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10 July 2025

Rose Teague

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 24C Gawler Street, Te Horo.

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.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

24C Gawler Street, Te Horo

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	Rose Teague
LIM number	L250737
Application date	02/07/25
Issue date	10/07/25

Property details

Property address	24C Gawler Street, Te Horo
Legal description	LOT 5 DP 512385
Area (hectares)	0.4317

Valuation information

Valuation number	1487135014
Capital value	\$1,650,000
Land value	\$485,000
Improvements value	\$1,165,000

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

Contents

1. Rates	3
2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings	4
3. Weathertightness	5
4. Land use and Conditions	5
5. Special Features and Characteristics of the land	7
6. Other land and building classifications	10
7. Private and Public stormwater and sewerage drains	10
8. Drinking water supply	10
9. Network utility information	10
10. Other information about the property	11
Glossary of Terms and Maps attached	12

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 2025/26 rating year are \$4,599.92

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 09/09/25

Arrears for previous years \$0.00

Water rates Not Applicable

Water balance due Not Applicable

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

02/12/22 BUILDING CONSENT 220856 : 4-bedroom dwelling with 2.5 bathrooms, attached double garage. Clad with Brick Veneer and EZPanel 50mm ACC Concrete : Code Compliance Certificate issued 03/11/23

AMENDMENT 220856A : Require a slab thickening under the end of T10. This will stop on the wall short of T12 and then T12 won't be required

AMENDMENT220856B : Change from Hot water heat pump E300 to a Rheem 250L Mains pressure electric water cylinder

24/11/22 BUILDING CONSENT 220811 : Construction of a Totalspan steel portal frame garage on a concrete slab. Code Compliance Certificate issued 13/09/23.

Code Compliance Certificate is issued for the complete building consent, and this includes any amendments to that building consent.

Building Consent 220856 has been granted under Section 72 of the Building Act 2004. A notification, that is registered against the title, identifies a hazard in respect to inundation.

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Rural

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](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021) ([kapiticoast.govt.nz/](https://www.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 General Rural in the Operative District Plan (2021).

This property is located within PRECINCT 48 - Rural Dunes Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2021 under resource consent number RM190267. A copy of the Decision is 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 appurtenant to a right of way, right to convey electricity, telecommunications and computer media easements.

Copies of the Deposited Plan (DP 512385) and Record of Title are provided with this LIM.

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

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

RESOURCE CONSENT RM220327: To undertake earthworks in order to construct a dwelling that do not comply with the permitted activity standards.

RESOURCE CONSENT RM190267 : To undertake a ten lot fee simple subdivision to create seven additional lots. (Found on related property: 1487135010).

RESOURCE CONSENT RM100220: 6 Lot Subdivision of Gawler Farm, Te Horo.

RESOURCE CONSENT RM910130 : Proposed Subdivision, four additional lots previously ORS78. (Found on related property: 1487135010)

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

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu. Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

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 areas 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.

The adjacent land and adjoining road carriageway (Te Horo Beach Road) are 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.

The adjoining road carriageway (Te Horo Beach Road) 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.

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.

Sewerage runs to a private on-site septic tank and effluent disposal field. An as-built plan of private drainage and site plan are provided with this LIM.

Stormwater discharges are via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution. Overflow from water re-use tank(s) is confined to site in soak pit(s)

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.

There is no Council water supply system available. Water will be privately supplied. Private storage tank(s) should be a minimum of 30,000 litres.

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

24C Gawler Street, Te Horo (LOT 5 DP 512385)



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: July 3, 2025

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

Identifier **788831**
Land Registration District **Wellington**
Date Issued 12 January 2021

Prior References
654199

Estate Fee Simple
Area 4317 square metres more or less
Legal Description Lot 5 Deposited Plan 512385
Original Registered Owners
Nicholas Charles Gawler and Evonne Patricia Gawler

Interests

754562 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 14.8.1968 at 11.32 am
754561 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 14.8.1968 at 11.31 am
B015171.1 Variation of the conditions of the easement specified in Pipeline Certificates 754561 and 754562 - 14.7.1989 at 2.59 pm
B665346.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 11.5.1998 at 3.30 pm
9843873.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.10.2014 at 9:02 am
11814857.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.1.2021 at 2:38 pm
Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 11814857.6 - 12.1.2021 at 2:38 pm
The easements created by Easement Instrument 11814857.6 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12093469.1 - 23.4.2021 at 9:08 am
12109203.1 Transfer to Brooke Adam Teague and Rosemary Johanna Teague - 20.5.2021 at 9:00 am
12791680.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as (a) natural hazard(s) - 27.7.2023 at 7:00 am
12907170.2 Mortgage to Bank of New Zealand - 20.12.2023 at 2:17 pm

Title Plan - DP 512385

Survey Number DP 512385
Surveyor Reference 2039 GAWLER
Surveyor Paul William Turner
Survey Firm Landlink Ltd
Surveyor Declaration I Paul William Turner, 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 15 Jan 2021 11:37 AM

Survey Details

Dataset Description	LOTS 1 TO 10 BEING A SUBDIVISION OF LOT 100 DP 471199, LOT 42 DP 66147 & LOT 44 DP 66148.		
Status	Deposited		
Land District	Wellington	Survey Class	Class B
Submitted Date	15/01/2021	Survey Approval Date	15/01/2021
		Deposit Date	12/01/2021

Territorial Authorities

Kapiti Coast District

Comprised In

RT WN38C/385
 RT 654199
 RT WN38C/399

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 512385	Fee Simple Title	0.4996 Ha	788827
Lot 2 Deposited Plan 512385	Fee Simple Title	0.4266 Ha	788828
Lot 3 Deposited Plan 512385	Fee Simple Title	0.4834 Ha	788829
Lot 4 Deposited Plan 512385	Fee Simple Title	0.4216 Ha	788830
Lot 5 Deposited Plan 512385	Fee Simple Title	0.4317 Ha	788831
Area EA Deposited Plan 512385	Easement		
Area EB Deposited Plan 512385	Easement		
Area EC Deposited Plan 512385	Easement		
Area ED Deposited Plan 512385	Easement		
Area EF Deposited Plan 512385	Easement		
Area EG Deposited Plan 512385	Easement		
Area EH Deposited Plan 512385	Easement		
Area EI Deposited Plan 512385	Easement		
Lot 6 Deposited Plan 512385	Fee Simple Title	0.1028 Ha	788832
Lot 7 Deposited Plan 512385	Fee Simple Title	0.4370 Ha	958007
Lot 8 Deposited Plan 512385	Fee Simple Title	27.7909 Ha	788833
Lot 9 Deposited Plan 512385	Fee Simple Title	0.7268 Ha	958008



Title Plan - DP 512385

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 10 Deposited Plan 512385	Fee Simple Title	0.4997 Ha	958009
Area A Deposited Plan 512385	Easement		
Area B Deposited Plan 512385	Easement		
Area C Deposited Plan 512385	Easement		
Total Area		<hr/> 31.8201 Ha	

Land Registration District

Wellington

Plan Number

DP 512385

Territorial Authority

Kapiti Coast District

Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right of way	A	Lot 6 hereon	Lot 2, 3, 4 & 5 hereon
Right to convey electricity			
Right to convey telecommunications & computer media	C	Lot 4 hereon	Lot 2, 3 & 5 hereon

Memorandum of Easements in Gross

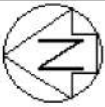
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to convey electricity	A	Lot 6 hereon	Electra Limited
	C	Lot 4 hereon	Electra Limited
Right to convey telecommunications	A	Lot 6 hereon	Chorus New Zealand Limited
	C	Lot 4 hereon	Chorus New Zealand Limited

Schedule of Existing Easements

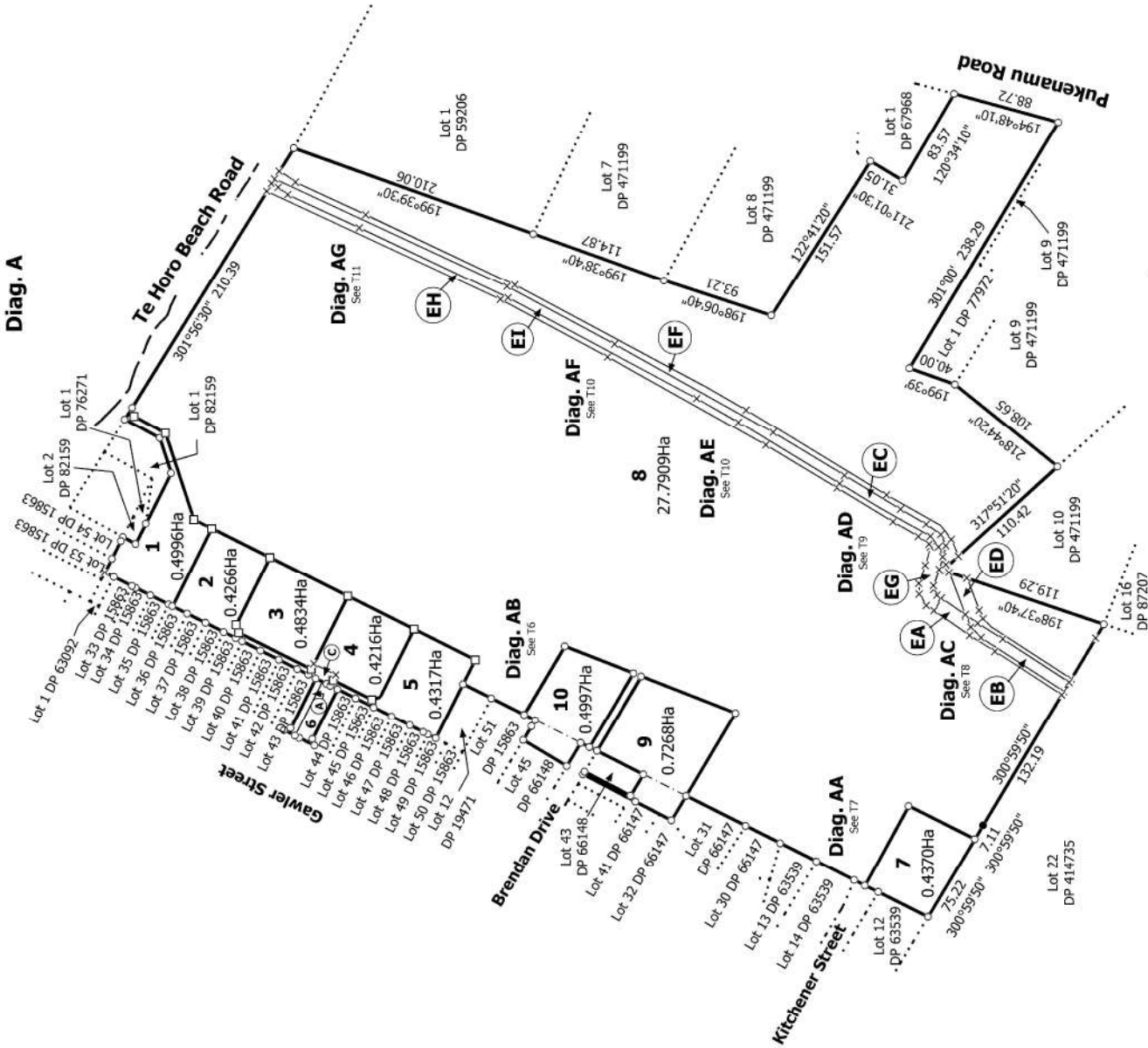
Purpose/Interest	Shown	Burdened Land (Servient Tenement)	Creating Document
Right of Way	B	Lot 9 hereon	B104626.4
Right to convey gas	EA, EB, EC, EG, EH & EI	Lot 8 hereon	PC 754561, PC 754562, B015171.1
	EB, EC, ED, EF & EI		E.I 9843873.7

LL File: 2039 GAWLER

TA File: RM190267



Diag. A



T 1/11

Land District: Wellington

Digitally Generated Plan

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LOTS 1 TO 10 BEING A SUBDIVISION OF LOT 100 DP 471199, LOT 42 DP 66147 & LOT 44 DP 66148.

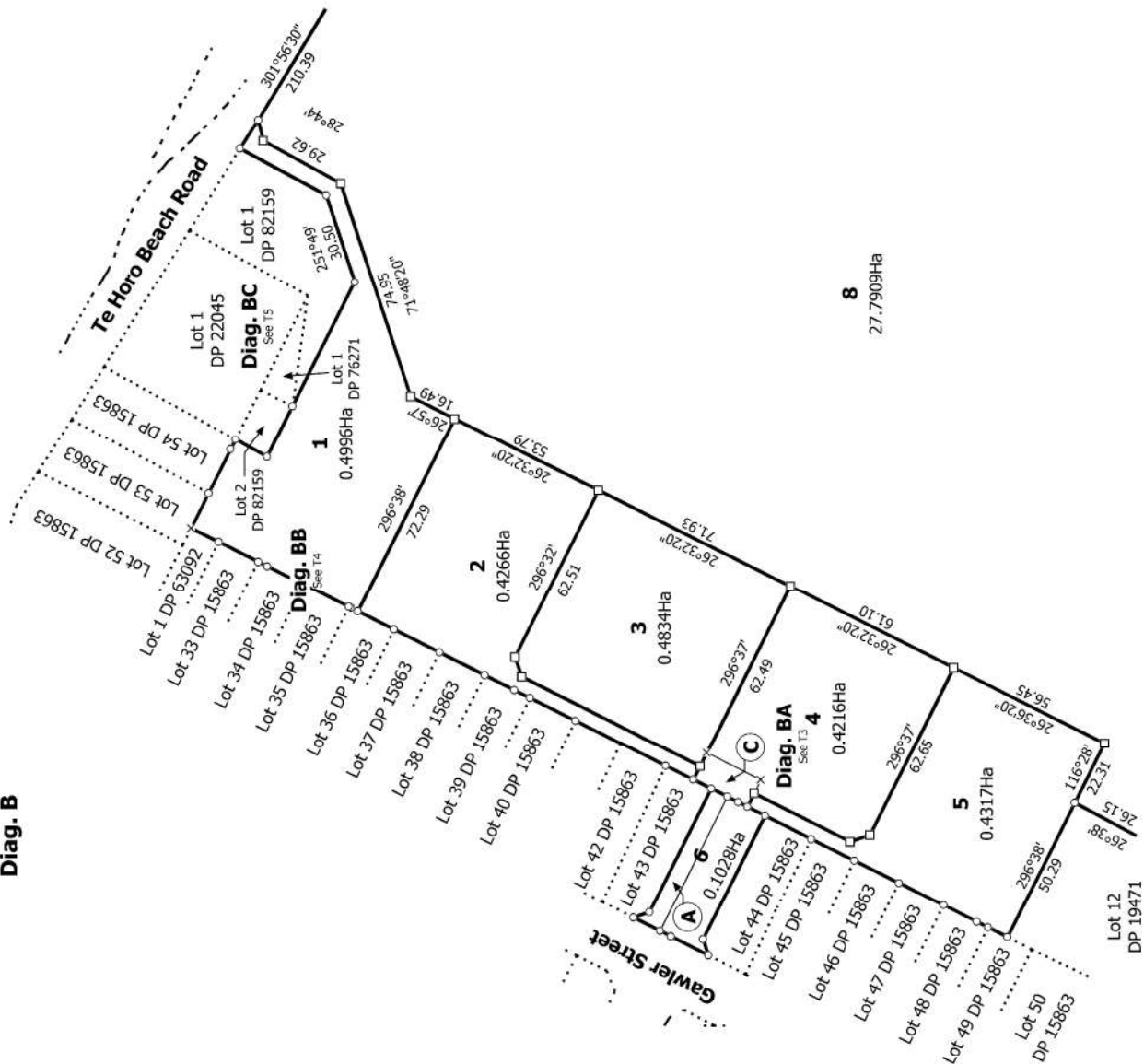
Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 512385

Deposited on: 12/01/2021



Diag. B



T 2/11

Land District: Wellington

Digitally Generated Plan

Generated on: 26/01/2021 12:31pm Page 5 of 14

LOTS 1 TO 10 BEING A SUBDIVISION OF LOT 100 DP 471199, LOT 42 DP 66147 & LOT 44 DP 66148.

