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This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

25 July 2025



LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 42 Harry Shaw Way, 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: 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:

42 Harry Shaw Way, 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.

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

Application details

Applicant	
LIM number	L250801
Application date	24/07/25
Issue date	25/07/2025

Property details

Property address	42 Harry Shaw Way, Raumati
Legal description	LOT 13 DP 87351 CT 54D/850
Area (hectares)	0.1033

Valuation information

Valuation number	1529160314
Capital value	\$890,000
Land value	\$445,000
Improvements value	\$445,000

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

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Attachments

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

1. Rates

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

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

Current rates year Current Rates Year 2025 to 2026

Annual rates The estimated annual rates for 2025/26 rating year are \$5,939.34

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 \$478.08 last year (2024/25)

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

Water balance due \$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

30/07/07 BUILDING CONSENT 070888 : Install Hestia Multi fuel Woodburner : Code Compliance Certificate issued 29/08/07

01/04/04 BUILDING CONSENT 040409 : New deck and steps : Cancelled 22/09/05

22/09/00 BUILDING CONSENT 001231 : NEW DWELLING : Code Compliance Certificate issued 19/10/05

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area: High Density Residential

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

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

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 Residential in the Operative District Plan (2021).

This property was created via subdivision in 1999 under resource consent number RM980182. A copy of the Decision, Deposited Plan (DP87351) and Record of Title is provided with this LIM.

There are no known easements.

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. 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 000236 : Variation to consent notice for stage one Raumati estate section 221(3) certificate.

RESOURCE CONSENT 980182 : Stage 1 - 26 new residential lots, one lot for road, 2 lots road reserve, associated earthworks- RAUMATI ESTATE.

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

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

This property is adjacent to a property which contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Designation: land required for infrastructure or other public purposes.

(NZTA-005) (Old reference D0108) Construction, operation, and maintenance of the Mackays to Peka Peka Expressway, MacKays to Peka Peka Expressway.

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 Visual Segment Surface, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

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

Climate Change

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

Contaminated Sites

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

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the 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

The adjacent land and road carriageway (Harry Shaw Way) is shown to be subject 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.

The adjacent land and road carriageway (Harry Shaw Way) is shown to be subject 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 road (Harry Shaw Way) 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.

Contaminated Site

The Greater Wellington Regional Council (GWRC) holds a Selected Land Use Register that identifies Kapiti Coast sites with a history of hazardous activity or industry.

This Council is aware that this property is adjacent to land which appears on the Selected Land Use Register. The following extract from that register provides the site history statement and the classification for this property.

Site Name: Raumati Bush, Uncontrolled Landfill

House No.: 0 Street: MATAI RD

Valuation No.: 15301 004 01

Site No.: SN/01/430/02

Legal Description: SECS 29 30 36 SO 505426

Site History: Feb 2015: This site meets the Ministry for the Environment Hazardous Activity and Industry List classification for category G - Cemeteries and waste recycling, treatment and disposal, activity 3 - Landfill sites. Evidence of the HAIL activity was confirmed from aerial photographs, and a contamination overview from NZTA. The full details of the listing are in the file note held by the Greater Wellington Regional Council [WGN document #1453946] and were confirmed as a HAIL site by a suitably qualified and experienced practitioner in accordance with NES (2012) requirements.

Classification: Verified History of Hazardous Activity or Industry.

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

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 discharge should be confined to site, or discharged to the kerb and channel. 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 \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

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

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: July 24, 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

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

Identifier **WN54D/850**

Land Registration District **Wellington**

Date Issued 24 June 1999

Prior References

WNE4/293

Estate Fee Simple
Area 1033 square metres more or less
Legal Description Lot 13 Deposited Plan 87351

Original Registered Owners

Paul Drake as to a 1/2 share

Nanette Montenid Naldoza Drake as to a 1/2 share

Interests

B729929.7 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 24.6.1999 at 3.51 pm

Fencing Agreement in Transfer B729929.16 - 24.6.1999 at 3.51 pm

Land Covenant in Transfer B729929.16 - 24.6.1999 at 3.51 pm

B774253.2 Mortgage to The National Bank of New Zealand Limited - 17.3.2000 at 12.03 pm

B804245.1 Variation of Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 29.9.2000 at 9.00 am

5698911.1 Discharge of Mortgage B774253.2 - 19.8.2003 at 9:00 am

5698911.2 Mortgage to Kiwibank Limited - 19.8.2003 at 9:00 am

6862136.1 Discharge of Mortgage 5698911.2 - 17.5.2006 at 2:36 pm

6862136.2 Transfer to Peter William Alve, Mary Elizabeth Alve, Julianne Mary Alve and Bruce Anthony Stewart (1/2 share) and Mary Elizabeth Alve, Peter William Alve, Julianne Mary Alve and Bruce Anthony Stewart (1/2 share) - 17.5.2006 at 2:36 pm

