# Sharalyn Fraser

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein



26 March 2025

Jeremy Collins

#### LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 158 Raumati Road, Raumati.

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: <a href="https://www.kapiticoast.govt.nz">www.kapiticoast.govt.nz</a>

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:

158 Raumati Road, Raumati

#### **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.

#### **Application details**

**Applicant** Jeremy Collins

LIM number L250371

**Application date** 18/03/25

**Issue date** 26/03/25

#### **Property details**

**Property address** 158 Raumati Road, Raumati

Legal description LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT

Area (hectares) 0.3476

#### **Valuation information**

Valuation number 1530117100

**Capital value** \$1,800,000

**Land value** \$810,000

Improvements value \$990,000

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

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#### **Attachments**

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

#### 1. Rates

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

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

Current rates year Current Rates Year 2024 to 2025

Annual rates \$8,581.30

This includes Greater Wellington Regional Council rates

Next instalment date 06/06/25

Arrears for previous years \$0.00

**Water rates** \$636.70 last year (2023/24)

All water used is charged for at a volumetric rate of \$1.19 (incl. GST) per cubic metre (1000 litres) and a fixed annual charge of \$222.00 (incl. GST) per separately used or inhabited part of a rating unit, charged at a daily rate of \$0.6066, calculated on

the number of days in each invoice period.

Water balance due \$0.00

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

### 2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

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**

23/06/20	BUILDING CONSENT 200290: New pool house with concrete slab floor, weatherboard cladding to bathroom/pump house facilities & metal tile: Code Compliance Certificate issued 31/01/24  AMENDMENT 200290A: Extend side walls by 760mm to the first pillar. Iron roof (from tile). Roof rafters continued past fire. Outdoor kitchen side walls (shist clad).
31/03/20	BUILDING CONSENT 200129 : Installation of fencing around swimming pool. : Code Compliance Certificate issued 13/04/22
30/01/20	BUILDING CONSENT 200012 : Ensuite renovation : Code Compliance Certificate issued 16/10/20
03/07/18	CERTIFICATE OF ACCEPTANCE CA0304 : New plumbing connections : Cert of Acceptance Issued 03/07/18
29/05/07	BUILDING CONSENT 070367: New dwelling: Code Compliance Certificate issued 27/02/08  AMENDMENT 070367A: Lowering of garage floor, wet area shower & relocation of bathroom fittings, change window sizes.  AMENDMENT 070367B: Louvered roof.

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

The Certificate of Acceptance relates to building work that was undertaken without first obtaining Building Consent. Council did not carry out any inspections during construction that would normally be undertaken as part of the Building Consent process.

Building Consent 070367 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 <u>BRANZ Map</u>. 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

SW2211: The last inspection, completed on 5/04/2022 [final inspection for BC 200129] revealed that the barriers restricting access to the pool complied with the Building Act 2004.

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 Residential

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

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

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 <a href="https://www.gw.govt.nz/">www.gw.govt.nz/</a>.

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 Residential in the Operative District Plan (2021).

This property was created via subdivision in 1998 under resource consent number RM940029. A copy of the Decision, Deposited Plan (DP86209) and Record of Title is provided with this LIM.

This property is subject and/or appurtenant to rights to water and sewage drainage, water, gas and power supply and telephone transmission.

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

A Section 221 Consent Notice was imposed as part of this subdivision which requires certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

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

#### Land Information Memorandum

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

RESOURCE CONSENT 070033: Earthworks greater than 20cu m in ponding area for foundations of proposed dwelling, including a portion of the driveway.

RESOURCE CONSENT 950405: 5 additional residential lots.

RESOURCE CONSENT 940029: 5 additional residential lots.

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

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

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

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

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

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

#### 5. Special Features and Characteristics of the land

In this section: information known to Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that is known to the Council.

#### **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 <a href="https://www.gw.govt.nz/">www.gw.govt.nz/</a>.

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).

#### **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 <u>Greater Wellington - Search Selected Land Use Register (gw.govt.nz)</u>.

#### **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: <a href="www.kapiticoast.govt.nz/coastal-science">www.kapiticoast.govt.nz/coastal-science</a>. 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.
- 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.

#### **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 <a href="https://www.kapiticoast.govt.nz/our-district/cdem/qet-prepared/tsunami-zones/">www.kapiticoast.govt.nz/our-district/cdem/qet-prepared/tsunami-zones/</a>.

#### **Other Information**

Part of the property is shown to be subject to and adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

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

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

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

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

Part of the property is shown to be adjacent 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.

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.

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

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

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

#### 8. Drinking water supply

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

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

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)

#### **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**









Date Printed: March 18, 2025



# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

#### **Historical Search Copy**



Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier WN53D/850

Land Registration District Wellington

Date Issued 17 November 1998

**Prior References** WN48B/797

**Estate** Fee Simple

Area 3476 square metres more or less
Legal Description Lot 2 Deposited Plan 86209

**Original Registered Owners** 

Paul William Weaver, Vivien Margaret Weaver and Guy Douglas Weaver

#### **Interests**

Appurtenant hereto are sewage drainage rights specified in Easement Certificate B512002.3

The easements specified in Easement Certificate B512002.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to water and sewage drainage, water, gas and power supply and telephone transmission specified in Easement Certificate B531403.3 - 29.7.1996 at 3.22 pm

The easements specified in Easement Certificate B531403.3 are subject to Section 243 (a) Resource Management Act 1991

B693796.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 17.11.1998 at 11.30 am

Appurtenant hereto are rights to water and sewage drainage, water supply, gas supply, electricity and telephone specified in Easement Certificate B693796.4 - 17.11.1998 at 11.30 am

Subject to a water drainage right over part marked G on DP 86209 specified in Easement Certificate B693796.4 - 17.11.1998 at 11.30 am

The easements specified in Easement Certificate B693796.4 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer B731230.2 - 1.7.1999 at 2.35 pm

B731230.3 Mortgage to The National Bank of New Zealand Limited - 1.7.1999 at 2.35 pm

5649085.1 Discharge of Mortgage B731230.3 - 9.7.2003 at 9:00 am

5649085.2 Transfer to David Raymond John Hooker and Michele Dionne Hooker - 9.7.2003 at 9:00 am

6741632.1 Transfer to Panel Holdings Limited - 3.2.2006 at 9:00 am

6741632.2 Mortgage to Basecorp Finance Limited - 3.2.2006 at 9:00 am

7182691.1 Discharge of Mortgage 6741632.2 - 3.1.2007 at 9:00 am

7182691.2 Transfer to Russ Charles Martin and Bettina Dawn Martin - 3.1.2007 at 9:00 am

7508535.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - 20.8.2007 at 9:00 am

- 8112722.3 Mortgage to Westpac New Zealand Limited 23.4.2009 at 11:34 am
- 9464877.1 CAVEAT BY DEAN MINCHINGTON AND SUSANNE LEIGH MINCHINGTON 19.7.2013 at 4:55 pm
- 9972763.1 Withdrawal of Caveat 9464877.1 13.3.2015 at 11:06 am
- 9972763.2 Discharge of Mortgage 8112722.3 13.3.2015 at 11:06 am
- 9972763.3 Transfer to Dean Minchington and Susanne Leigh Minchington 13.3.2015 at 11:06 am
- 9972763.4 Mortgage to ANZ Bank New Zealand Limited 13.3.2015 at 11:06 am
- 11012559.1 Discharge of Mortgage 9972763.4 2.2.2018 at 2:44 pm
- 11012559.2 Transfer to Jeremy William Collins and Natalie Kate Collins 2.2.2018 at 2:44 pm
- 11012559.3 Mortgage to ASB Bank Limited 2.2.2018 at 2:44 pm

LT69

53D/85

Reference:

Prior CT: 48B/797 Document No.: B693796.3



#### REGISTER

#### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 17th day of November One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

#### WITNESSETH that BARRY WICKENS and MAURICE TREVOR TURNER

are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 3476 square metres, more or less being **LOT 2** 

**DEPOSITED PLAN 86209** 

Appurtenant hereto are sewage drainage rights over part Lots 3, 4 & 5 marked F, G & H DP 82356 CsT 49A/33, 34 & 35 respectively as specified in Easement Certificate B512002.3.