Surveyor: Paul William Turner
Firm: Landlink Ltd

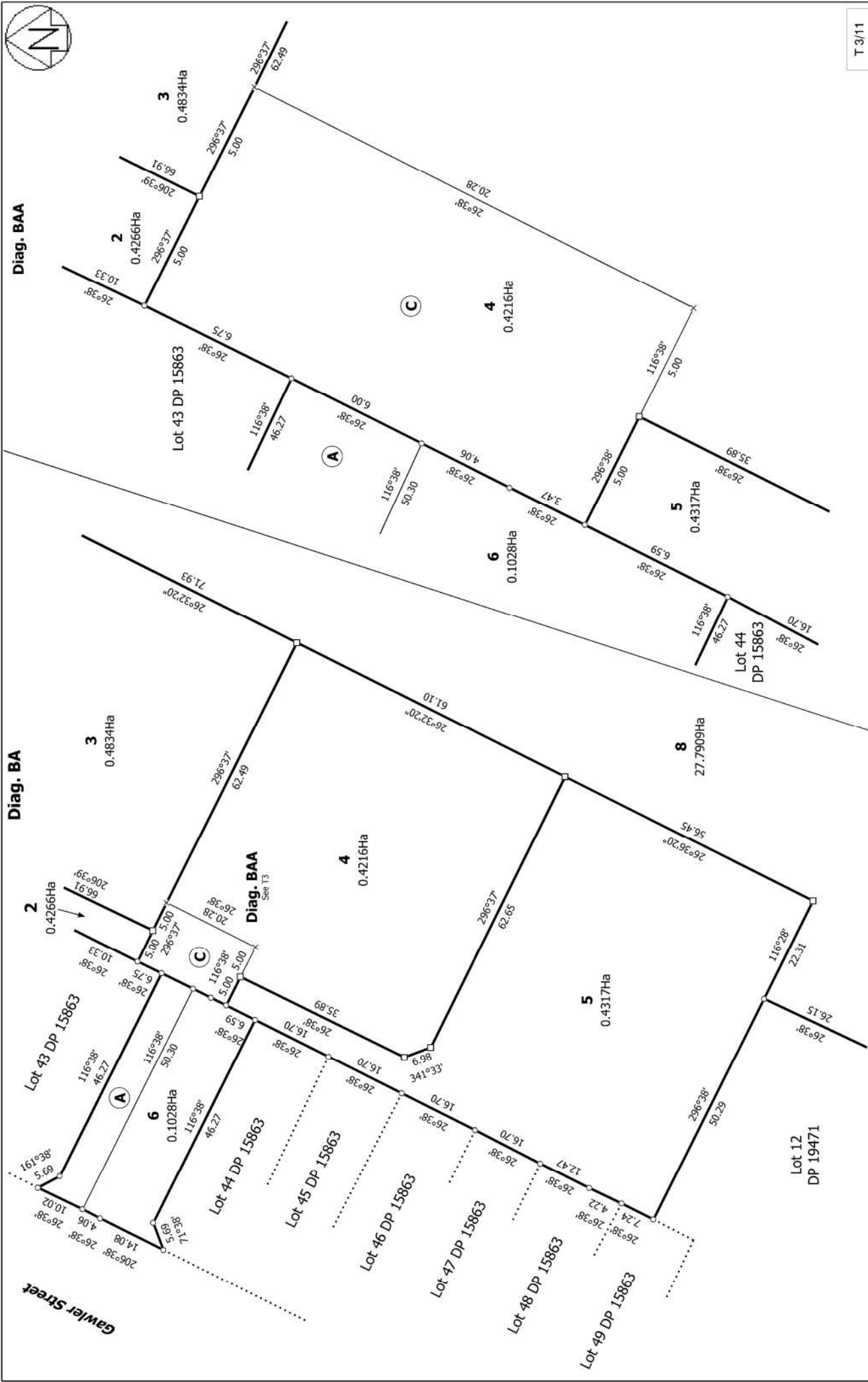
Title Plan
DP 512385

Deposited on: 12/01/2021



Diag. BAA

Diag. BA



T 3/11

Land District: Wellington

Digitally Generated Plan

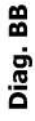
Generated on: 26/01/2021 12:31 am Page 6 of 14

LOTS 1 TO 10 BEING A SUBDIVISION OF LOT 100 DP 471199, LOT 42 DP 66147 & LOT 44 DP 66148.

Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 512385

Deposited on: 12/01/2021



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0.4996Ha

2

0.4266Ha



27.7909Ha

0.4834Ha

0.4216Ha

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Land District: Wellington

LOTS 1 TO 10 BEING A SUBDIVISION OF LOT 100 DP 471199, LOT 42 DP 66147 & LOT 44 DP 66148.

Surveyor: Paul William Turner
Firm: Landlink Ltd

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Deposited on: 12/01/2021



Surveyor: Paul William Turner
Firm: Landlink Ltd

LOTS 1 TO 10 BEING A SUBDIVISION OF LOT 100 DP 471199, LOT 42 DP 66147 & LOT 44 DP 66148.

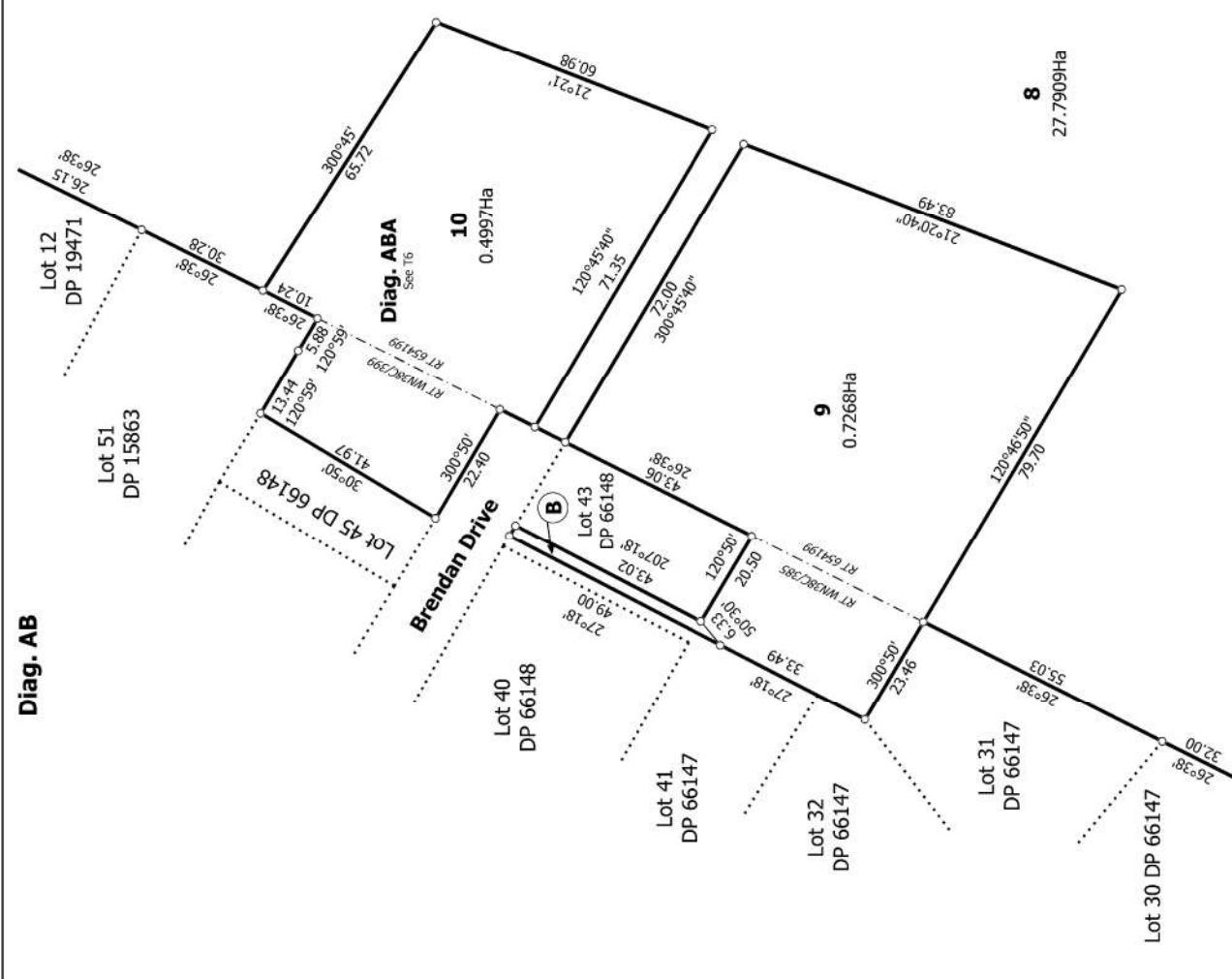
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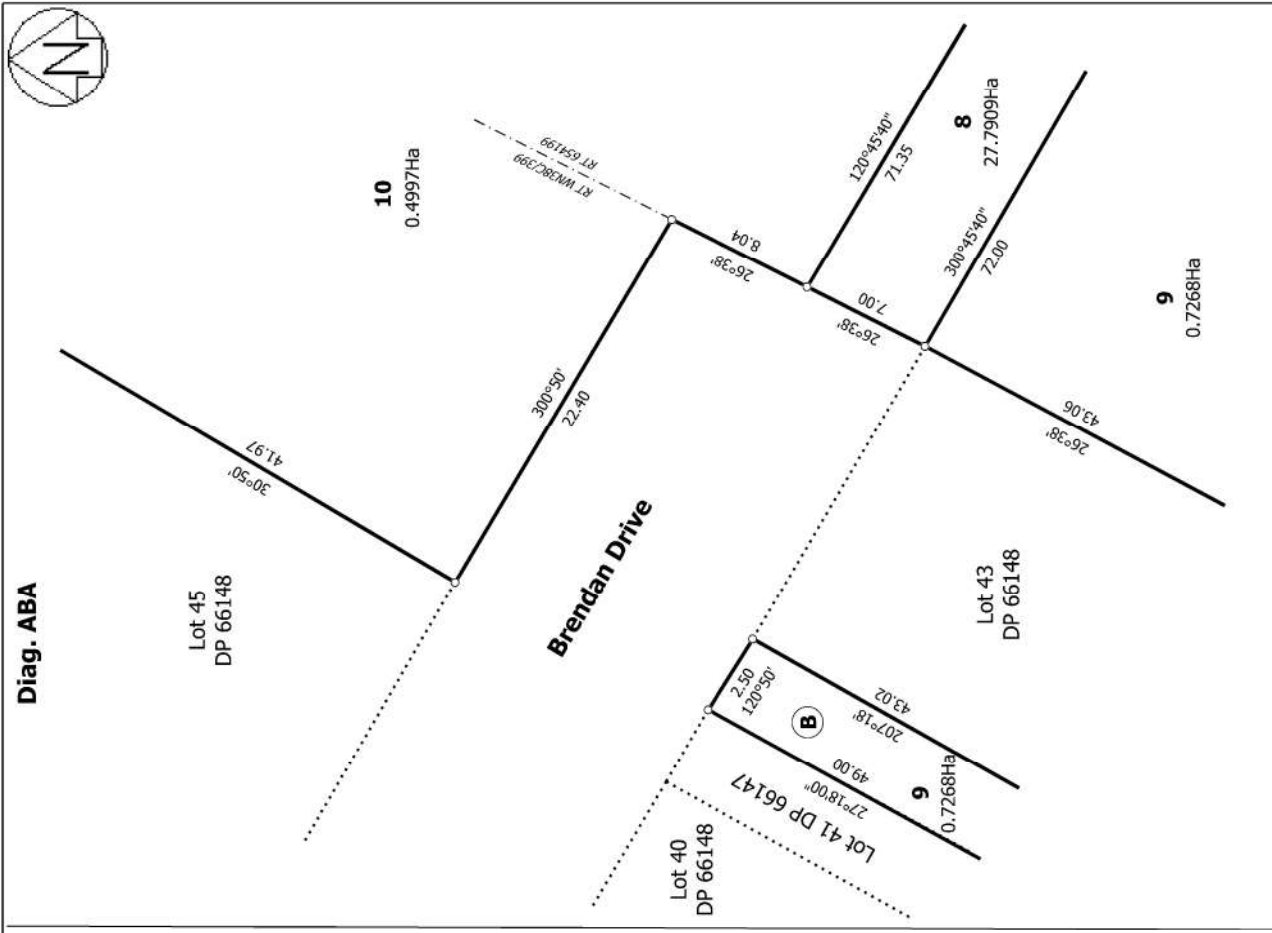
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Land District: Wellington

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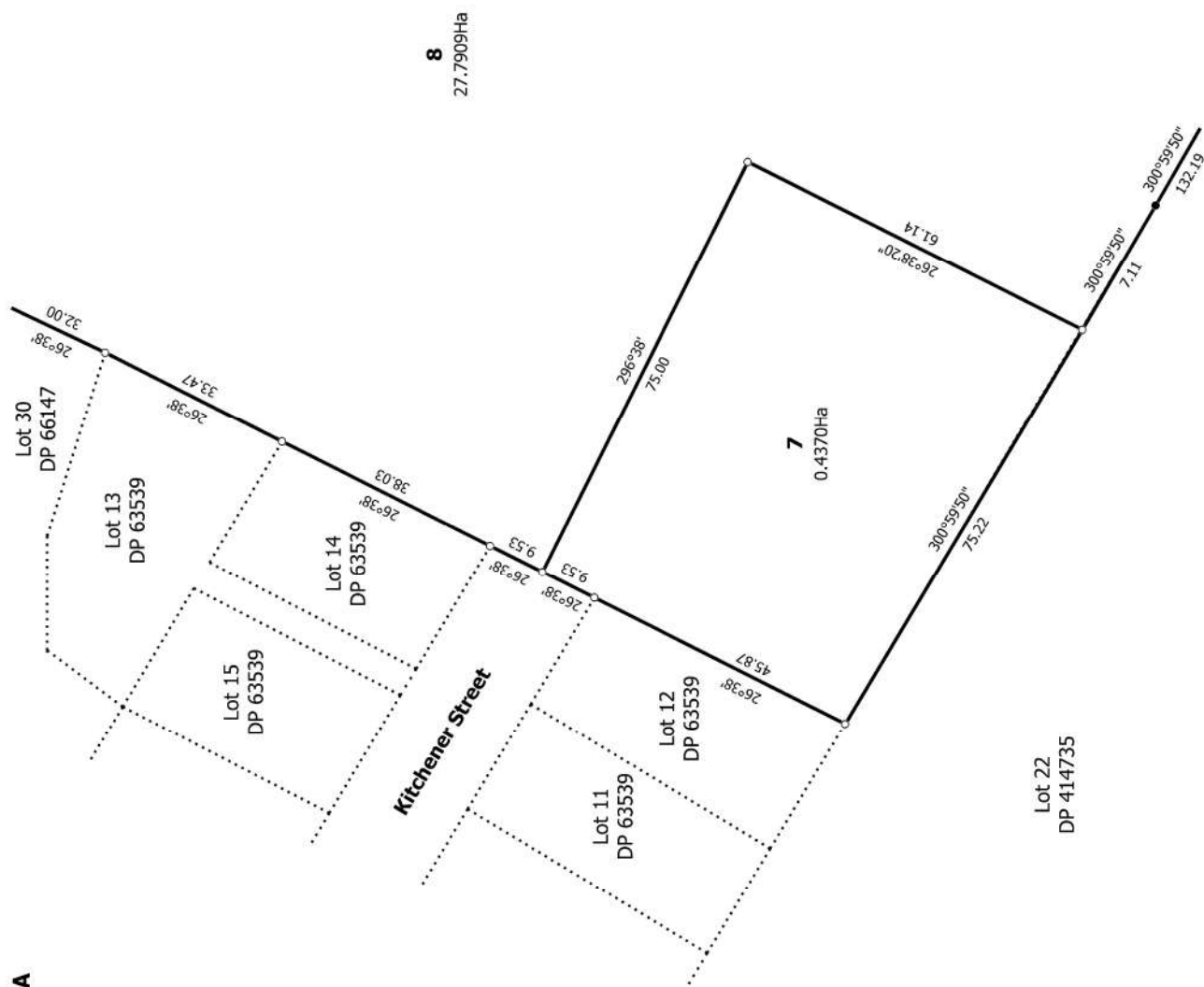
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Title Plan

DP 512385

Deposited on: 12/01/2021



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Land District: Wellington

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Title Plan
DP 512385

Deposited on: 12/01/2021



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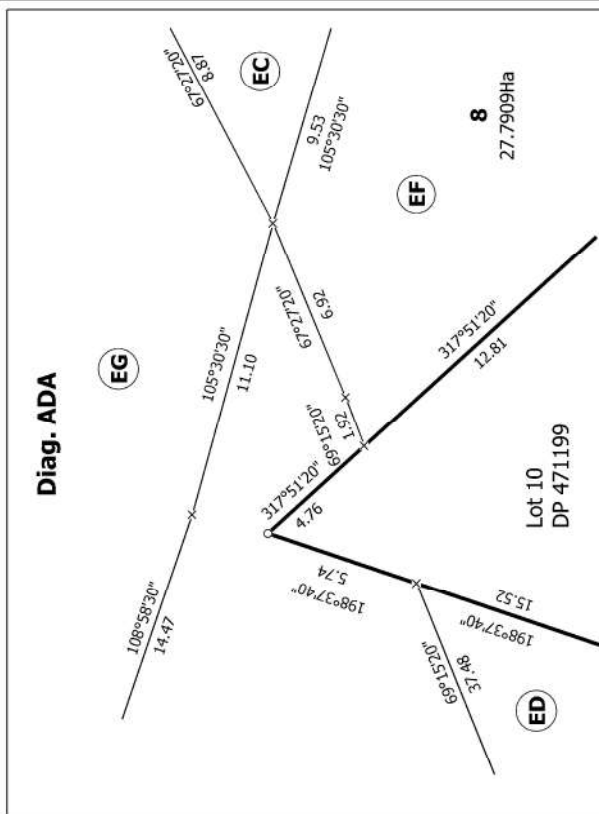
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Land District: Wellington