6862136.3 Mortgage to ANZ National Bank Limited - 17.5.2006 at 2:36 pm

8003050.1 Discharge of Mortgage 6862136.3 - 20.11.2008 at 10:29 am

8003050.2 Mortgage to ASB Bank Limited - 20.11.2008 at 10:29 am

8851427.1 Transmission to Peter William Alve, Julianne Mary Alve and Bruce Anthony Stewart as survivors - 29.8.2011 at 4:53 pm

8895775.1 Discharge of Mortgage 8003050.2 - 21.10.2011 at 10:57 am

8895775.2 Transfer to Julianne Mary Alve - 21.10.2011 at 10:57 am

8895775.3 Mortgage to ASB Bank Limited - 21.10.2011 at 10:57 am

8896158.1 Transfer to Julianne Mary Alve and Susan Fay Wall - 21.10.2011 at 12:03 pm

9607687.1 Discharge of Mortgage 8895775.3 - 19.12.2013 at 11:11 am

9607687.2 Mortgage to Bank of New Zealand - 19.12.2013 at 11:11 am

11773201.1 Discharge of Mortgage 9607687.2 - 10.7.2020 at 9:32 am

11773201.2 Transfer to Colm David Gannon and Sinead Gannon - 10.7.2020 at 9:32 am

11773201.3 Mortgage to ASB Bank Limited - 10.7.2020 at 9:32 am

Reference:

Prior CT: E4/293

Document No.: B729929.8



REGISTER

LT69

54D/850

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 24th day of June One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that **PRITCHARD GROUP LIMITED**

is 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 1033 square metres, more or less being **LOT 13**

DEPOSITED PLAN 87351



B729929.7 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council

B729929.16 Transfer to Pritchard Group Limited

Fencing agreement in Transfer B729929.16

Land covenant in Transfer B729929.16

B729929.17 Transfer to John Hilton West and Cynthia Ng Suet-Yue West - all 24.6.1999 at 3.51

For RGL

B774253.1 Transfer to Paul Drake and Nanette Montenid Naldoza Drake in equal shares

B774253.2 Mortgage to The National Bank of New Zealand Limited
all 17.3.2000 at 12.03.