Appurtenant hereto is a water and sewage drainage, water, gas and power supply and telephone transmission easement over part Lot 5 marked E DP 81882 CT 48B/796 as specified in Easement Certificate B531403.3 - 29.7.1996 at 3.22

The above easements are subject to Section 243(a) Resource Management Act 1991

B436009.2 Mortgage to BISCHARGED Wargaret Mary Wickens - 29.5.1995 at 9.26

B693796.2 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council.

B693796.4 Easement certificate affecting Lots on DP 86209 unless specified

80207 uness specified		
NATURE	SERVIENT	DOMINANT
	LAND	LAND
Water and Sewage	3-A	2
Drainage, Water Supply,	CT 53D/851	
Gas Supply, Electricity	ļ.	
and Telephone		
Water and Sewage	4-D	2
Drainage, Water Supply,	CΓ 53D/852	
Gas Supply, Electricity	ŀ	Į.
and Telephone		
Water Drainage	2-G	Lot 1 DP
)		79386
		CT 45D/832

The above easements will be subject to Section 243(a) Resource Management Act 1991when created

All 17.11.1998 at 11.30.

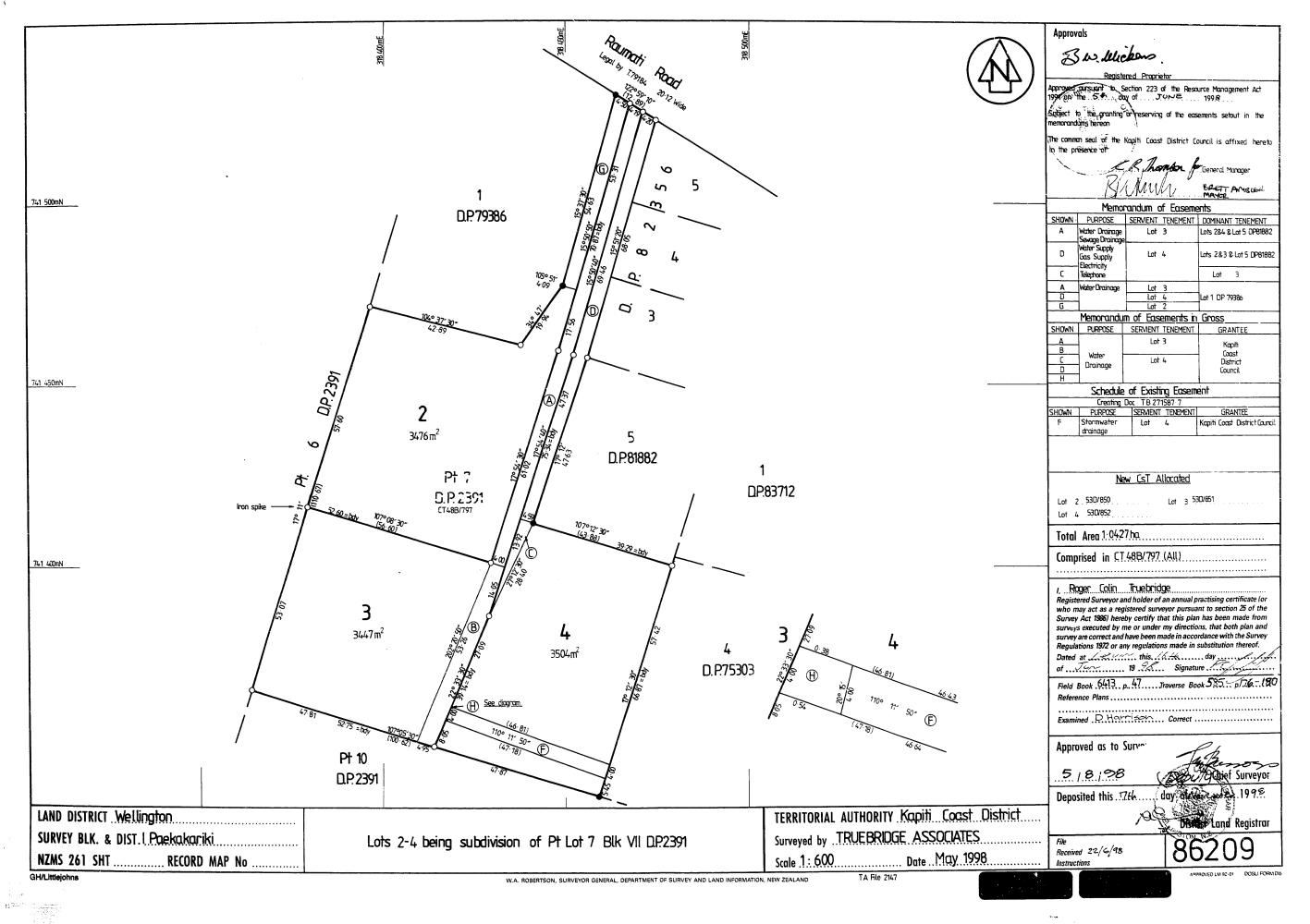
B731230.2 Transfer to Paul William Weaver, Vivien Margaret Weaver and Guy Douglas Weaver

Land Covenant in Transfer B731230.2

B731230.3 Mortgage to The National Bank of New Zealand Limited all 1.7.1999 at 2.35.