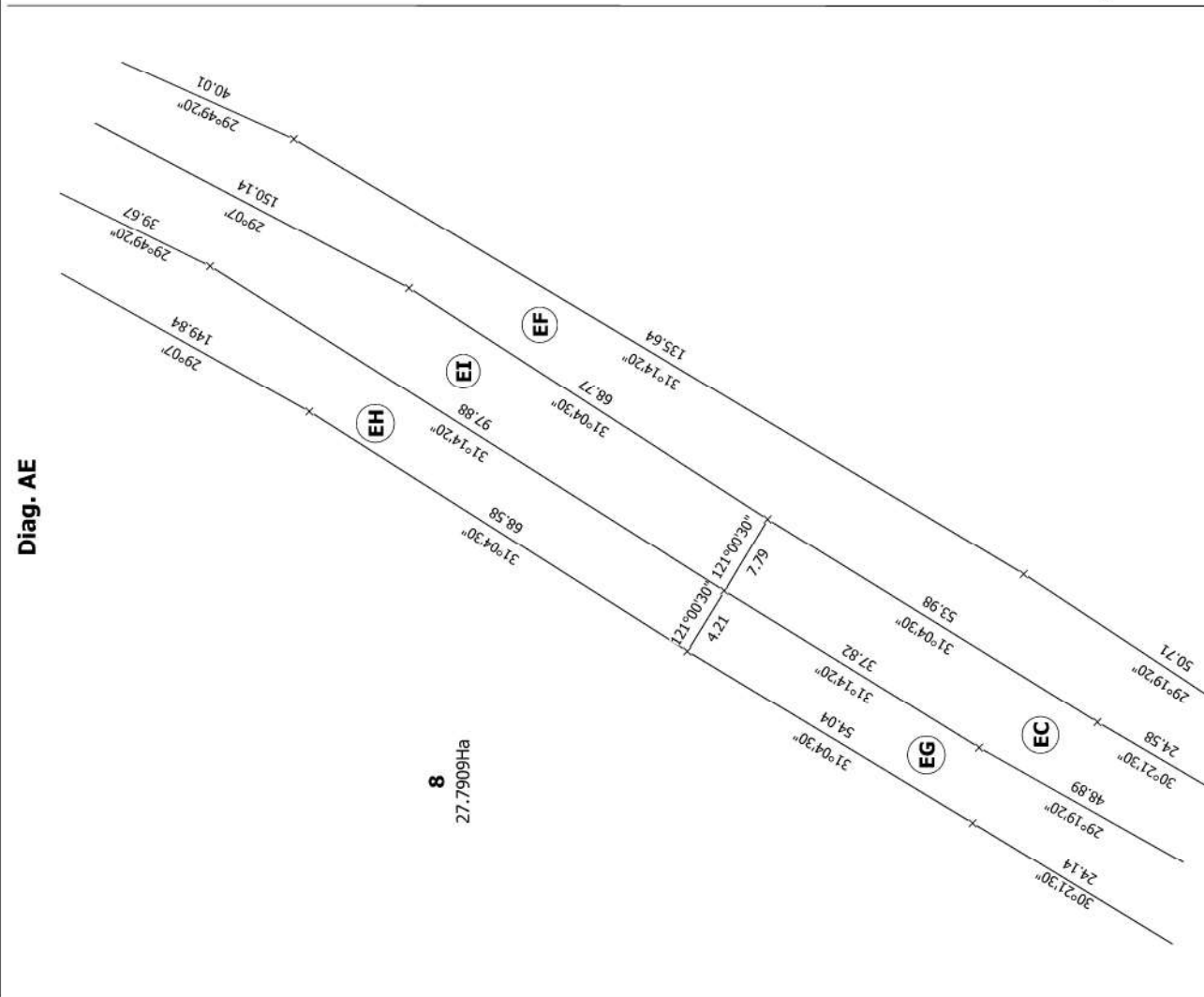
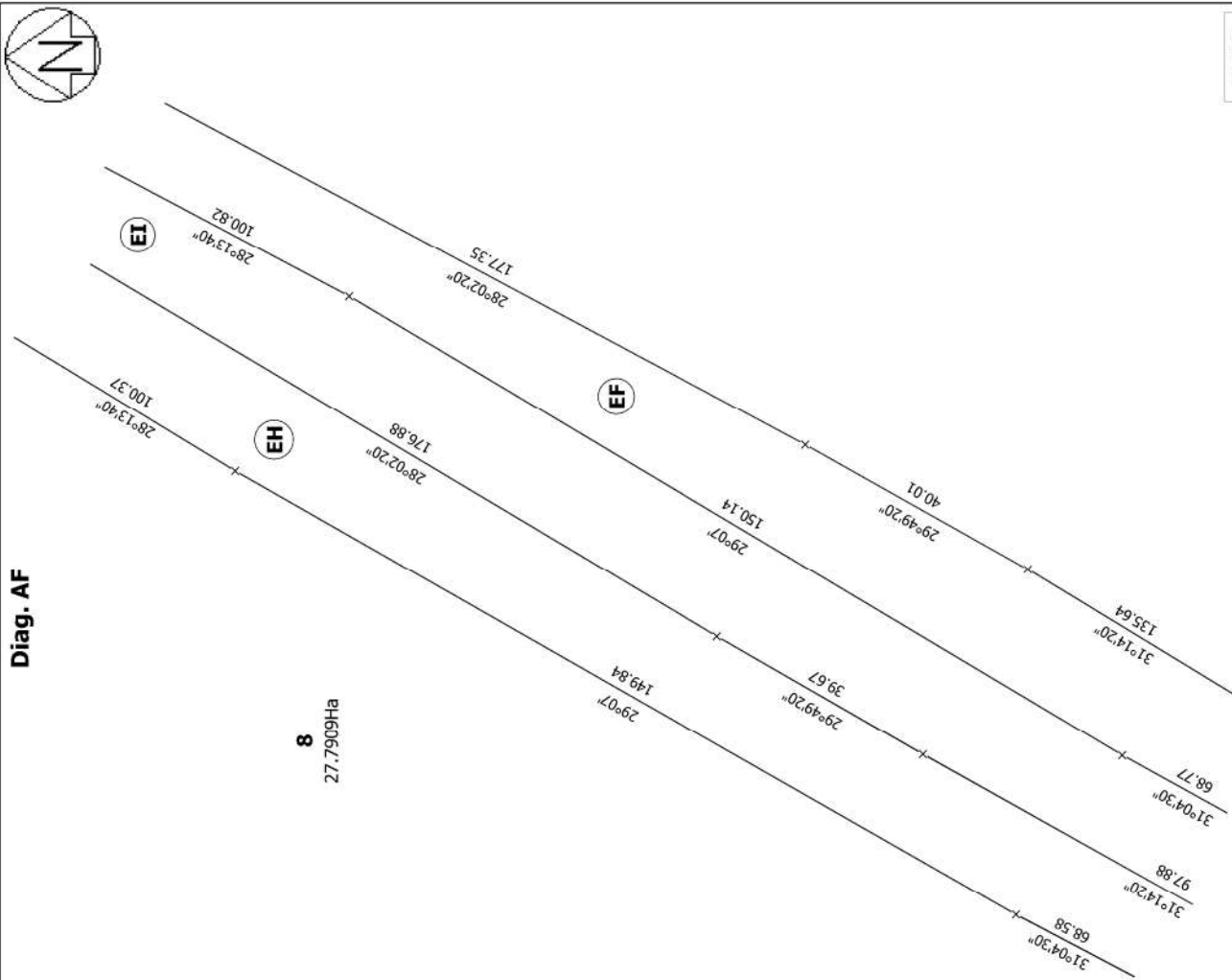
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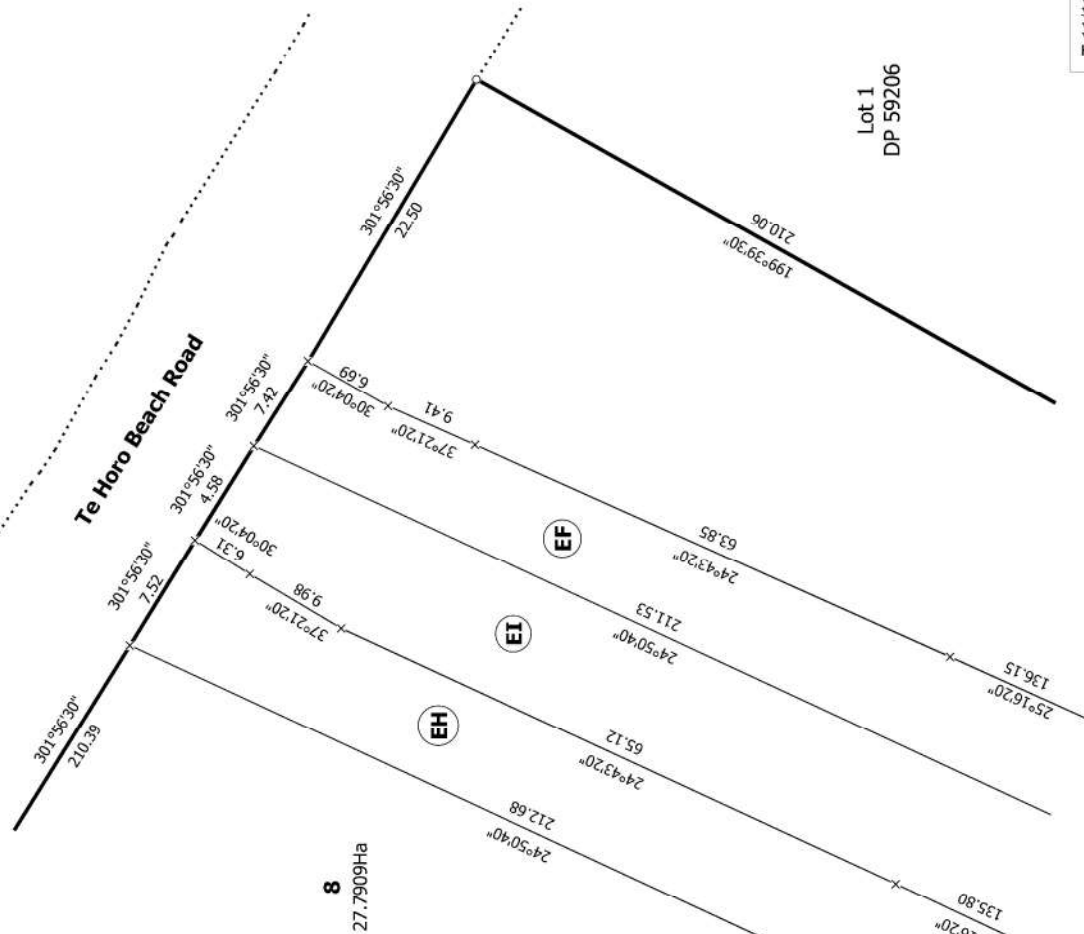
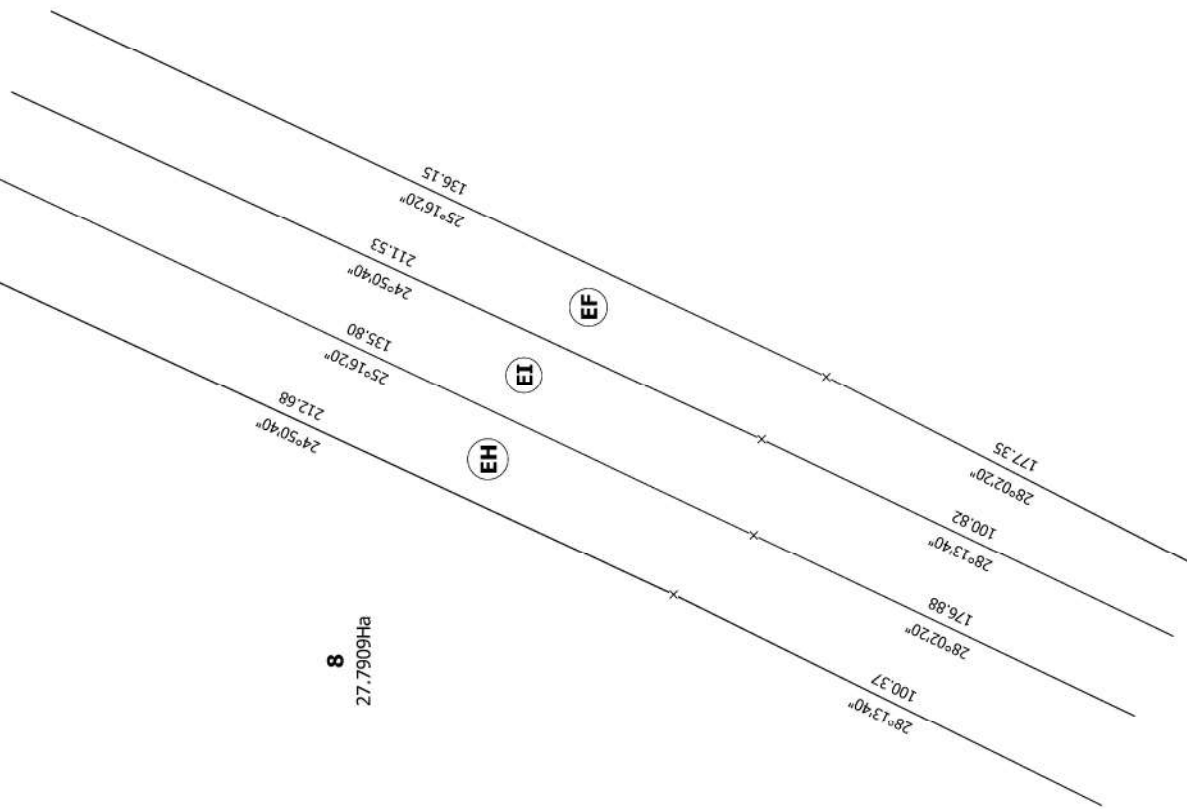
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Land District: Wellington

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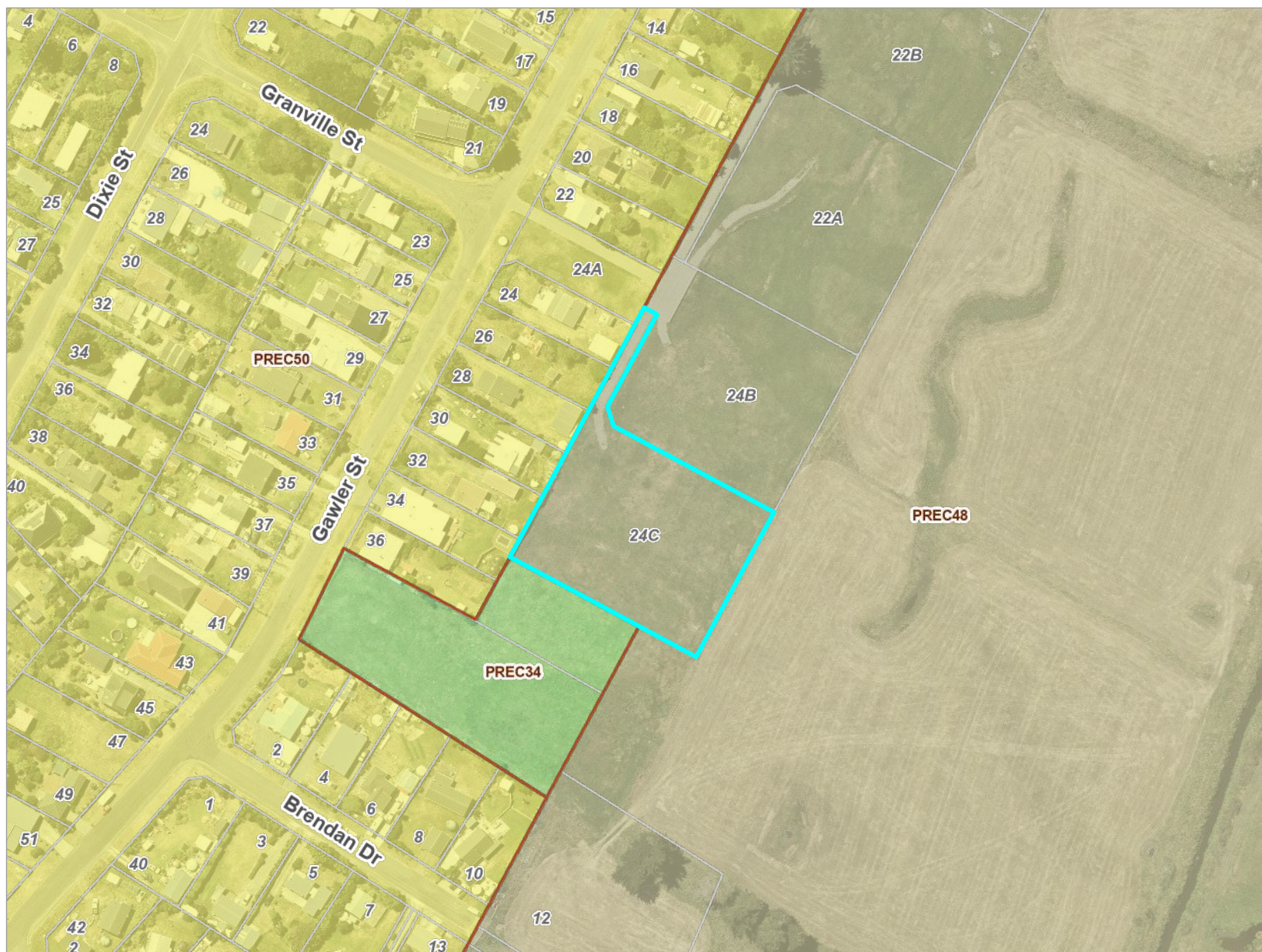
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
Deposited on: 12/01/2021

