.

If there is any further information you require, please do not hesitate to contact me.

Yours faithfully,

Brian Warburton
Planner
Pritchard Group Limited
Email: b.warburton@pritchardgroup.co.nz
Phone: (06) 364-7293