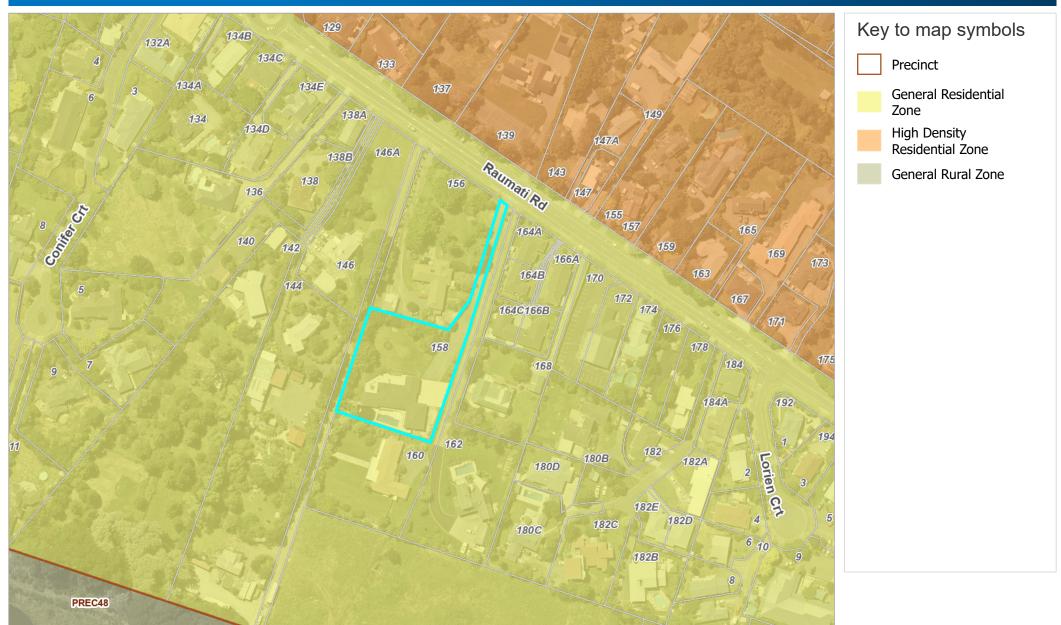
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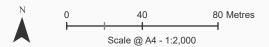
Transaction ID 5213437 Client Reference asmith026



# Operative District Plan 2021 - Zones and Precincts 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)





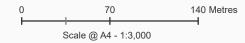


## Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)





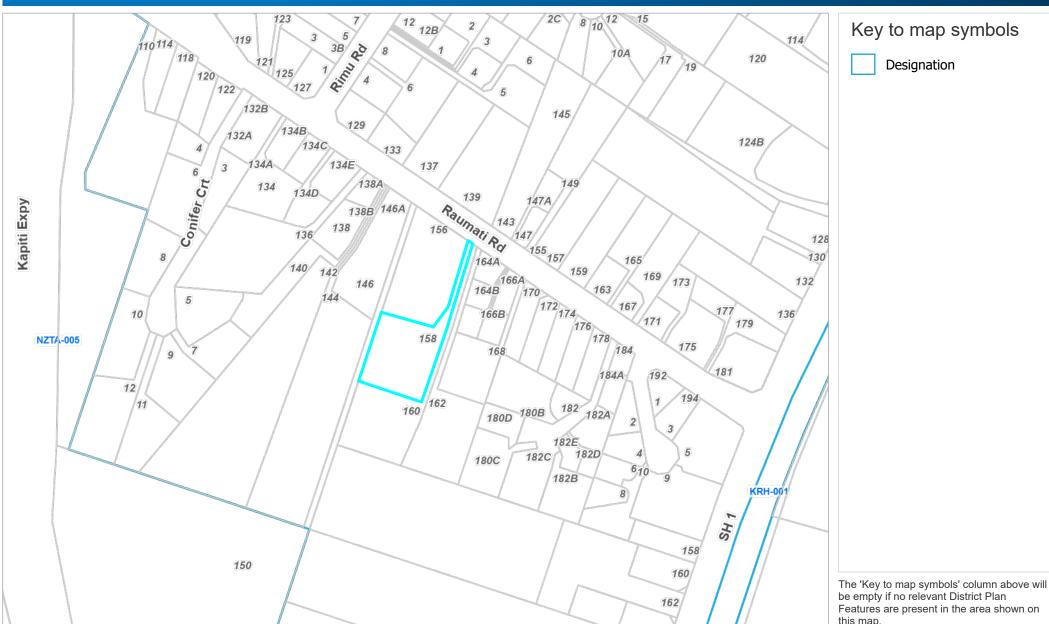




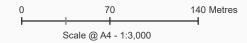
Date Printed: March 18, 2025

# Operative District Plan 2021 - Designations & Miscellaneous Features 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)







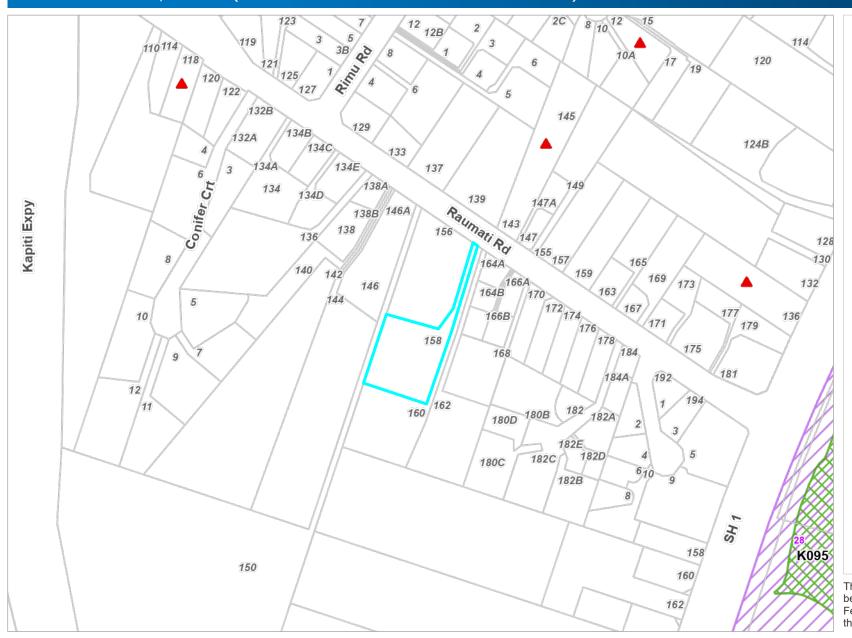


Date Printed: March 18, 2025

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#### Operative District Plan 2021 - Natural Features 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)