Operative District Plan 2021 - Zones and Precincts

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

-  Precinct
-  General Residential Zone
-  General Rural Zone
-  Open Space Zone



0 40 80 Metres

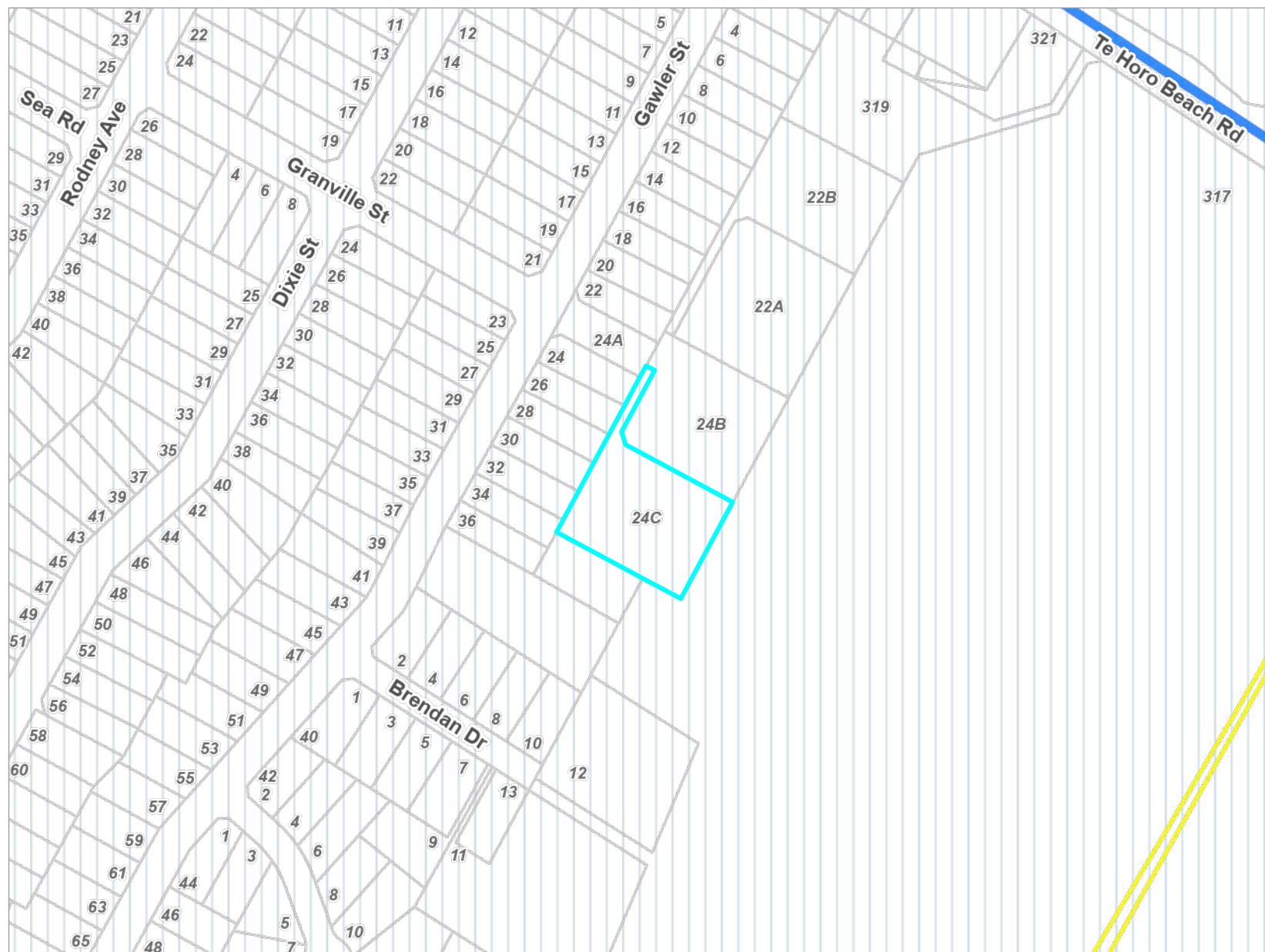
Scale @ A4 - 1:2,000

Date Printed: July 3, 2025




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

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

-  Natural Gas
-  Local Community Connectors
-  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.



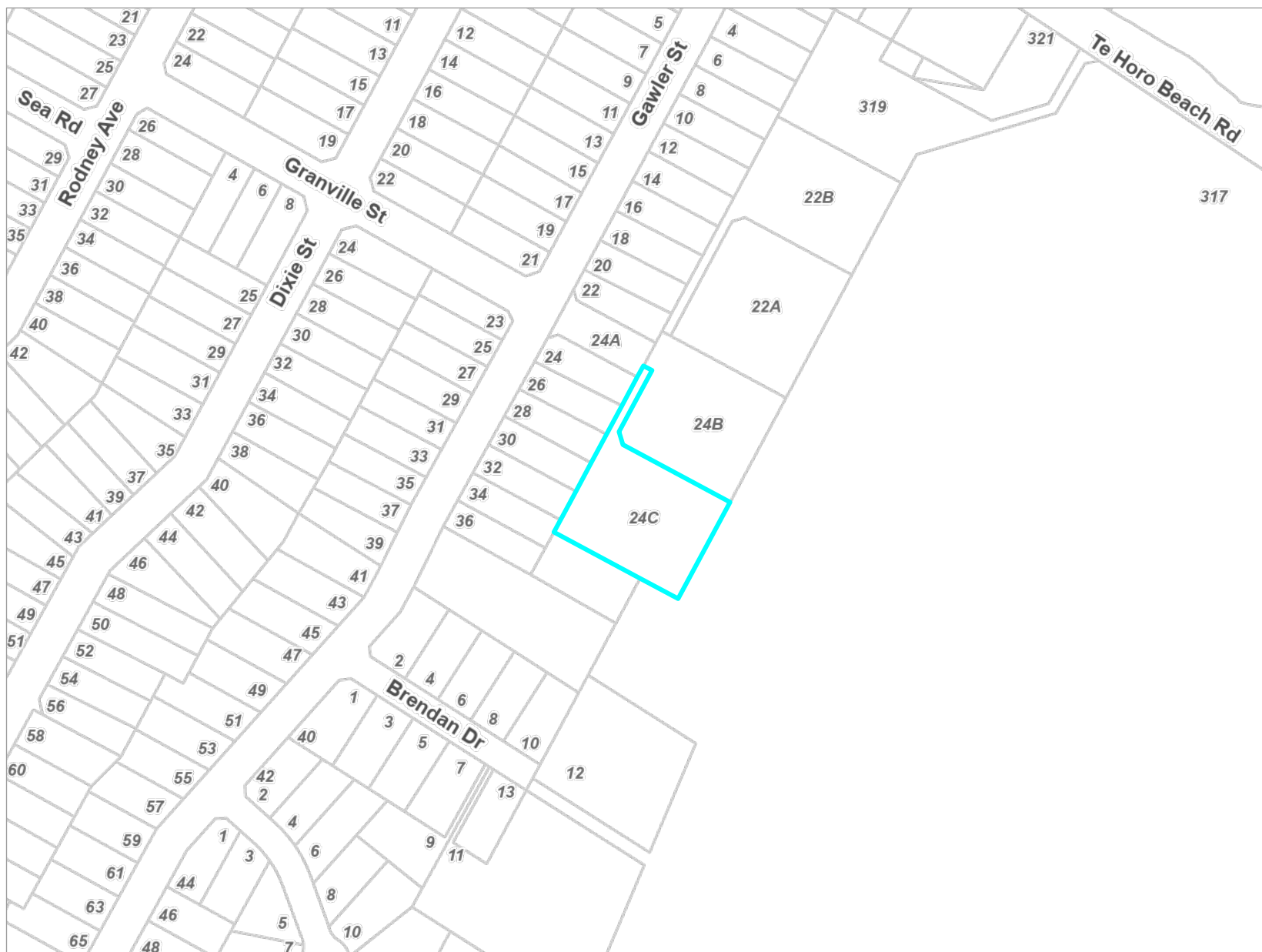
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Operative District Plan 2021 - Designations & Miscellaneous Features

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

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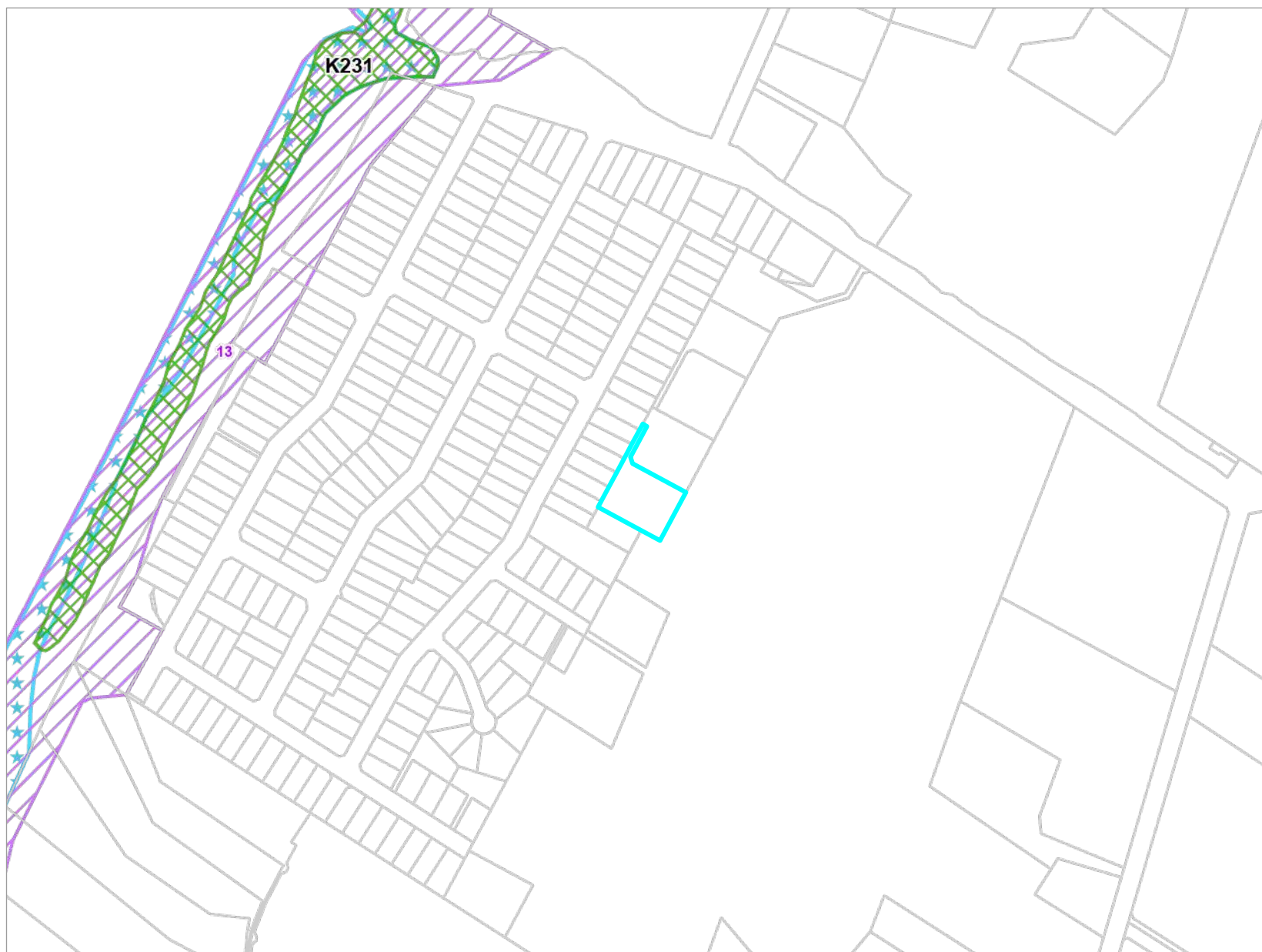
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Operative District Plan 2021 - Natural Features

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

-  Ecological Sites
-  Special Amenity Landscapes
-  Areas of High Natural Character

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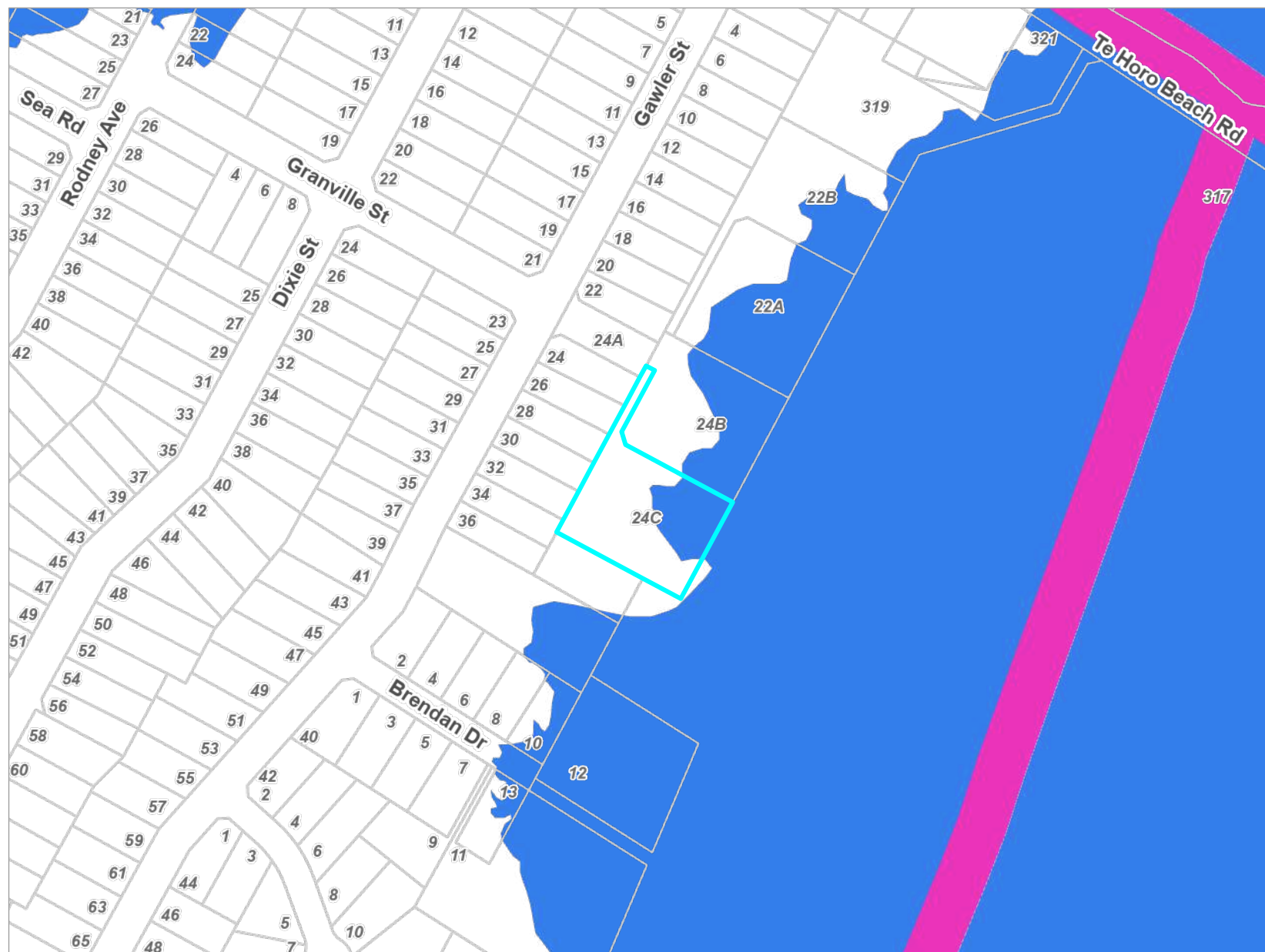
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
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Operative District Plan 2021 - Natural Hazards

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

-  Stream Corridor
-  Ponding Area

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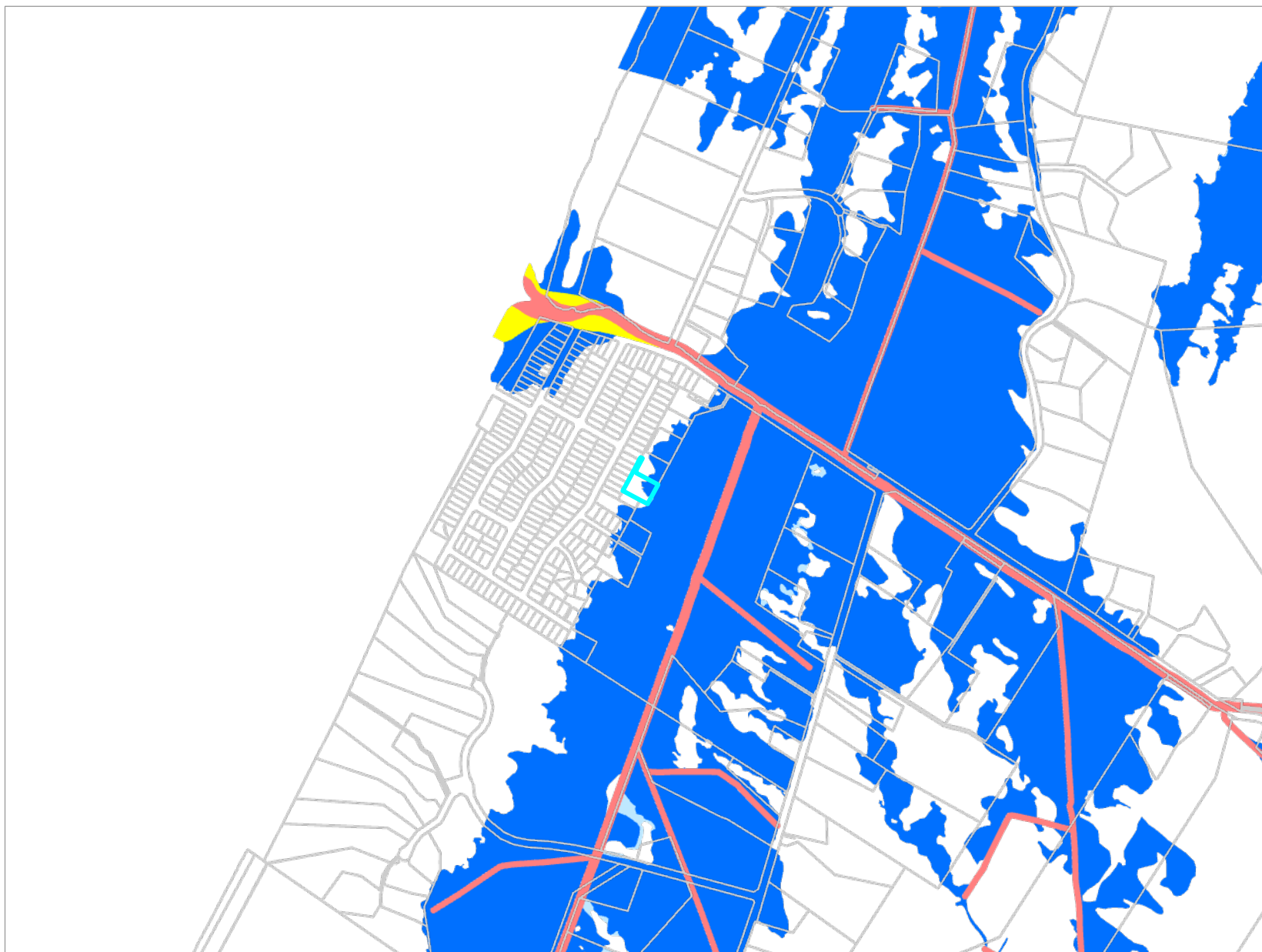
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Latest Flood Hazards

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding
- Residual Ponding

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0 360 720 Metres
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24C Gawler Street, Te Horo (LOT 5 DP 512385)

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.