Key to map symbols

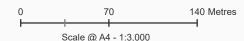
**Ecological Sites** 

Special Amenity Landscapes

**Key Indigenous Trees** 

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

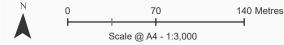




# Operative District Plan 2021 - Natural Hazards 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)





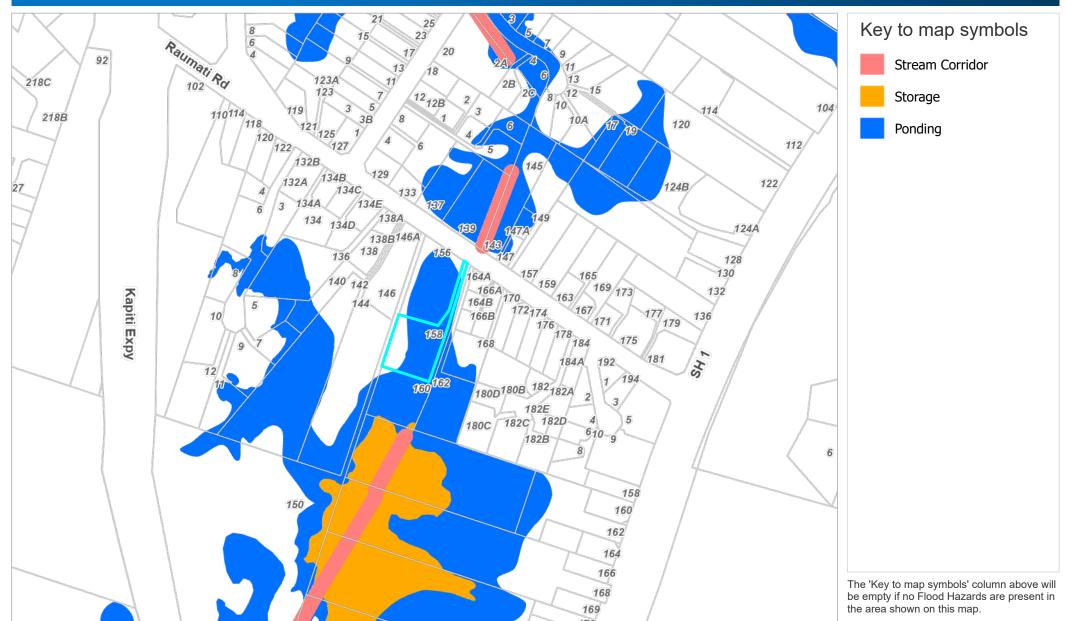


Date Printed: March 18, 2025

#### Latest Flood Hazards

#### 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)







Date Printed: March 18, 2025

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### Resource Consents Map

158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)



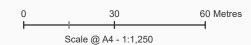


#### Key to map symbols

Resource Consents

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





#### **Resource Consents Report**

Resource Consent Number	Location	Valuation Number	Property Legal Descripti	Consent Type	Consent Propo	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
030052	174 Raumati Road, Raum ati	1530117003	LOT 3 DP 24450 BLK I PAEKAKARIKI SD CT	LD	ADDITIONS AND ALTERAT IONS TO FAMILY CORN ER	N	N	Extension allowed	11/6/2003	3/6/2003
070033	158 Raumati Road, Raum ati	1530117100	LOT 2 DP 86209-SUBJ TO and INT IN EASEMEN T	LD	Earthworks greater than 20cu m in ponding area for	N	N	Decision Issued	12/3/2007	13/2/2007
060070	156 Raumati Road, Raum ati	1530117107	LOT 1 DP 79386	LD	Application to build second dwelling in ponding	N	N	Decision Issued	5/4/2006	17/3/2006
070216	147 Raumati Road, Raum ati	1530139100	LOT 1 DP 79046	LC	Relocating house and garage to site on lot 1 of subdivision	N	N	Decision Issued	6/8/2007	11/7/2007
060355	147 Raumati Road, Raum ati	1530139100	LOT 1 DP 79046	SD	Subdivide the allotment into two fee simple	N	N	s.224 Issued	5/12/2006	17/11/2006
110102	159 Raumati Road, Raum ati	1530139300	LOT 2 DP 57907 CT 28B/566	LD	Alterations to dwelling to create bed and breakfast	N	N	Decision Issued	6/10/2011	24/6/2011
110001	134E Raumat i Road, Raumati	1530117901	LOT 4 DP 75835 CT 43A/201	LD	Use of resident ial site for commercial activity (Beauty	N	N	Letter sent	3/11/2011	12/1/2011
090163	178 Raumati Road, Raum ati	1530117001	LOT 5 DP 24450 BLK I PAEKAKARIKI SD	LD	To operate a commercial activity (interne t marketing)in a	N	N	Decision Issued	30/9/2009	7/9/2009

Resource Consent Number	Location	Valuation Number	Property Legal Descripti on	Consent Type	Consent Propo	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
180178	137 Raumati Road, Raum ati	1530138800	LOT 3 DP 43337 CT 16C/262	LD	Construct an accessory building (garag e) that exceeds the	N	N	Decision Issued	29/8/2018	17/8/2018
170017	5 Pukatea Close, Raum ati Beach	1530138500	LOT 2 DP 47166 LOT 5 DP 322471	SC	2 lot residential subdivision	N	N	s.224 Issued	28/2/2017	3/2/2017
200273	5 Pukatea Close, Raum ati Beach	1530138500	LOT 1 DP 516242 CT 804342	LD	To construct a non-habitable accessory building (garag e)	N	N	Decision Issued	9/2/2021	10/12/2020
210265	137 Raumati Road, Raum ati	1530138800	LOT 3 DP 43337 CT 16C/262	SN	To undertake a 5 lot residenti al subdivision that does not	N	N	On Hold		29/10/2021
220159	146 and 146A Raumat i Road, Raumati	1530117400	LOT 2 DP 21030	LN	To establish and operate a commercial activity in the	N	N	Letter Gener ated	10/8/2022	31/5/2022
940029	158 Raumati Road, Raum ati	1530117100	LOT 2 DP 86209-SUBJ TO and INT IN EASEMEN T	sc	5 ADDITIONAL RESIDENTIAL LOTS	N	N	s.221 Conse nt Notice	25/3/1994	16/2/1994
920067	140 Raumati Road, Raum ati	1530117700	LOT 1 DP 75385 CT 860/90	SC	BOUNDARY ADJUSTMENT	N	N	Decision Issued	21/7/1992	27/5/1992
950405	158 Raumati Road, Raum ati	1530117100	PT LOT 7 BLK VII DP 2391 LOT 1 DP 79386	SD	5 ADDITIONAL RESIDENTIAL LOTS	N	N	s.224 Issued	19/2/1996	28/11/1995
960521	182 Raumati Road, Raum ati	1530116906	LOT 5 DP 75303 CT 42A/790	SC	BOUNDARY ADJUSTMENT	N	N	s.224 Issued	29/1/1997	17/12/1996

Resource Consent Number	Location	Valuation Number	Property Legal Descripti on	Consent Type	Consent Propo	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
970281	168 Raumati Road, Raum ati	1530117106	LOT 5 DP 81882	LC	RELOCATION OF DWELLING FOR RESIDE NTIAL PURPO SES	Y	Υ	Decision Issued	17/12/1997	20/8/1997
990474	182E Raumat i Road, Raumati	1530116903	LOTS 2 and 6 DP 86162	SD	SUBDIVISION, ONE ADDITIO NAL LOT	N	N	s.224 Issued	25/1/2000	30/11/1999
PB230009	176 Raumati Road, Raum ati	1530117002	LOT 4 DP 24450 BLK I PAEKAKARIKI SD	РВ	Addition of games room above existing attached garage	N	N	Decision Issued	12/5/2023	24/4/2023
PB180036	147A Raumat i Road, Raumati	1530139102	LOT 2 DP 379747 C/T 319702	РВ	Minor Height in relation to boundary infrin gement on	N	N	Decision Issued	2/8/2018	20/7/2018

# Health and Alcohol Licenses 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)



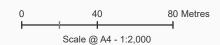


#### Key to map symbols

Health

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.

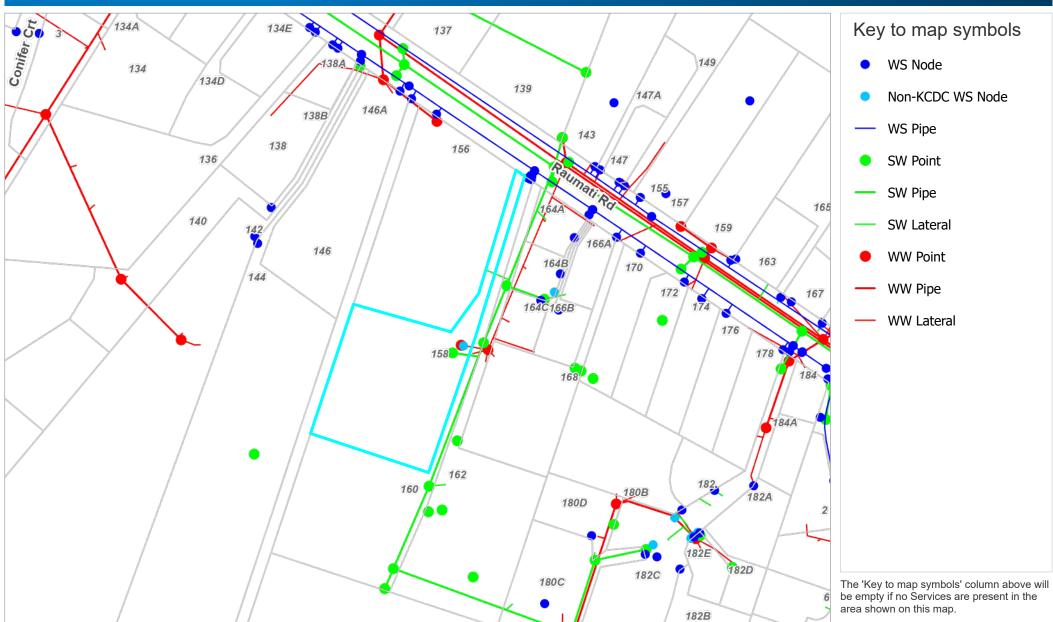




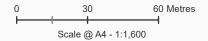
#### Services Network

#### 158 Raumati Road, Raumati (LOT 2 DP 86209-SUBJ TO & INT IN EASEMENT)



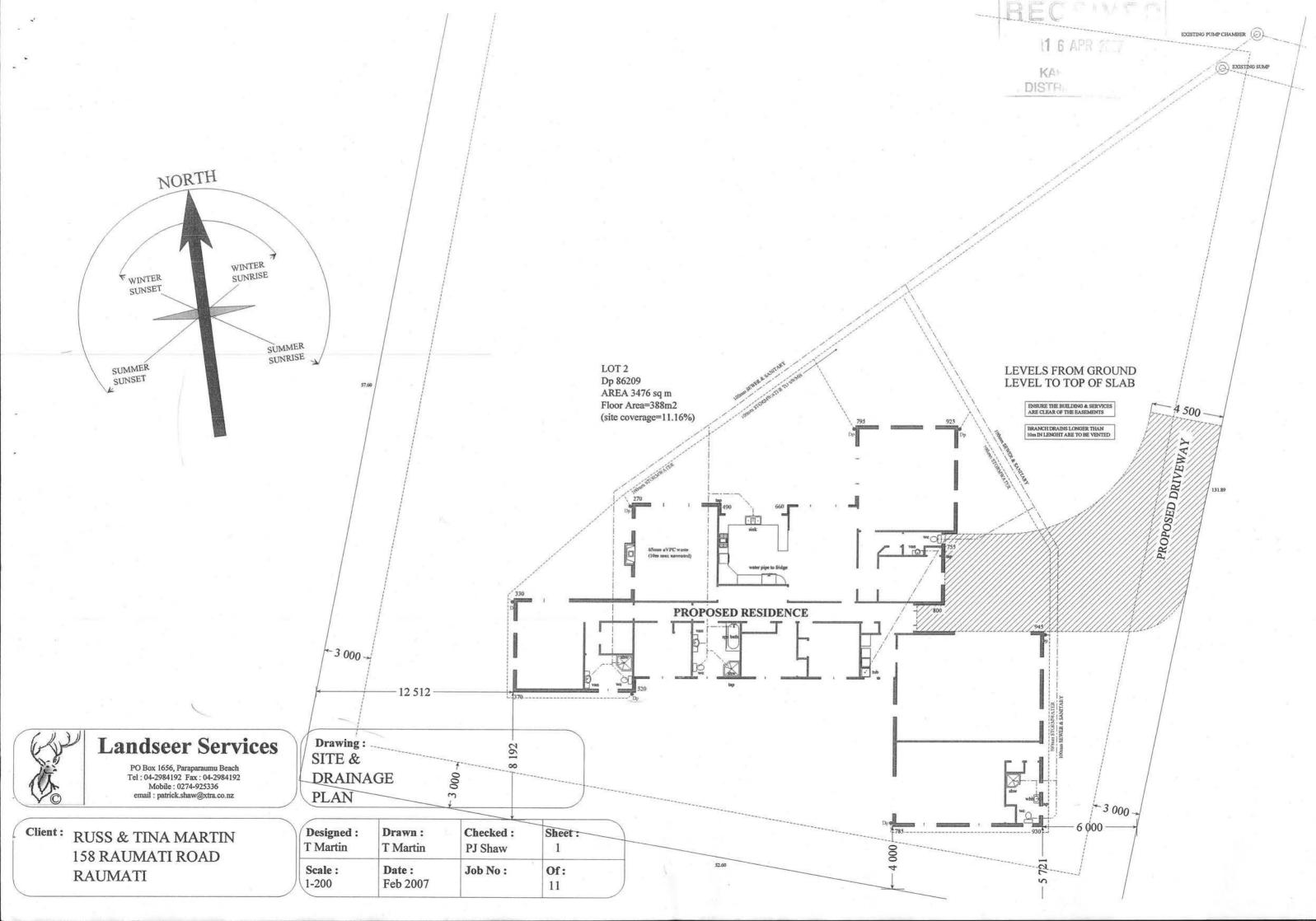


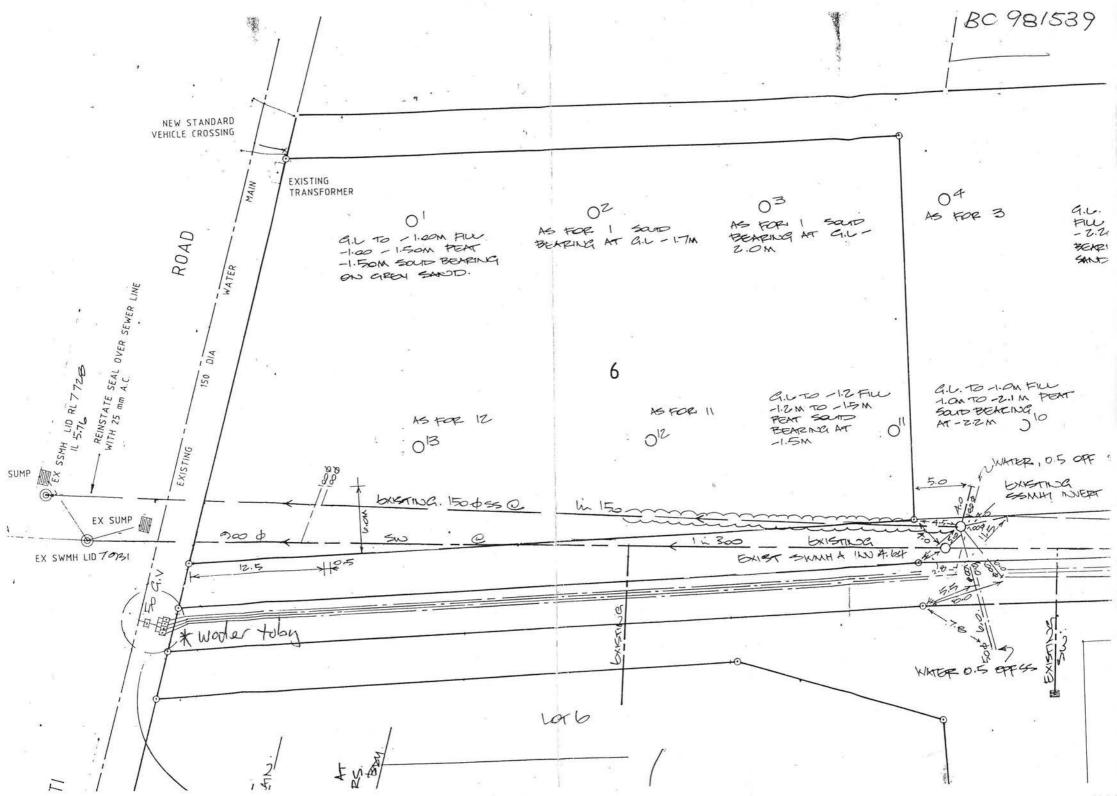


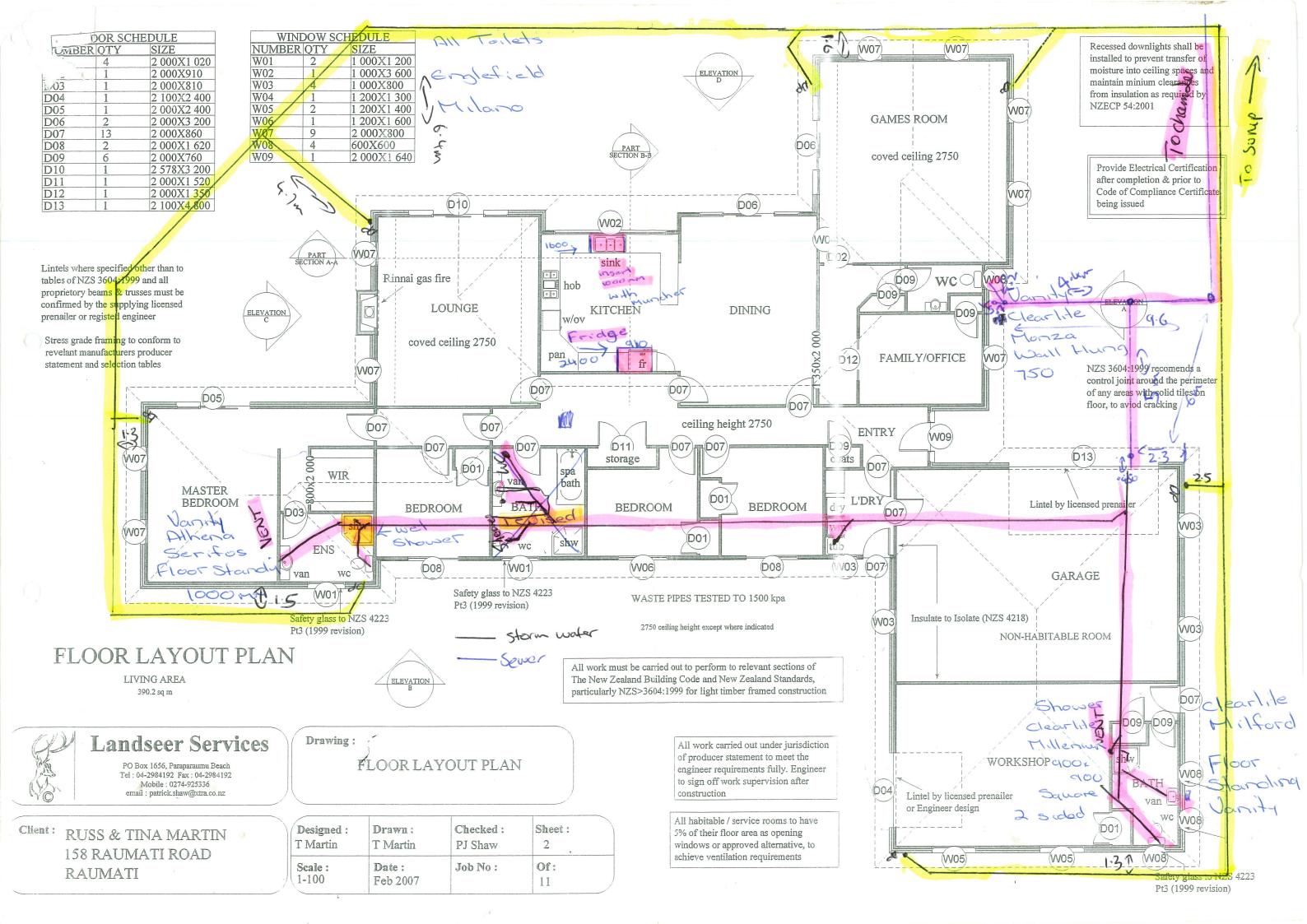


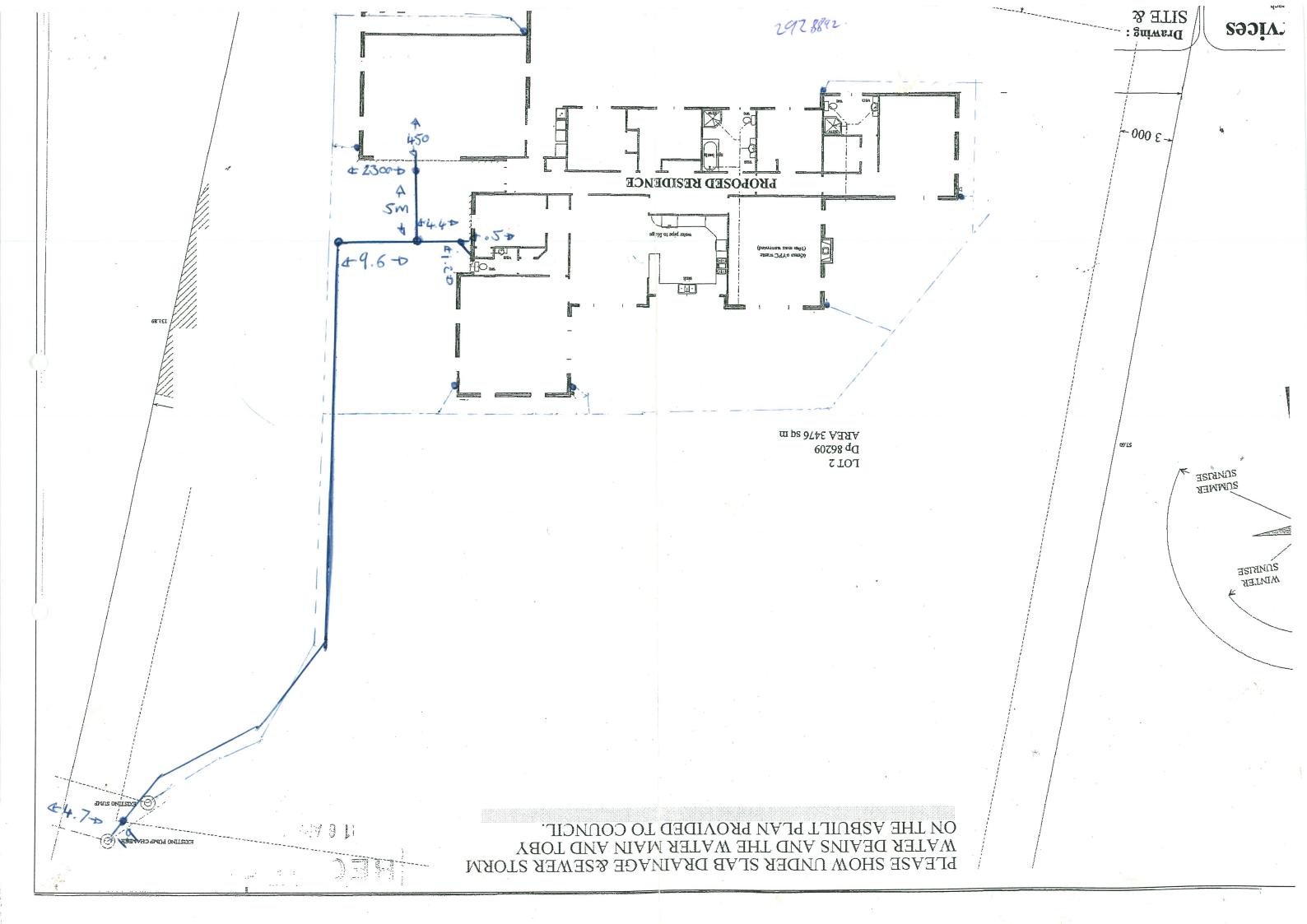
Date Printed: March 18, 2025

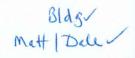
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FILE: RM070033

12 March 2007

The Martin Family Trust C/- Cuttriss Consultants Ltd PO Box 386 Paraparaumu

Dear Dan

RM070033:PROPOSED LANDUSE CONSENT TO UNDERTAKE EARTHWORKS FOR FOUNDATIONS OF PROPOSED DWELLING, INCLUDING A PORTION OF THE DRIVEWAY. AT 158 RAUMATI ROAD, RAUMATI

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 \$180.00 (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 621.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Ross Goodman
Resource Consents Planner



# RESOURCE CONSENT UNDER PART IV OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM070033

APPLICANT:

The Martin Family Trust

**LOCATION OF ACTIVITY:** 

158 Raumati Road, Raumati

**DESCRIPTION OF ACTIVITY:** To undertake earthworks for foundations of proposed dwelling, including a portion of the driveway within the Ponding area.

#### **DECISION:**

Granted subject to conditions on 12 March, 2007.

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

#### Conditions:

#### General:

- The consent holder shall notify the Council's Compliance Officer of the start and completion dates of the earthworks in writing 48 hours before the earthworks are carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.
- 2. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs\* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

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

- 3. The earthworks and dwelling shall be in accordance with the plans by Cuttriss Consultants Ltd., stamped 'Final Approved Plans' on 12 /03/07 and other information submitted with the application RM070033.