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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
060268	28 Gawler Street, Te Horo	1487163200	LOT 46 DP 15863	LC	Garage/carport that exceeds 60m	N	N	Decision Issued	12/9/2006	5/9/2006
220327	24C Gawler Street, Te Horo	1487135014	LOT 5 DP 512385	LDR	To undertake earthworks in order to construct a dwelling	N	N	Decision Issued	30/1/2023	10/12/2022
PB220040	24A Gawler Street, Te Horo	1487135015	LOT 6 DP 512385	PB	Placement of water tanks closer than 1 metre of side and	N	N	Decision Issued	5/8/2022	25/7/2022

Health and Alcohol Licenses

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

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



0 40 80 Metres

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Services Network

24C Gawler Street, Te Horo (LOT 5 DP 512385)



Key to map symbols

- WS Node
- SW Point
- SW Pipe

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



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SURFACE WATER DRAINAGE

TYPE 1 SUMP = 4500/l m²
 RAINFALL INTENSITY < 100mm/hr.
 4500/l m² (R.I 100mm/hr) DIVIDED BY
 1.0 (R.I 100mm/hr) = 45000/l m²

A TYPE 1 SUMP CAN SERVICE AN AREA
 OF < 45m² AT A RAINFALL INTENSITY OF
 100mm/hr

TOTAL DRIVEWAY AREA = 650m²

No. OF SUMPS REQUIRED = 15no.

DRIVE TO BE FORMED TO FALL TO SUMPS.

THE LOCATION OF THE SUMPS IS TO BE
 CONFIRMED ON-SITE WITH THE PROJECT
 MANAGER, CONTRACTOR AND OWNER.

NOTE: SUMP LOCATIONS ON THIS PLAN ARE
 TO SUIT A CATCHMENT AREA OF 45m².

FIREFIGHTING WATER REQUIREMENTS:

COMPLIANT WITH SNZ PAS 4509:2008 - NZ
 FIRE SERVICE FIREFIGHTING WATER SUPPLIES
 CODE OF PRACTICE

WATER SUPPLY CLASSIFICATION - FW2
 (TABLE 1)

WATER VOLUME REQUIRED 45m³ (45,000 ltr)
 (TABLE 2)

BC220856

Further Information Received
 30/11/2022

BC220856
 Received by
 Kapiti Coast District Council
 26/10/23
 via Simpli

TYPE 1
 SUMP

DRAINAGE CHANNEL
 & TYPE 1 SUMP

CIRTEX S/W
 DISPOSAL SYSTEM
 (1.28m Dp)

DEVAN INTEGRA A-15
 WASTEWATER TREATMENT SYSTEM

TOTAL DISPOSAL AREA
 360m² MIN.

RESERVE AREA
 MIN. 50% = 180m²

180.00 m²

PROPOSED NEW SHED BY TOTALSPAN
 ROOF PLAN AREA APPROX. 120m²
 2 no. DPs REQUIRED - 1 EACH SIDE
 (DP LOCATIONS INDICATIVE ONLY)

GENERAL NOTES:

ON-SITE WASTEWATER DISPOSAL
 AS PER INTEGRA ON-SITE WASTEWATER
 TREATMENT AND DISPOSAL ASSESSMENT
 REPORT
 (DATED 08/08/2022)

ON-SITE STORMWATER DISPOSAL
 AS PER EASY-FLOW SSOAKPIT DESIGN FOR
 24C GAWLER STREET

NOTE:
 ENSURE STORMWATER AND ON-SITE WASTE
 REPORT READ IN FULL PRIOR TO
 COMMENCEMENT OF SERVICES

IRRIGATION FIELD SPECIFICATIONS:

TOTAL NUMBER OF BEDROOMS = 4
 TOTAL OCCUPANCY = 6
 FLOW (L) PER PERSON PER DAY = 180
 TOTAL DAILY FLOW = 1080
 SELECTED LOADING RATE (mm/DAY) = 3
 TOTAL DISPOSAL AREA REQUIRED = 360
 LINE SPACING = 1m
 DRIPPER SPACING = 0.6m
 DRIPPER FLOW RATE = 2.3
 CUT OFF DRAINS REQUIRED = NO
 DISTANCE FROM BOUNDARY = 5.0m
 RESERVE AREA AVAILABLE = 50%

SUMPS AT APPROX. 11m CRS
 (CATCHMENT AREA 45m²)

CONCRETE
 DRIVEWAY 650m²
 (APPROX.)
 SUMPS REQ. = 15

80mm DUAL TANK FIRE
 CONNECTION KIT

PURETEC HYBRID G9 130 LPM FILTER
 & MAXI PUMP MPEP-5000 ATTACHED
 TO TANK 2 FOR POTABLE WATER SUPPLY

4 no. DEVAN WATER TANKS (ABOVE GROUND)
 2/30,000 LTR. TANKS (TT30S) FOR POTABLE WATER
 & 2/25,000 LTR. TANKS (TT25S) FOR FIRE FIGHTING

NOTE - THE TWO 25,000 LITRE TANKS ARE FOR
 FIREFIGHTING PURPOSES ONLY



160 17TH AVE
 TAURANGA SOUTH,
 TAURANGA
 P: (07) 571 2761
 F: (07) 571 6152
 W: classicbuilders.co.nz

CLASSIC BUILDERS DESIGN & BUILD

LEGAL DESCRIPTION : LOT 5 - DP 512385
 SITE ADDRESS : 24C GAWLER STREET
 TE HORO
 CITY : KAPITI COAST
 COUNCIL : KAPITI COAST DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

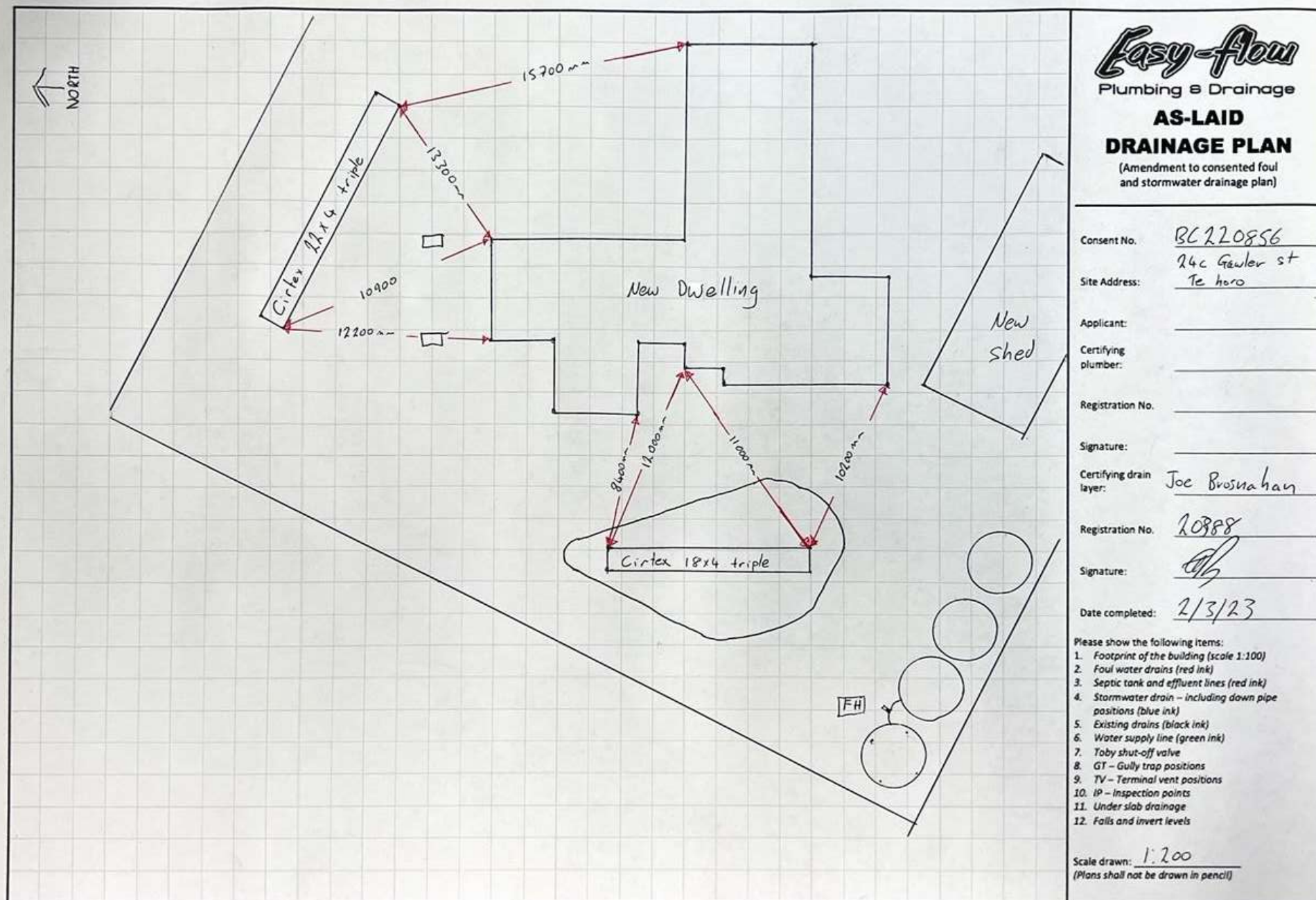
CLIENT SIGNATURE / DATE :

THESE PLANS REMAIN THE
 PROPERTY OF CLASSIC
 BUILDERS® UNTIL A
 DESIGN CONTRACT HAS
 BEEN AGREED UPON.
 THESE PLANS MAY NOT BE
 USED TO CONSTRUCT A
 PROJECT WITHOUT THE
 WRITTEN APPROVAL OF
 CLASSIC BUILDERS®

DRAWN: K McDONAGH
 CHECK SCH: - WD: NG
 CB CONSULTANT: T McCOMBIE

SITE DRAINAGE PLAN

PROJECT NUMBER : WL101289
 PROJECT STATUS : CONSENT
 DATE : 30/11/2022 REVISION : REV. 02
 SCALE : 1:300 AT A3
 SHEET NUMBER : 4.6





Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

COPY

8 February 2011

Nicholas Gawler
c/- Landlink Ltd
PO Box 370
WAIKANAE 5250



ATTENTION : Paul Turner

Dear Paul

RM100220:6 LOT SUBDIVISION OF GAWLER FARM, TE HORO

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 814.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Colin Bridges
Senior Resource Consents Planner

delivering on the community's plan



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830
kapiti.council@kapiticoast.govt.nz
www.kapiticoast.govt.nz

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM100220

Applicant:	Nicholas Gawler
Site Address:	Te Horo Beach Road, Pukenu Road, Gawler Street, Brendon Drive & Kitchener Street, Te Horo
Legal Description:	Pt Lot 2 DP59206, Lot 2 DP67968, Lots 2 and 4 DP77972.
Certificates of Title:	WN 44B/524, WN 38C/647, WN 44B/521, and WN 44B/523
Site Area:	43,3273 hectares combined
Applicant's Address for Service:	Paul Turner, Landlink Ltd, P O Box 370, Waikanae
Proposal:	11 lot subdivision (including variation to two existing consent notice conditions) of Gawler Farm, 285 - 319 Te Horo Beach Road, Te Horo
Land Owner:	Nicholas Gawler
Zone:	Residential & Rural (Coastal Dune Environment)
Activity Status:	Discretionary

DECISIONS:

Granted subject to conditions on 8 February 2011.

Decision 1: Subdivision

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 hereby **grant** consent for an **11 lot subdivision (with ancillary earthworks as specified)** at Te Horo Beach Road, Te Horo Beach (Pt Lot 2 DP59206, Lot 2 DP67968, and Lots 2 & 4 DP77972) subject to the conditions below which were imposed under Sections 108 and 220 of the Resource Management Act 1991.

Decision 2: Variation to Consent Notice

That the undersigned officers acting under authority delegated from the Council and pursuant to Section 221(3) of the Resource Management Act 1991 hereby **grant** consent to **cancel clauses 1 and 2 of consent notice B665346.4 registered against the certificates of title for Pt Lot 2 DP59206, Lot 2 DP67968, Lots 2 and 4 DP77972.** A certificate pursuant to Section 221(3) of the Resource Management Act 1991 will be issued to facilitate the cancellation at the time any section 224(c) certificate is issued for the relevant stages of the subdivision.

General

1. The E-Survey data set(s) must generally conform to the subdivision consent proposal shown on Landlink Plan Number 1030.12-5, Issue B which was submitted with application number RM100220 except where modified by conditions of consent.
2. The earthworks and roading shall generally conform to the proposal shown on Landlink Plan Number 1030.12-5B as submitted with application number RM100220 except where modified by conditions of consent.

delivering on the community's plan

3. This consent shall remain valid for a period of eight years from the date of issue.

Fees

4. The consent holder shall pay Council Engineering Fees of \$515.00, plus \$309 per lot, (total \$3296 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 \$105.00 (GST inclusive) per hour.

Reserves Contributions

5. The consent holder shall pay a Rural Services Area Reserves Contribution of \$2,371 (GST inclusive) for each additional rural allotment created as part of the subdivision prior to the issue of any Section 224(c) certificates.

NB: Consent has been granted for the creation of a maximum of six additional rural lots.

6. In relation to Residentially zoned proposed Lot 6, the consent holder shall pay a Rural Services Area Reserves Contribution of \$9,750 (GST inclusive) prior to the issue of the related Section 224(c) certificate.

Development Control

7. Within all lots, no building shall exceed eight metres in height above ground level. For the avoidance of doubt, the terms 'building', 'height' and 'ground level' shall be the same as the District Plan's definitions.
8. The floor level of any building within lots 7 to 10 shall not be any higher than 7.5 metres above mean sea level (Wellington Datum). Any building and/or earthworks shall be prohibited on those parts of the site which are above the 8.0 metre AMSL contour line, with the exception of works which may be necessary to construct access and/or flood free sewage disposal fields.
9. Within lots 2 to 5 and 7 to 11, the colours of all external components of buildings and structures (including guttering, spouting, and window joinery) shall be restricted to tones within greyness groups A and B of the British Standard (BS) 5252 range, with a maximum reflectivity of 40%.

NB: A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the certificate of title for all lots to ensure ongoing compliance with conditions 7, 8 and 9 of this resource consent.

Engineering Requirements

10. The Developer's Representative shall notify the Subdivision Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:

- Completed earthworks and prepared sub-grade (right-of-ways)
- Finished base-course
- Right-of-ways during Benkelman Beam testing
- Final inspection

All work required to be tested by or in the presence of the Subdivision Engineer (or his authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

11. 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.

12. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.

13. 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:

- Stormwater and flood issues
- On-site wastewater disposal
- Rural water supply
- Wastewater disposal

Earthworks

14. The consent holder shall submit to Council for approval an Earthworks Management Plan (EMP). The EMP shall address all potential adverse effects of the proposed earthworks including, but not limited to, the following

COPY

- plan showing the existing and proposed contours,
- windblown sand,
- sediment control and storm water run-off,
- maintenance of local drainage paths from adjoining properties
- progressive top soiling and re-vegetation immediately following completion of each stage of the works
- the monitoring program for effects of the earthworks on and off site (including transportation of material),
- the control of noise and other construction related effects
- the discovery of an unrecorded archaeological site.

The consent holder shall comply with the requirements of the approved earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council for approval. If approved, then the amended earthworks management plan becomes the approved plan.

15. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-

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

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

16. The consent holder shall notify Ngati Raukawa in writing a minimum of 48 hours prior to undertaking any earthworks on the site and shall facilitate the observation by Iwi of those earthworks.
17. The consent holder shall not remove soil support from adjacent lots.
18. All batters shall be self-supporting.
19. The minimum floor level to the underside of the floor joist or under side of the slab of any habitable dwelling constructed as part of this development shall be 5.0 metres AMSL.

Note: a consent notice under section 221 of the Resource Management Act recording the minimum building level and that any land below RL 4.0 metres amsl is subject to flooding, will be placed on the certificate of title.

20. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
21. Foundation design and construction for any new building or additions and alterations to a building on any of the lots not subject to earthworks in accordance with NZS 4431,

shall take into account the findings and recommendations within the subdivision engineering report document entitled Proposed Subdivision of Gawler Farm, Te Horo, dated 29 November 2010.

Note: A consent notice under Section 221 of the Resource Management Act recording this requirement will be placed on the certificate of title.

22. A topographical plan shall be provided showing contours at no greater than 1 metre intervals prior to and on completion of earthworks. The scale of the plan shall be 1:500 and two copies shall be provided.

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

Access

23. The rights-of-way shall be formed and metalled. The entrance at the road berm shall be formed, metalled and sealed to the same standard as the existing road. The entrance of the right-of-way is to be swept clean, with all excess material being removed from the road or sealed areas, and shall be in a tidy and presentable state. They are to be constructed not to impede local drainage patterns and shall provide flood free access (i.e. be above 4.0 metres AMSL).
24. A rural numbering post shall be provided for each lot fronting Pukenuamu Road. This condition will be satisfied by the payment of \$40.50 (GST inclusive) per lot.