- 4. Prior to the placement of any fill material, the existing topsoil layers shall be stripped and temporarily stockpiled for re-use and re-spreading after completion of filling.

#### **Engineering:**

- The consent holder shall pay Council Engineering Fees of \$180.00 (GST inclusive) within 1 month of issue of the consent for plan approvals, site inspections and consent compliance monitoring. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 12 December 2002.
  Note: The current charge out rate is \$90.00 (GST inclusive) per hour.
- The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005.
- 7 The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.
- The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

#### Foundation recommendations

- 9 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.
- 10 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 (Te Ati Awa ki Whakarongotai);

(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.

- 11 Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
- 12 The consent holder shall not remove soil support from adjacent lots.
- 13 All batters shall be self-supporting.
- 14 All filling shall be located within 2m of the building foot print or the driveway.
- 15 The suitably qualified person shall confirm in writing within three weeks of completion of the work that all the earthworks conditions of this Land Use consent have been met.

#### **Advice Notes**

All costs arising from any of the above conditions shall be borne by the consent holder.

This Land Use Consent incorporates the approval for Earthworks required under the Kapiti Coast District Council Earthworks Bylaw.

The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.

Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.

The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lot.

#### **Reasons for Conditions:**

Conditions 1-3 To ensure that the building is constructed and used in

accordance with the approved plans and the information as

submitted with the resource consent application.

Condition 4 To ensure that the topsoil is retained for use on the site.

Condition 5 -15 To ensure that the activity complies with the Council's

Subdivision and Development Principles and Requirements

2005.

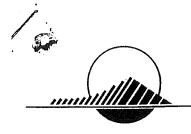
#### Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991 the actual and potential effects associated with the proposed activity have been assessed and are outlined in the report.

It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

Ross Goodman

Resource Consents Planner



# KAPITI COAST DISTRICT COUNCIL

Ref: **P940029** 

25 March 1994

Payne Sewell Ltd PO Box 237 WAIKANAE

Dear Sirs

## SCHEME PLAN P940029 - PROPOSED SUBDIVISION AT 156 RAUMATI ROAD, FOR B WICKENS

This is to advise that pursuant to Section 105 of the Resource Management Act 1991 the proposed subdivision as shown on Scheme Plan P940029 (your ref 1807927) has been approved by Council subject to the following conditions:

- 1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
- 2. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
- The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
- 4. The subdivider shall either:
  - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil

Ngarara Building, Rimu Road. Private Bag 601, Paraparaumu. Telephone (04) 298-5139 Fax (04) 297-2563 supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

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

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

This applies to Lots 2 to 6).

- A concrete vehicle crossing shall be provided to serve Lots 2, 3, 4 and 5.
- 6. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any stormwater trapped on adjoining land by earthworks within the subdivision and the piping of all open drains or other approved systems, all at no cost to Council and to the approval of the Subdivisional Engineer.
- 7. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
- 8. All sections shall have drive-on access no steeper than 1 in 5.
- Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
- 10. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
- 11. The subdivider shall provide and install pipes for gas supply to service the subdivision.
- 12. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.