Utility Services

25. The consent holder shall submit to Council, prior to the commencement of any works within the gas pipeline easement, plans which show details of the construction works proposed and separation distances for earthworks, driveways, temporary crossing points for heavy machinery, underground services, fencing and engineering details of the proposed rights-of-way. The plan shall be accompanied by the written approval of Vector Gas.
26. At least two weeks prior to the commencement of physical works, the consent holder shall contact Vector Gas to locate and mark the pipelines on site. The consent holder shall survey and mark the easement boundaries. The nominated positioning of the pipeline shall be added to site plans and all other drawings relating to the area traversed by the pipelines.
27. All persons working within 10 metres of the gas pipelines shall undergo pipeline safety awareness training by Vector Gas. Documentation confirming this has occurred shall be provided to Council on request.
28. The consent holder shall obtain a permit from Vector prior to any works within 10 metres of the gas pipelines or which may have the potential to impact on the pipelines.

Note: Permits can be arranged at no cost by calling 0800 734 567 and providing at least 48 hours notice.

29. A storm water disposal design shall be submitted at the time building consent is sought for each new dwelling, which is in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, for approval by the Council.
30. A report shall be provided to the Council's Subdivision Engineer by a suitably qualified person, which addresses the suitability of on site wastewater treatment and disposal for each lot. The form of wastewater treatment and disposal on site shall be in accordance with the principles and requirements of Part 3 Section F of the Council's Subdivision and Development Principles and Requirements. Site investigations and tests shall relate to the nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site wastewater treatment and disposal.

Note: The recommendations for and constraints on the provision of wastewater treatment and disposal will be included in a Consent Notice to be issued by Council pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice shall include reference to the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are less than minor.

31. It shall be the ongoing responsibility of the owners of the individual lots to provide, maintain and monitor the installation and operation of an individual household water supply in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation, and maintenance of individual household water supplies' (revised April 2006) that provides a minimum storage capacity of 30,000 litres.

Note: a consent notice will be issued at the time of section 224(c) certification which will include reference to the following:

- The owners' responsibility to construct and maintain on an ongoing basis a system which meets the above performance standard;
 - The owners' responsibility to maintain and monitor their water supply so that any adverse effects on the environment are minor.
32. Fire fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008, including one of the following:
- A static water supply of at least 45,000-litres which is dedicated for fire fighting purposes and located within 90m of the fire risk; or
 - A fixed static pick-up suction source located within 90m of the fire risk in accordance with appendix B of SNZ PAS 4509:2008; or
 - At the time of construction, a minimum storage of 7,000 litres of water for fire fighting purposes should be provided to each habitable building connected to a domestic sprinkler installed in compliance with the SNL PAS 4509:2008.

An alternative fire fighting solution shall only be accepted if accompanied by the written approval of the Fire Region Manager. Unless an alternative fire fighting solution is approved by the Fire Region Manager, a tank or fixed source shall be installed prior to issue of certification pursuant to section 224(c). If the third option is pursued, a consent notice under section 221 of the Resource Management Act recording this requirement will be issued.

33. Power and telecommunication services shall be provided to the approval of the Subdivision Engineer.
34. 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.

Advice Notes

- 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.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- 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(s) created by this resource consent in accordance with the fees that apply at the time consent is formally received. The GST inclusive fees are listed below:

Community Facilities	\$3,401.70
Roads - CWB	\$1,909.00
Total	\$5,310.70

There are seven additional allotments created by this resource consent.

The appropriate level of contributions must be paid prior to the issue of certificates pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).

- Council's Biodiversity Officer regarded the subdivision as creating an opportunity to secure improvements to the ecological health of the Mangaone Stream through improving the water quality and biodiversity of a tributary.

The following measures are recommended to achieve this:

COPY

- o Permanent retirement from grazing and permanent exclusion of stock from riparian margins;
- o Permanent stock-proof fencing of the "central drain" to create riparian buffer margins no less than 5m in width; and
- o Planting appropriate native species of native plants within the buffer margins to improve water quality and biodiversity values.

NB: After discussion with the applicant it was determined that the above items could not be included as conditions of consent as they were not addressing an effect of the subdivision itself. The land uses the items seek to control are related to existing permitted land use activities and as such, in this instance lie outside the scope of the consent.

Reasons for Decisions:

In accordance with Sections 104, 104B and 221(3) 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 less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.



Colin Bridges
Senior Resource Consents Planner

22 January 2020

E & N Gawler, D & M Bruce, B & M Jarnell
Landlink Limited
PO Box 370
Waikanae 5250

By email to: ben@landlink.co.nz

Dear E & N Gawler, D & M Bruce, B & M Jarnell

RM190267: To undertake a ten lot fee simple subdivision to create seven additional lots

We are pleased to enclose the decision on your Resource Consent application.

As you will see from the decision, 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 lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents Manager no later than 15 working days from the date of receiving this consent.

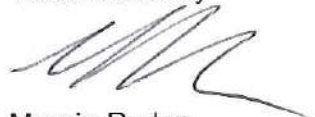
If you have any concerns regarding the conditions, please contact me prior to lodging an objection to discuss on (04) 2965 508 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

Please note 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. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Marnie Rydon
Senior Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM190267**

APPLICANT:	E & N Gawler, D & M Bruce, B & M Jarnell
LOCATION OF ACTIVITY:	319 Te Horo Beach Road, Te Horo
DESCRIPTION OF ACTIVITY:	To undertake a ten lot fee simple subdivision to create seven additional lots

DECISION:

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent to undertake a ten lot fee simple subdivision to create seven additional lots at 10 and 11 Brendan Drive and 319 Te Horo Beach Road, Te Horo (being Lot 100 DP 471199, Lot 42 DP 66147 and Lot 44 DP 66148) subject to the following conditions which were imposed under sections 108 and 220 of the Resource Management Act 1991 on 22 January 2020.

Conditions:

General

1. The e-survey dataset shall be in general conformity with the Landlink plan numbered 2039-P1-001 Revision G, stamped as 'Final Approved Plans' on 22 January 2020.
2. The proposed subdivision shall be constructed and established in general accordance with the following Landlink Limited plan:
 - 2039-P1-001, Revision G, stamped as 'Final Approved Plans' on 22 January 2020;

and the information lodged with application RM190267 together with the further information supplied by Landlink Limited, except where the development must be modified in accordance with any of the conditions of this consent.

Fees, Levies and Contributions

3. A Reserve Contribution of **\$48,676.74** is payable, GST inclusive (\$6,953.82 per additional rural allotment).
4. Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$628.00 plus \$314.00 per lot [total \$3,768.00 GST inclusive] for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

5. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements: 2012 (SDPR:2012). No works shall commence until the plans are approved by KCDC's Development Engineer.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the KCDC's SDPR: 2012 and to enable accurate construction.

6. The consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements 2012 (SDPR:2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
7. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the KCDC's SDPR: 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil Engineering

Note: 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.

8. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:
 - Commencement of works or recommencement after a substantial lapse;
 - Completed earthworks and prepared subgrade (roading);

- Finished base course before the commencement of road sealing;
- Road sealing – waterproof and final seal coat;
- Final inspection.

Foundation Design

9. Any future structure on each lot requiring a Building Consent in terms of Building Act provisions, shall have specific building location & foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer regard to the potential for earthquake induced liquefaction of the ground which the structure is to be located, and the potential effects of associated ground settlement and lateral spreading of the ground.

Note: Specifically designed building location & foundation are required in accordance with the Building Act 2004 as recommended in the report titled "Engineering Investigation for 10 Lot Subdivision for Nick Gawler: 317-319 Te Horo Beach Road, Te Horo" dated 18 December 2019, by Landlink Ltd. A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.

Access & Transport

10. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, concealed driveway sign shall be installed.
11. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, Right of way (Lot 6) movement lane shall be designed & constructed in accordance with KCDC typical rural right of way standard drawing no. KCDC-RD-016 R4.
12. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, vehicle crossing shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry of Right of Way (Lot 6) in accordance with KCDC rural residential crossing standard drawing no. KCDC-RD-017 R3.

Water Supply

13. The consent holder or future owners of Lots 2, 3, 4, 5, 7 & 8 shall provide on-site potable water storage with minimum 30,000 litres (50,000 litres is recommended).

It shall be the on-going responsibility of the lot owner(s) to provide, maintain and monitor the installation and operation of the individual household water supply in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation, and maintenance of individual household water supplies' (revised April 2006) that provides a minimum storage capacity of 30,000 litres where council supply is not available.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.

14. The consent holder or future owners of Lots 2, 3, 4, 5, 7 & 8 shall provide firefighting water provision complying with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

Wastewater

15. The consent holder or future owners of Lots 2, 3, 4, 5, 7 & 8 shall provide onsite wastewater treatment and disposal in general accordance with the findings, recommendations and constraints contained within the report titled "Engineering Investigation for 10 Lot Subdivision for Nick Gawler: 317-319 Te Horo Beach Road, Te Horo" dated 18 December 2019, by Landlink Ltd and in compliance with NZS1547:2012.

The owner is responsible to maintain and monitor their wastewater disposal so that any adverse effects on the environment are less minor.

Note: A consent notice under Section 221 of the Resource Management Act 1991 and registered against the new Computer Freehold Register for Lots 2, 3, 4, 5, 7 & 8. The Section 221 consent notice shall be prepared by Council at the cost of the consent holder. The Section 221 consent notice shall be issued with the Section 224(c) certificate to facilitate the recording of this condition which is to be complied with on an on-going basis.

Stormwater

16. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the stormwater disposal system shall be designed and constructed for Lots 2-8 in accordance with Part 3 Section E & Part 4 Schedule 4 of KCDC's SDPR:2012 and the requirements and intent of the report titled "Engineering Investigation for 10 Lot Subdivision for Nick Gawler: 317-319 Te Horo Beach Road, Te Horo" dated 18 December 2019, by Landlink Ltd.

Note: Note: 1% AEP event runoff from individual allotments shall be collected and disposed within the individual allotments or right of way. 1% AEP event runoff from the right of way shall be collected and disposed within the right of way.

In the event that the stormwater on-site disposal/attenuation system for individual allotments is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the certified stormwater disposal design as an option for compliance;

- the owners' responsibility to construct a system to meet the above performance standard
 - the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.
17. Any habitable building or addition/alteration on Lots 1 to 5 and 7 to 10 shall have the minimum floor level to the underside of the floor joist or under side of the slab of any habitable dwelling constructed shall be 4.0 metres above the 1953 Wellington MSL datum.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of the minimum building level to the underside of the floor joist or underside of the slab, which is to be complied with on an on-going basis.

Power and Telecommunications

18. The subdivision shall be serviced with electric power & telecommunication to lot boundaries of Lots 2, 3, 4, 5, 7 & 8. If alternative means of providing electrical and telecommunications services are proposed by the consent holder and approved by Council, or it is unlikely that services will be required, then a consent notice under Section 221 will be lodged on the title noting this.

Note: For the avoidance of doubt, 'serviced to lot boundaries' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.

Miscellaneous

19. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

As-built information upon completion of works

20. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for s224c certification in accordance with Section 1 of NZS4404:2010 and Part 4, Schedule 1 of the KCDC's SDPR:2012. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to vest in Council.

Plans and meeting of conditions

21. The consent holder shall supply a copy of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Easements

22. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Advice notes:

- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.
- 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.
- The subdivision may be completed in a series of stages, the size of which may be the subject of discussion between the consent holder and the Kapiti Coast District Council. Accordingly, Council will accept for consideration requests for individual certification pursuant to Sections 223 and 224(c) of the Resource Management Act 1991 which are agreed as stages of the overall development. At each stage of the development, before certification pursuant to Section 224(c) will be issued, each allotment in the relevant stage, including any balance allotment, must be fully serviced by all essential services, including road (which may be vested in a series of individual stages) as required by the conditions of this consent. All relevant conditions pertaining to the particular stage of the development must be met prior to the issue of the Section 224(c) certification appropriate to that stage.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or

by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.

- 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 the actual costs of materials or services 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.

- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall:
 - cease operations;
 - inform local Iwi (Ngati Raukawa);
 - inform the Heritage NZ and apply for an appropriate authority if required;
 - Take appropriate action, after discussion with Heritage NZ, Council and Iwi to remedy damage and/or restore the site.
- In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage NZ is required if the site is to be modified in any way.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- 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.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;

- footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
- b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings An information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
- Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roding Standard Drawings; and
 - Vehicle Crossing Guidelines
- Access, manoeuvring and vehicle movements relating to the development of the Lots must be compliant with the provisions of the District Plan and be in accordance with relevant standards in NZS4404:2010 and AS2890:2004 including but not limited to:
 - i. Driveway gradient and break over angles;
 - ii. Minimum parking requirements;
 - iii. On site manoeuvring;
 - iv. Road design standards;
 - v. Garage and parking dimensions;
 - vi. Visibility splays;
 - vii. Councils standard drawings; and
 - viii. Sight distances.

Where permitted standards are not complied with a resource consent will be required.

- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection

pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the Kapiti Coast District Council within 15 working days of notification of the decision.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2019/2020 Development Contribution 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 the consent was lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading & Transport - Districtwide	\$2,019.40
Stormwater - Districtwide	501.27
Community Infrastructure - Districtwide	1,716.59
Subtotal	\$4,237.27
Total (seven additional allotments)	\$29,660.85

There are seven additional allotments 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).

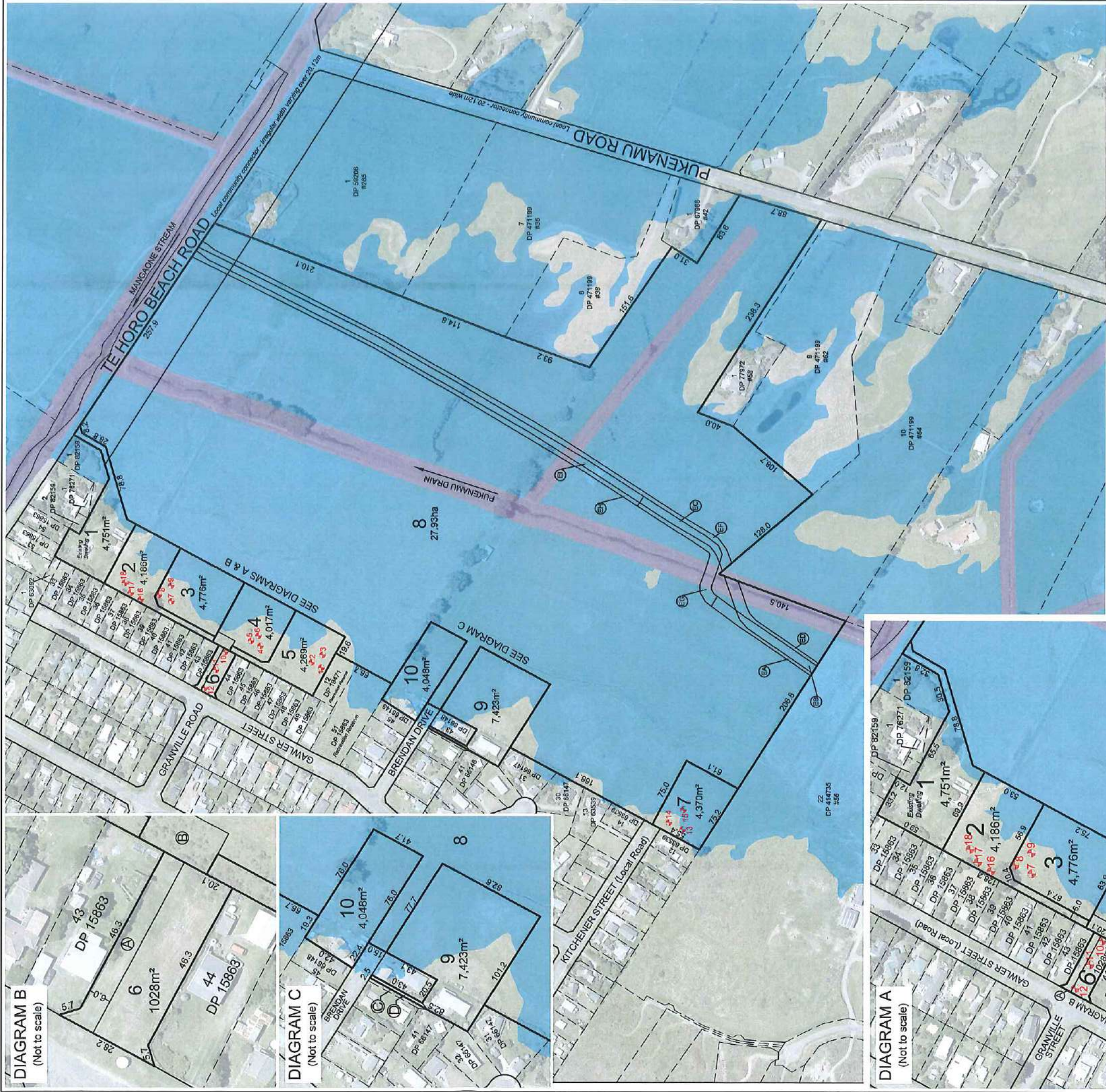
Reasons for Decision:

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 less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.