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

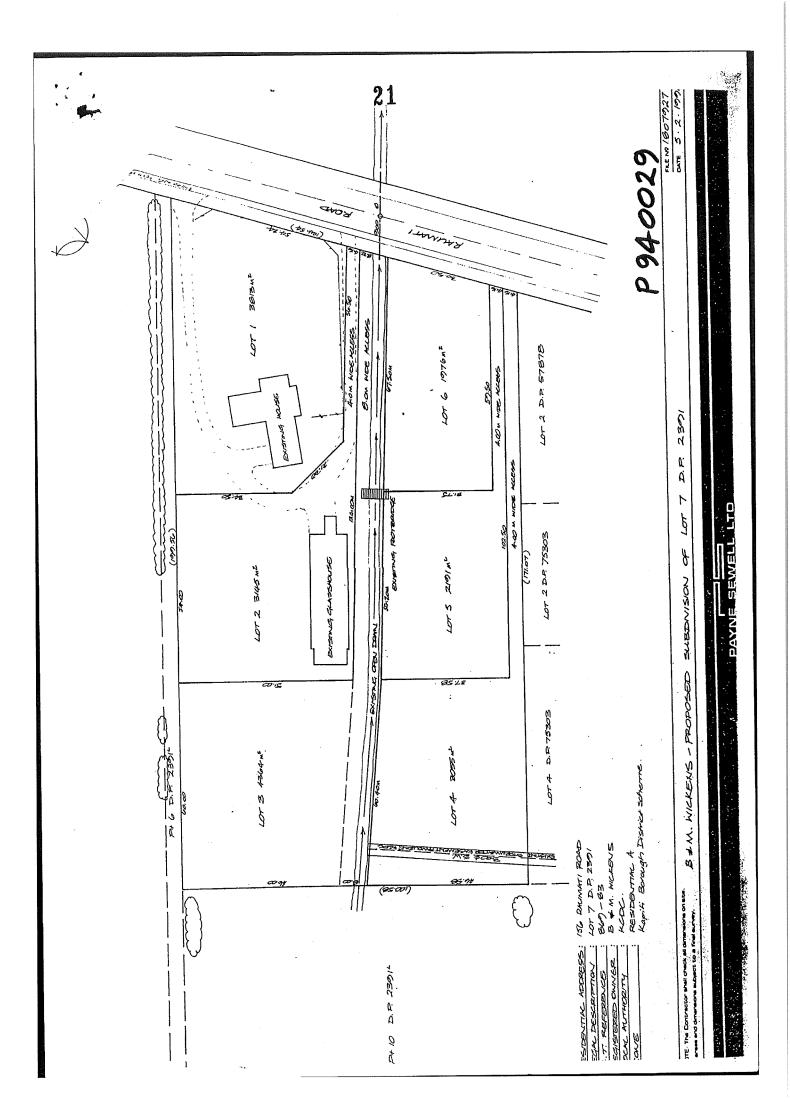
- 13. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
- 14. The subdivider shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).
- 15. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
- 16. A bench mark, level reference point, with respect to meansea level, shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
- 17. The existing footbridge is to be removed.
- 18. Payment of Reserve Contribution of \$20,625 being 7.5% of the estimates total value of \$275,000 for five additional lots.
- 19. A consent notice under Section 221 of the Resource Management Act 1991 is required for Lots 2 and 3 restricting house sites to areas above the 1% per annum probability flood event.
- 20. All costs arising from any of the above conditions shall be at the expense of the subdivider.

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

Yours faithfully

P Chammen
PLANNING OFFICER

MdG





# KAPITI COAST DISTRICT COUNCIL

File

P940029 DP\353

The Chairperson and Members SUBDIVISIONS MEETING

### SCHEME PLAN P940029 - PROPOSED SUBDIVISION AT 156 RAUMATI ROAD, FOR B WICKENS

Scheme Plan P940029 attached shows a six lot subdivision on the south side of Raumati Road and which is zoned Residential A.

The land is below the level of Raumati Road and generally slopes away to the south. An existing open drain runs through the middle of this property which dictates the way in which this land can be subdivided.

Lot 1 will contain the existing dwelling on an area of 3,813 square metres while Lot 2 which has an area of 3,145 sqm contains the existing glasshouse.

Lots 3 to 6 are all vacant and range in size from 1,976 to 4,364 sqm.

It is proposed that stormwater discharge to the open drain and sewage will need to be pumped out to Raumati Road.

The subdivision fully complies with the Ordinances of the District Plan.

#### RECOMMENDATION

That pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan P940029 subject to the following conditions:

- The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
- Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
- The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
- 4. The subdivider shall either:
  - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

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

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

This applies to Lots 2 to 6).

- A concrete vehicle crossing shall be provided to serve Lots 2, 3, 4 and 5.
- 6. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any stormwater trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.
- 7. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
- 8. All sections shall have drive-on access no steeper than 1 in 5.
- 9. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
- 10. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
- 11. The subdivider shall provide and install pipes for gas supply to service the subdivision.
- 12. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

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

- 13. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
- 14. The subdivider shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).
- 15. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
- 16. A bench mark, level reference point, with respect to mean sea level, shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
- NS 17. The existing footbridge is to be removed.
  - 18. Payment of Reserve Contribution of \$20,625 being 7.5% of the estimates total value of \$275,000 for five additional lots.
- 19. A consent notice under Section 221 of the Resource Management Act 1991 is required for Lots 2 and 3 restricting house sites to areas above the 1% per annum probability flood event.
  - 20. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Report prepared by :

P Chammen

PLANNING OFFICER

MdG

21 March 1994



19 February 1996

M Edgar Cuttriss McKenzie Martin Ltd PARAPARAUMU

Dear Sir

# SCHEME PLAN 950405 PROPOSED SUBDIVISION AT 156 RAUMATI ROAD, PARAPARAUMU FOR CHATSWORTH PROPERTIES LTD

I advise that pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan 950405 being the proposed subdivision of Lot 5 subject to the following conditions:

- 1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
- Plans and specifications for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
- 3. The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
- 4. The Developer shall either:
  - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

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

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

- 5. A financial contribution of \$213.75 for each new lot created towards the upgrading of the Paraparaumu Sewage Treatment Plant.
- 6. A financial contribution of \$7,500 being 7.5% of the estimated value of Lots 1-4 towards reserves.
- 7. A (heavy duty) concrete vehicle crossing shall be provided to serve the right of way.
- 8. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any surface water trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.
- 9. All sections shall have drive-on access no steeper than 1 in 5.
- 10. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
- 11. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice. Each water supply connection shall have a water meter manifold complete with box and fittings.
- 12. The Developer shall provide and install pipes for gas supply to service the subdivision.
- Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and perimeter nib kerbs on the other sides. The Developer shall arrange for the second-coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
- 14. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

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

- 15. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.
- 16. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
- 17. Council will issue a consent notice pursuant to Section 221 of the Resource Management Act requiring a minimum floor level of RL 7.15 MSL (Wellington) for any future dwelling on the lots.
- 18. The dwellings on Lots 1-5 shall be as per the building plans submitted with the application or equivalent and shall be cladded with brick with tiled roofs to the satisfaction of the Manager, Planning. Council will issue a Section 221 notice noting this requirement.
- 19. All costs arising from any of the above conditions shall be at the expense of the Developer.

Any objection to this decision or any condition imposed with the decision must be lodged with Council within 15 working days of receiving this letter.

Yours faithfully

A Guerin/ SENIOR PLANNER

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# KAPITI COAST DISTRICT COUNCIL CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991 FOR THE DEPOSIT OF LAND TRANSFER PLAN 86209 THE SUBDIVISION OF PART LOT 7 DP 2391 156 RAUMATI ROAD, RAUMATI, FOR MR B WICKENS

#### The District Land Registrar at Wellington

**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following conditions are to be complied with on a continuing basis:

- 1. Any dwelling on Lots 2 to 4 shall be sited at or above 7.17 metres above MSL Wellington..
- 2. Any dwelling on lots 2 to 4 will require specific design for foundations

Issued in respect of application No. 940029

Dated this 28th day of August 1998.

**AUTHORISED OFFICER** 

AUTHORISED OFFICER