Marnie Rydon
Senior Resource Consents Planner



MEMORANDUM OF PROPOSED EASEMENTS		
Purpose / Interest	Shown	Benefitted Land
Right of way, right to convey electricity, water, telecommunications and computer media, right to drain water and sewage	A	Lot 6
	B	Lot 4
SCHEDULE OF EXISTING EASEMENTS		
Purpose / Interest	Shown	Creating Document
Right of Way	C	Lot 41 DP 66147
	D	Lot 11
Right to convey gas	EA, EB, EC, ED, EF, EG, EH, EI	Lot 8
		Documents EC 754562 and EC 754561, Instrument 8015171.1, Transfer 945625.2

KEY
KDCDC Ponding
KDCDC Residual Ponding
KDCDC Stream Corridors
Test Locations

NOTES

- Plan is in terms of New Zealand Transverse Mercator 2000
- Boundaries and existing easements are from GIP
- Aerial photography is from Kapiti Coast District Council and approximate only
- Areas and dimensions are subject to cadastral survey
- Flood hazard extent and levels are from Kapiti Coast District Council and indicative only
- Entire site is within Coastal Environment

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Revision	Comment	Name	Date
G	Additional test locations	CL	09/12/2019

Client		Nick Gawler	
Approved	PT	22/07/2019	
Checked	BA	22/07/2019	
Drawn	CL	30/04/2019	
Designed	-	-	
Surveyed	-	-	
Scale	1:4000 @ A3		



1 Ngaio Road - PO Box 370 - Waikanae 5036
www.landlink.co.nz | contactus@landlink.co.nz | 04 902 6161

Title
Proposed Subdivision of Lot 100 DP 471199,
Lot 44 DP 66148 and Lot 42 DP 66147

Project
Gawler Farm
319 Te Horo Beach Road, Te Horo

Drawing Number:
2039-P1-001
Revision:
G

**POST OR FAX THIS COMPLETED PAGE AT LEAST 48 HOURS
BEFORE CONSTRUCTION TAKES PLACE**

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM190267
Site Address:	319 Te Horo Beach Road, Te Horo LOT 100 DP 471199 CT 654199
Proposal:	To undertake a ten lot fee simple subdivision to create seven additional lots

Construction will take place on (date):

Owner's Contact Details

Name:

Postal Address:

Telephone:

Mobile:

Contractor's Contact Details (e.g. house relocation contractors)

Name:

Telephone:

Mobile:

.....
NAME

.....
DATE

30 January 2023

Classic Builders Wellington
C/- Wellington Resource Consents
info
wellingtonresourceconsents.co.nz

Dear David

RM 220327: To undertake earthworks in order to construct a dwelling that do not comply with the permitted activity standards.

We are pleased to enclose the decision on your Resource Consent application.

As you will see from the decision, 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 lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions please contact me prior to lodging an objection to discuss on (04) 2964 621 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

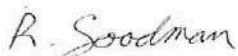
Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

Our team is continually working to improve the service we provide and we would appreciate your comments about your experience with our Resource Consent process.

We would be grateful if you could please take a few minutes to provide your feedback via the survey in the following link. If the link does not work, please copy the link and paste into the address bar of your internet browser.

<https://www.surveymonkey.com/s/kcdcconsents>

Yours sincerely



Ross Goodman
Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM220327**

APPLICANT:	Classic Builders Wellington
LOCATION OF ACTIVITY:	24C Gawler Street, Te Horo
DESCRIPTION OF ACTIVITY:	To undertake earthworks in order to construct a dwelling that do not comply with the permitted activity standards.

DECISION:

Granted subject to conditions on 30 January 2023.

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104C of the Resource Management Act 1991, hereby **grant** consent to undertake earthworks in order to construct a dwelling that do not comply with the permitted activity standards at 24C Gawler Street, Te Horo, (LOT 5 DP 512385) subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

- 1 The proposed activity shall be undertaken completed in general accordance with the plans prepared by Classic Builders titled "Rose & Brooke Teague at 24C Gawler Street, Te Horo " dated 1/09/2022, information and specifications lodged with the application and held on the file RM220327 except where modified by conditions of consent with reference to the following plans stamped as "Final Approved Plans" on 30 January 2023:

- Site Plan Sheet No. 1.1
- Site Plan Landscaping Sheet No. 1.4.1
- Earthworks Section 1 Sheet No. 1.4.2
- Earthworks Section 2 Sheet No. 1.4.3

- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner is required under the Heritage New Zealand Pouhere Taonga Act 2014:-
 - cease operations;
 - inform local Iwi (Ngati Hapu);
 - inform the Heritage New Zealand and apply for an appropriate authority if required;
 - Take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.

Note: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage New Zealand is required if the site is to be modified in any way.

- A section 72 notice may be placed on the record of title noting that the site is subject to a Natural Hazard – Pounding.

Reasons for Decision:

In accordance with Sections 104 and 104ABCD of the Resource Management Act 1991, Kapiti Coast District Council has granted consent to this application for the reasons that:

1. The actual and potential effects associated with the proposed activity are less than minor.
2. The proposal is in general accordance with the relevant provisions of the Operative District Plan.
3. The proposal is consistent with Part 2 of the RMA.

A full copy of the reasons for granting consent is contained in the decision report.

R. Goodman

Ross Goodman
Resource Consents Planner

**POST OR FAX THIS COMPLETED PAGE AT LEAST 48 HOURS
BEFORE CONSTRUCTION TAKES PLACE**

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM220327
Site Address:	24C Gawler Street, Te Horo LOT 5 DP 512385
Proposal:	To undertake earthworks in order to construct a dwelling that do not comply with the permitted activity standards.

Construction will take place on (date):
--

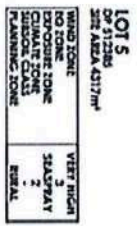
Owner's Contact Details	
Name:	
Postal Address:	
Telephone:	Mobile:

Contractor's Contact Details (e.g. house relocation contractors)	
Name:	
Telephone:	Mobile:

SIGNED:

.....
NAME

.....
DATE



**classic
builders**
140 17TH AVE.
TASMANIA SOUTH,
TASMANIA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.com.au

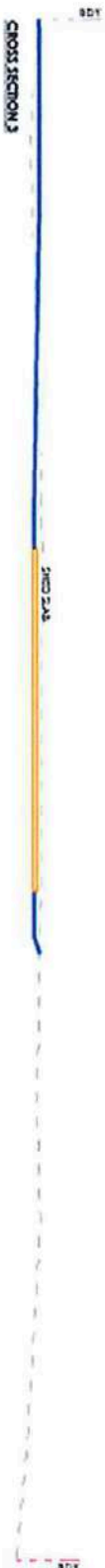
Clinical Pharmacokinetics 1 (Contd.)

ROSE & BROOKE TEAGUE

[illegible]

4. 2.00 DEC/AN WATER TANK ABOVE GROUND
2.700.000 LIT. TANK (T250) FOR ROYALTY WATER
4.2.00 000 LIT. TANK (T250) FOR RIT RITING

RM 220327
FINAL APPROVED PLANS
30/01/2023



**classic
builders**
 140 TOWN AVE
 TARRAGONA SOUTH,
 NSW 2530
 P: (07) 571 2711
 F: (07) 571 6122
 W: classicbuilders.com

CLASSIC BUILDERS DESIGN & BUILD
 LOCAL SUBDIVISION: LOT 5 - DP 512383
 34C CAMDEN STREET
 TARRAGONA
 NSW 2530
 CLIENT: EARTH COAST DISTRICT COUNCIL

CLIENT: EARTH COAST DISTRICT COUNCIL
 CLIENT PROJECT / DATE:

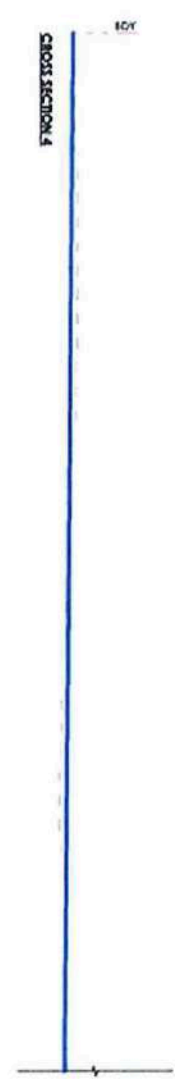
ROSE & BROOKE TEAGUE

THESE PLANS SHOW THE
 DESIGN OF THE ROAD AND
 FLOOD ZONE. THE
 DESIGN IS BASED ON THE
 INFORMATION PROVIDED
 BY THE CLIENT. THE
 DESIGN IS SUBJECT TO
 APPROVAL BY THE
 EARTH COAST DISTRICT COUNCIL.

EARTHWORKS SECTIONS SHIT 1

DATE: 14/01/2023
 PROJECT NO: 220327
 PROJECT NAME: EARTHWORKS SECTIONS SHIT 1
 SCALE: 1:200
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 220327
 PROJECT NAME: EARTHWORKS SECTIONS SHIT 1
 SCALE: 1:200
 DRAWN BY: [Name]
 CHECKED BY: [Name]

RM 220327
 FINAL APPROVED PLANS
 30/01/2023



160 7TH AVE
 TABANKA SOUTH,
 P. 607 271 2711
 W. 0800 666 666
 classicbuilders.co.nz

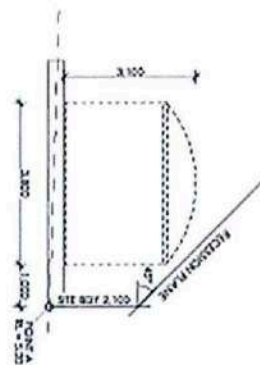
CLASSIC BUILDERS DESIGN & BUILD
 LOT 5 - OF 11285
 2ND CLAMBER STREET
 LE HOCK
 EARTH COAST
 EARTH COAST DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

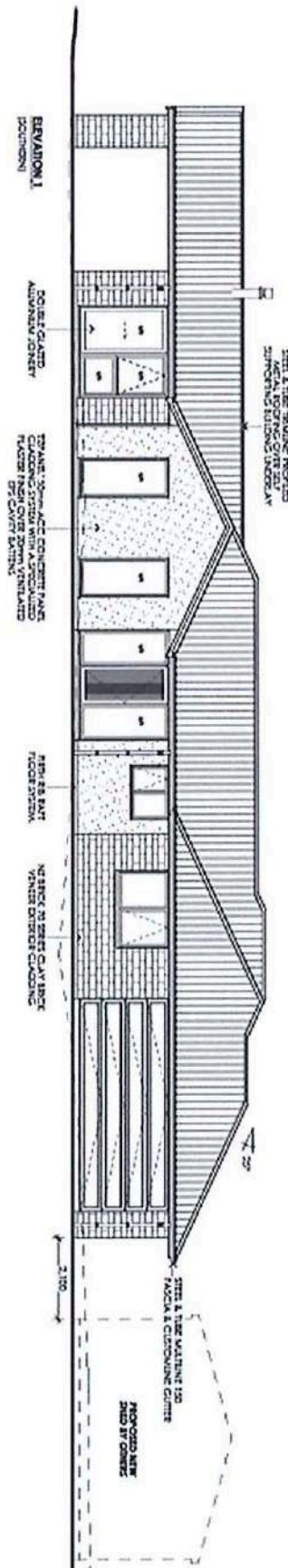
THESE PLANS SHALL BE
 VALID FOR THE
 CONSTRUCTION OF THE
 BUILDING ONLY AND
 SHALL NOT BE USED FOR
 ANY OTHER PURPOSES
 WITHOUT THE WRITTEN
 CONSENT OF THE
 DESIGNER

DATE	BY	REVISION
10/12/2022	ROSE & BROOKE TEAGUE	1.0
10/12/2022	ROSE & BROOKE TEAGUE	1.1
10/12/2022	ROSE & BROOKE TEAGUE	1.2
10/12/2022	ROSE & BROOKE TEAGUE	1.3
10/12/2022	ROSE & BROOKE TEAGUE	1.4
10/12/2022	ROSE & BROOKE TEAGUE	1.5
10/12/2022	ROSE & BROOKE TEAGUE	1.6
10/12/2022	ROSE & BROOKE TEAGUE	1.7
10/12/2022	ROSE & BROOKE TEAGUE	1.8
10/12/2022	ROSE & BROOKE TEAGUE	1.9
10/12/2022	ROSE & BROOKE TEAGUE	2.0

BUILDING ENVELOPE EER MATRIX				
ELEVATION 3				
Wind Factor	Wind Speed	Wind Dir.	Wind Sway	Wind Score
Wind zone (see IBC 2603)	Low risk	Low risk	Low risk	2
Number of exposures	Low risk	Low risk	Low risk	2
Roof/wall intersection design	Low risk	Low risk	Low risk	2
Roof width	High risk	High risk	High risk	3
Overlapse complexity	Average risk	Average risk	Average risk	1
Deck design	Low risk	Low risk	Low risk	1
Total Risk Score				5

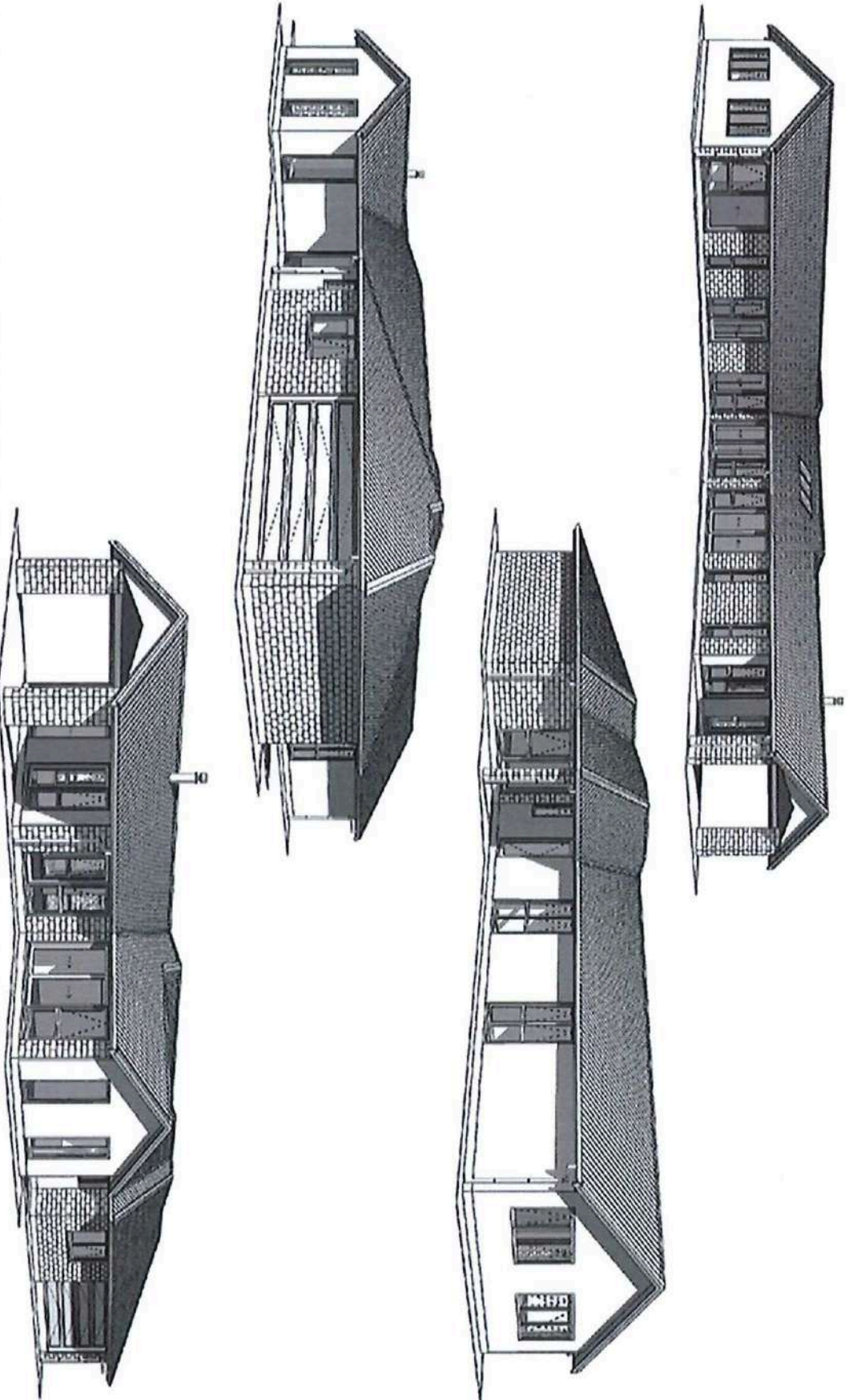


Safety Claims
A safety panel within doors of many homes is certified by a group known as the American National Standards Institute (ANSI) as being safe. The ANSI is a voluntary organization that sets standards for products and services. The ANSI has a list of products that are certified as being safe. The list includes doors, windows, and other products. The ANSI also has a list of products that are not certified as being safe. The list includes doors, windows, and other products. The ANSI also has a list of products that are not certified as being safe. The list includes doors, windows, and other products.

[illegible]

RM 220327
FINAL APPROVED PLANS
30/01/2022

RM 220327
 FINAL APPROVED PLANS
 30/01/2023



160 7TH AVE
 DARRANGA SOUTH,
 3151 ACRES
 P: (07) 571 2761
 F: (07) 571 6122
 M: 0845608664

CLASSIC BUILDERS DESIGN & BUILD
 LOT 5 - DP 312363
 34C GAWLER STREET
 5400 COAST
 5400 COAST
 5400 COAST

CLAYTON DISTRICT COUNCIL

ROSE & BROOKE TEAGUE

PROPERTY OF ROSE & BROOKE TEAGUE
 34C GAWLER STREET
 5400 COAST
 5400 COAST
 5400 COAST

3D ELEVATIONS
 3.2



KAPITI COAST DISTRICT COUNCIL

Inquiries to: Mr Thomson

Ref: ORS78A

Correspondence
to be addressed to:
THE GENERAL MANAGER

4 May 1992

Truebridge Associates
522 Queen Street
LEVIN

Dear Sirs

**SCHEME PLAN ORS78A - PROPOSED SUBDIVISION AT PUKENAMU ROAD, TE
HORO FOR N C GAWLER**

I advise that pursuant to Section 105(1)a of the Resource Management Act 1991, Council approves Scheme Plan ORS78A subject to the following conditions:

1. The Surveyor is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council Engineering fees of \$120.40 (GST inclusive) per new lot created.
3. The subdivider shall either:
 - (a) Certify that a building site is available on Lots 1, 2 and 3 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of Kapiti Coast District Council Building Bylaw

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 600mm 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 Kapiti Coast District Council Building Bylaw.

In cases within the provisions of Clause 3(b) above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

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

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

Attention is drawn to the Council requirement that:

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

4. The entrance to Lot 1 at the intersection with Pukenu Road shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer.
5. The existing culvert which crosses the access leg to Lot 1 shall be replaced with RCRRJ pipes. Stormwater calculations shall be provided to demonstrate that inundation of the access will not occur during a 5 year design storm within the localised catchment.
6. All sections shall have drive-on access no steeper than 1 in 5.
7. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The boundaries of any entranceway to a rear lot are to be designed to the satisfaction of the Subdivisional Engineer. (Refer to Appendix 4 of the Horowhenua County Council District Scheme).
9. A bench mark level reference point shall be provided within the road reserve of the subdivision with Pukenu Road. The datum shall be Mean Sea Level.
10. Access from the road to the sand ridges within Lots 1, 2 and 4 shall be built up as necessary to prevent ponding over the access to building sites. Earthworks shall comply with the requirements of the current issue of NZS 4431. The formation shall be metalled as required to ensure that wind erosion of soil, sand or other material does not become a nuisance. All work shall be to the satisfaction of the Subdivisional Engineer.

11. 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 lots in the subdivision.

Any easement that is required by the Subdivisional Engineer is to be prepared by Solicitors at the owner's expense.

12. A restrictive covenant shall be prepared by solicitors at the owner's expense to restrict any dwelling on Lots 1, 2 and 4 to the land above the 5 metre contour level shown on the scheme plan. The covenant document shall note that the siting of any dwelling and septic tank disposal system within the approved area and the siting of any accessory buildings below the 5 metre contour shall be to the satisfaction of the Regulatory Services Manager.
13. The payment of reserves contribution of \$1,200 (being 3% of $\frac{1}{4}$ the value of Lots 1 and 3).
14. All costs arising from any of the above conditions shall be at the expense of the Subdivider.

Yours faithfully

C R Thomson
PLANNING OFFICER

MdG



The Chairman and Members
SUBDIVISIONS SUBCOMMITTEE

SCHEME PLAN ORS78A - PROPOSED SUBDIVISION AT PUKENAMU ROAD, TE
HORO FOR N C GAWLER

Scheme Plan ORS78A attached shows a revision of Scheme Plan ORS78 which was deferred from consideration at the February meeting of the Subdivisions Subcommittee. The Subcommittee was not satisfied that the information contained on the earlier plan was sufficient to establish that the subdivision complied with the Transitional District Plan. The revised proposal shows the location of the proposed lots in relation to the balance of the farm property. The proposed farm lots (Lot 2 and 4) are increased in size from 5ha to 7ha. The enlarged areas of these lots are appropriate to the land type and potential farming uses, and are consistent with the size of other farm lots in the vicinity previously approved by Council.

RECOMMENDATION

That pursuant to Section 105(1)a of the Resource Management Act 1991, Council approve Scheme Plan ORS78A subject to the following conditions:

1. The Surveyor is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council Engineering fees of \$120.40 (GST inclusive) per new lot created.
3. The subdivider shall either:
 - (a) Certify that a building site is available on Lots 1, 2 and 3 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of Kapiti Coast District Council Building Bylaw

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 600mm 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 Kapiti Coast District Council Building Bylaw.

In cases within the provisions of Clause 2(b) above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

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

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

Attention is drawn to the Council requirement that:

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4. The entrance to Lot 1 at the intersection with Pukenu Road shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer.
5. The existing culvert which crosses the access leg to Lot 1 shall be replaced with RCRRJ pipes. Stormwater calculations shall be provided to demonstrate that inundation of the access will not occur during a 5 year design storm within the localised catchment.
6. All sections shall have drive-on access no steeper than 1 in 5.
7. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The boundaries of any entranceway to a rear lot are to be designed to the satisfaction of the Subdivisional Engineer. (Refer to Appendix 4 of the Horowhenua County Council District Scheme).
9. A bench mark level reference point shall be provided within the road reserve of the subdivision with Pukenu Road. The datum shall be Mean Sea Level.
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with the requirements of the current issue of NZS 4431. The formation shall be metalled as required to ensure that wind erosion of soil, sand or other material does not become a nuisance. All work shall be to the satisfaction of the Subdivisional Engineer.

11. 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 lots in the subdivision.

Any easement that is required by the Subdivisional Engineer is to be prepared by Solicitors at the owner's expense.

12. A restrictive covenant shall be prepared by solicitors at the owner's expense to restrict any dwelling on Lots 1, 2 and 4 to the land above the 5 metre contour level shown on the scheme plan. The covenant document shall note that the siting of any dwelling and septic tank disposal system within the approved area and the siting of any accessory buildings below the 5 metre contour shall be to the satisfaction of the Regulatory Services Manger.
13. The payment of reserves contribution of \$1,200 (being 3% of $\frac{1}{2}$ the value of Lots 1 and 3).
14. All costs arising from any of the above conditions shall be at the expense of the Subdivider.

Report prepared by:



for C R Thomson
PLANNING OFFICER

29 April 1992

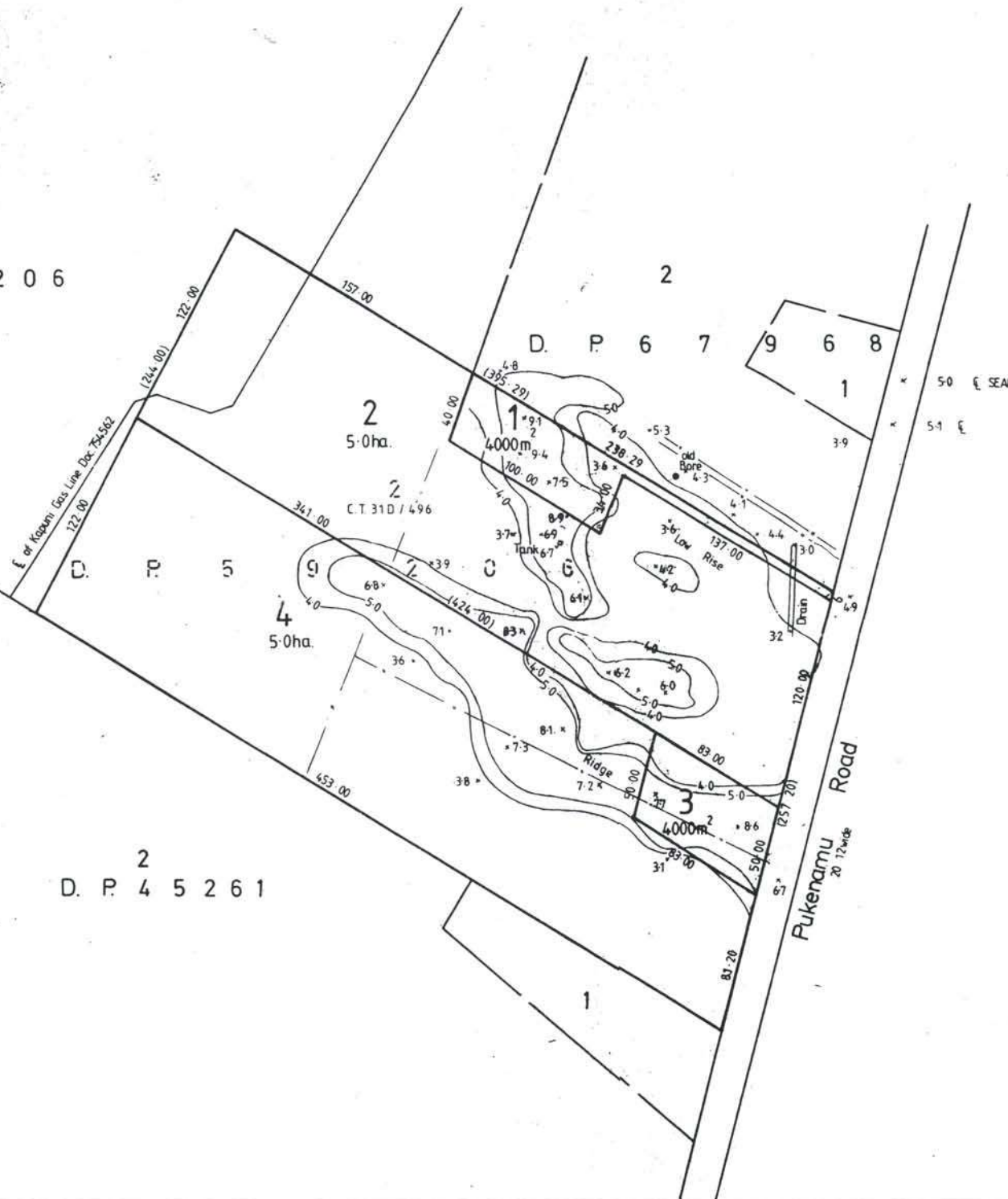
MAS

ORS 78
N C Gawler

D. P. 5 9 2 0 6

109

D. P. 4 5 2 6 1



Lots 1-4 being proposed subdivision of
lot 2 D.P.59206

COMPRISED IN C.T. 31D / 496
REGISTERED PROPRIETOR
Mr N. C. Gawler
LOCAL AUTHORITY
Kapiti Coast District Council
SURVEY BLOCK & DISTRICT
II Kaitawa
DATE August 1991
SCALE 1:2000

DECLARATION

I Geoffrey Michael Truebridge registered surveyor hereby
that this scheme plan was prepared by me

Registered Proprietor

NOTE : All areas and dimensions are subject to the final

Prepared by:

**Truebridge
Associates**

Registered Surveyors
and
Land Development
Consultants

Levin

View Instrument Details



Instrument No 9843873.3
Status Registered
Date & Time Lodged 07 October 2014 09:02
Lodged By Cook, Kim Leone
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
-----------------------------	---------------

654195	Wellington
654196	Wellington
654197	Wellington
654198	Wellington
654199	Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by James Clifford Simpson as Territorial Authority Representative on 06/10/2014 04:52 PM

*** End of Report ***



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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 471199
AND RESOURCE CONSENT NO. RM 100220**

**(BEING THE SUBDIVISION OF LOT 2 DP 67968, LOTS 2 AND 4 DP 77972 AND PT. LOT 2 DP 59206),
AT 285 TE HORO BEACH ROAD, TE HORO
FOR N GAWLER**

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 7 to 10 and 100:** No building shall exceed eight metres in height above ground level. For the avoidance of doubt, the terms 'building', 'height' and 'ground level' shall be the same as those set out in the Operative District Plan.
2. **With respect to Lots 7 to 10 inclusive:** The floor level of any building shall not be any higher than 7.5 metres above mean sea level (Wellington Datum). Any building and/or earthworks shall be prohibited on those parts of the land which are above 8.0 metres above mean sea level with the exception of works which may be necessary to construct access and/or flood free sewage disposal fields.
3. **With respect to Lots 7 to 10 and 100:** The colours of all external components of buildings and structures (including guttering, spouting and window joinery) shall be restricted to tones within greyness groups A and B of the British Standard (BS) 5252 range, with a maximum reflectivity of 40%.
4. **With respect to Lots 7 to 10 and 100:** The minimum floor level to the underside of the floor joist or under side of the slab of any habitable dwelling shall be 5.0 metres above mean sea level (Wellington Datum).
5. **With respect to Lots 7 to 10 and 100:** Foundation design and construction for any new building or additions and alterations to a building on any of the lots not subject to earthworks in accordance with NZS 4431, shall take into account the findings and recommendations within the subdivision engineering report document entitled "Proposed Subdivision of Gawler Farm, Te Horo", dated 29 November 2010. A copy of the report is available in Council's Office on file RM100220 (and stored under e-docs reference #504580) at any time the office is open to the public.

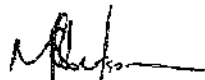
Consent Notice – DP 471199

6. With respect to Lots 7 to 10 and 100: A stormwater disposal design shall be submitted at the time building consent is sought for any new dwelling. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Kapiti Coast District Council Subdivision and Development Principles and Requirements and shall thereafter be maintained to operate in accordance with the approved design.
7. With respect to Lots 7 to 10 and 100: Any on site wastewater treatment and disposal design shall take into account the findings and recommendations within the subdivision engineering report document entitled "Proposed Subdivision of Gawler Farm, Te Horo", dated 29 November 2010. A copy of the report is available in Council's Office on file RM100220 (and stored under e-docs reference #504580) at any time the office is open to the public.
It shall be the ongoing responsibility of the landowner to maintain and monitor their wastewater disposal system so that any adverse effects on the environment are minor.
8. With respect to Lots 7 to 10 and 100: It shall be the ongoing responsibility of the owners of the individual lots to provide, maintain and monitor the installation and operation of an individual household water supply in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation, and maintenance of individual household water supplies' (revised April 2006) that provides a minimum storage capacity of 30,000 litres.
It shall be the ongoing responsibility of the landowner to maintain and monitor their water supply so that any adverse effects on the environment are minor.
9. With respect to Lots 7 to 10 and 100: Fire fighting requirements for any dwelling shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008. At the time of construction, a minimum storage of 7,000 litres of water for fire fighting purposes shall be provided to each habitable building connected to a domestic sprinkler system installed in compliance with the SNL PAS 4509:2008.
It shall be the ongoing responsibility of the landowner to maintain and monitor the fire fighting system to ensure that it is in full working condition at all times.

Issued in respect of application No. RM 100220 on this 17th day of September, 2014.



David Wayne Gair
AUTHORISED OFFICER



Monique Sarah Robertson
AUTHORISED OFFICER

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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 512385
AND RESOURCE CONSENT NO. RM190267**

(being the subdivision of Lot 100 DP 471199, Lot 42 DP 66147 and
Lot 44 DP 66148)
At 319 Te Horo Beach Road, Te Horo
For E & N Gawler, D & M Bruce, B & M Jarnell

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 in respect to **Lots 1-10** the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 1-10:** Any structure requiring a building consent in terms of the Building Act 2004 provisions shall have a specific building location and foundation design in accordance with the findings and recommendations within the *Engineering Investigation for 10 Lot Subdivision for Nick Gawler. 317-319 Te Horo Beach Road, Te Horo* prepared by Landlink Ltd and dated 18 December 2019, submitted to Council in relation to application no. RM190267.

A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7532712.
2. **With respect to Lots 2-5, 7 and 8:** An onsite potable water supply with a minimum of 30,000 litres (50,000 litres is recommended) shall be provided, maintained and monitored in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation, and maintenance of individual household water supplies' (revised April 2006).
3. **With respect to Lots 2-5, 7 and 8:** A firefighting water supply shall be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

4. **With respect to Lots 2-5, 7 and 8:** Onsite wastewater treatment and disposal shall be provided in general accordance with the findings, recommendations and constraints contained within the *Engineering Investigation for 10 Lot Subdivision for Nick Gawler. 317-319 Te Horo Beach Road, Te Horo* prepared by Landlink Ltd and dated 18 December 2019, submitted to Council in relation to application no. RM190267.

A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7532712.

It shall be the ongoing responsibility of the owner to maintain and monitor their wastewater disposal so that any adverse effects on the environment are less than minor.

5. **With respect to Lots 2-8:** Onsite stormwater disposal shall be provided and shall be designed and constructed in accordance with the principles contained in Part 3 Section E of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and shall take into account the findings and recommendations within the *Engineering Investigation for 10 Lot Subdivision for Nick Gawler. 317-319 Te Horo Beach Road, Te Horo* prepared by Landlink Ltd and dated 18 December 2019, submitted to Council in relation to application no. RM190267.

A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7532712.

It shall be the ongoing responsibility of the owner to construct and maintain a system which meets the above performance standard.

6. **With respect to Lots 1-5 and 7-10:** The minimum flood level to the underside of the floor joist or underside of the slab of any habitable building including additions and alteration shall be 4.0 metres above the 1953 Wellington MSL datum.
7. **With respect to Lot 8:** No reticulated telecommunication service is provided to this Lot. It is the responsibility of the owner to provide telecommunication services, not Council.
8. **With respect to Lot 8:** No reticulated power service is provided to this Lot. It is the responsibility of the owner to provide power services, not Council.

Issued in respect of application no. RM190267 on this 11th day of January 2021.



Marnie Shayne Rydon
AUTHORISED OFFICER



Amy Maree Camilleri
AUTHORISED OFFICER



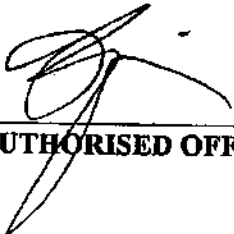
KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 77972
THE SUBDIVISION OF PART LOT 2 DP 59206
PUKENAMU ROAD, TE HORO
FOR N C GAWLER

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 condition is to be complied with on a continuing basis:

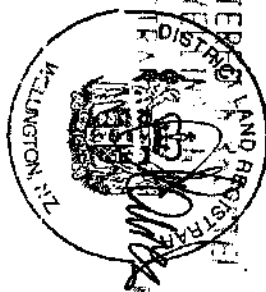
1. That specific foundation design by a registered engineer will be required for any new dwelling on Lot 3 in accordance with the recommendations within the geotechnical assessment prepared by Payne Sewell Ltd dated 2 May 1994 and available in Council's Resource Consents Office.
2. All dwellings on Lots 1, 2 and 4 shall be located on the sand ridges within these lots comprising the land above the 5 metre contour level as defined on the scheme plan of subdivision ORS78. Copies of the scheme plan are available in Council's Resource Consents Office. Only accessory buildings may be located below the 5 metre level subject to compliance with the Building Act 1991.

Dated this 29th day of January 1998.


AUTHORISED OFFICER

3.00 11.MAY98 B 665346.4

PARTICULARS ENTERED IN
LAND REGISTRY WITHIN
LAST LAND REGISTRATION



RECALL FILE LABEL



F5000004227671