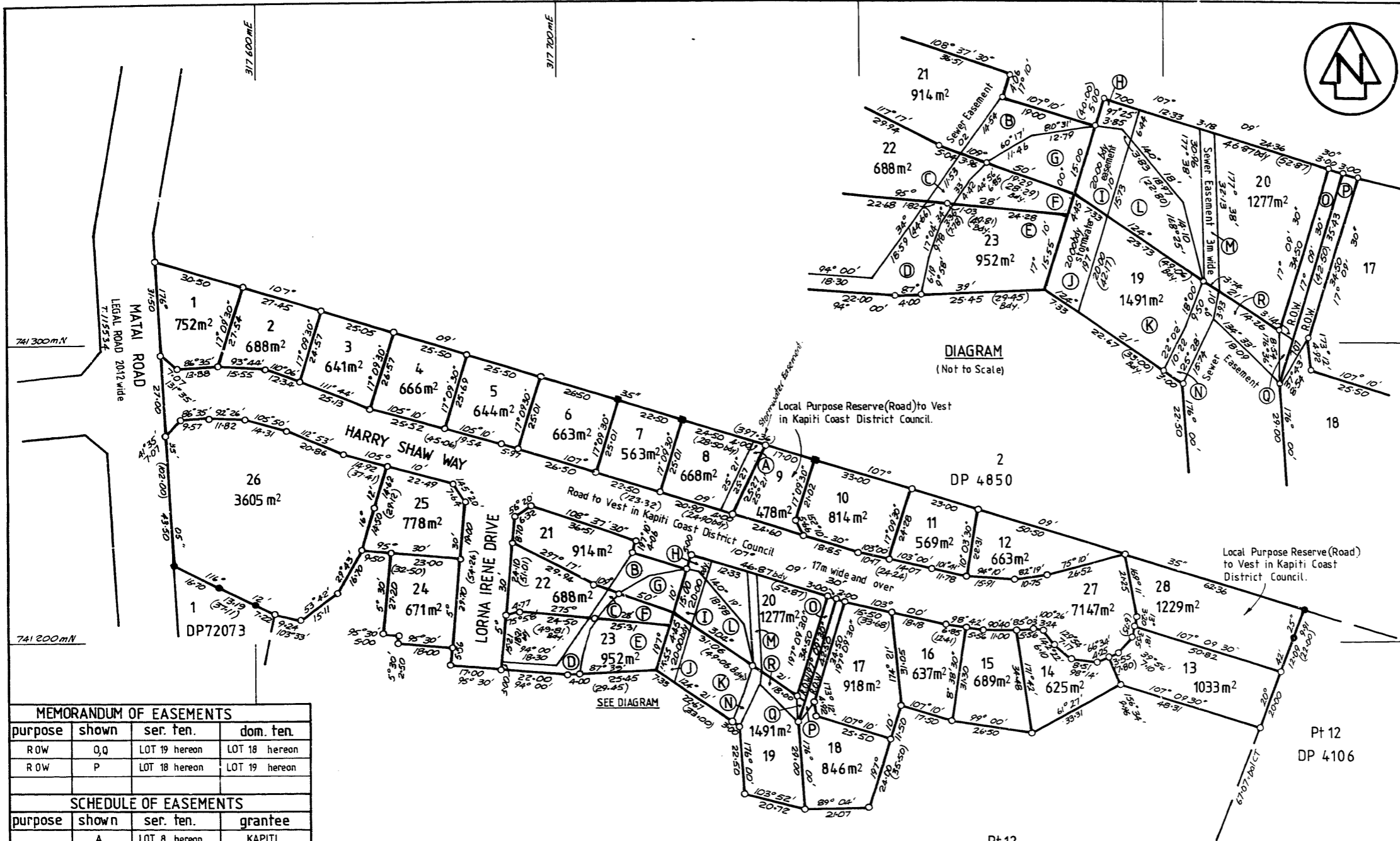
for RGL

B804245.1 Variation of Consent Notice
B729929.7
29.9.2000 at 9.00.

for RGL

54D/850

Historical Search Copy Dated 24/07/25 10:09 am, Page 4 of 4



MEMORANDUM OF EASEMENTS

purpose	shown	ser. ten.	dom. ten.
ROW	O, Q	LOT 19 hereon	LOT 18 hereon
ROW	P	LOT 18 hereon	LOT 19 hereon

SCHEDULE OF EASEMENTS

purpose	shown	ser. ten.	grantee
WATER	A	LOT 8 hereon	KAPITI
	H	LOT 20 hereon	COAST
	I	LOT 20 hereon	DISTRICT
DRAINAGE	J	LOT 19 hereon	COUNCIL
SEWAGE	B	LOT 21 hereon	KAPITI
	C	LOT 22 hereon	COAST
	D	LOT 23 hereon	DISTRICT
DRAINAGE	M	LOT 20 hereon	COUNCIL
	N	LOT 19 hereon	
CABLE TV	O, Q	LOT 19 hereon	Saturn Communications Limited
	P	LOT 18 hereon	
GAS	O, Q	LOT 19 hereon	Orion New Zealand Limited
	P	LOT 18 hereon	
TELEPHONE	O, Q	LOT 19 hereon	Telecom New Zealand Limited
	P	LOT 18 hereon	

SCHEDULE OF EASEMENTS

purpose	shown	serv. ten.	grantee
ELECTRICITY	O, Q	LOT 19 hereon	Horowhenua Energy Limited
	P	LOT 18 hereon	
purpose	shown	serv. ten.	dom. ten.
WATER DRAINAGE	Q	LOT 19 hereon	LOT 18 hereon
	O	LOT 19 hereon	LOT 18 hereon
SUPPLY	P	LOT 18 hereon	LOT 19 hereon
SEWAGE DRAINAGE	Q, R	LOT 19 hereon	LOT 18 hereon

LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. I PAKAKARIKI
 NZMS 261 SHT R.26 RECORD MAP No 55:15,5615

LOTS 1 to 28
 BEING SUBDIVISION OF PART LOT 12 DP 4106

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
 Surveyed by Pritchard Group Limited
 Scale 1:1000 Date January 1999

Approvals
 Stuart Edward Pritchard
 David Kennedy Pritchard.
 Signed by Pritchard Group Limited by its Directors.
 Registered Proprietors.

I hereby certify that this plan was approved by the Kapiti Coast District Council pursuant to section 223 of the Resource Management Act 1991 on the 5th day of February 1999 subject to the granting or reserving of the easements set out in the Memorandum hereon.

Authorised Officer.

Authorised Officer.

New C.T. Allocated			
Lot	Lot	Lot	
1 54D/838	11 54D/848	20 54D/857	
2 54D/839	12 54D/849	21 54D/858	
3 54D/840	13 54D/850	22 54D/859	
4 54D/841	14 54D/851	23 54D/860	
5 54D/842	15 54D/852	24 54D/861	
6 54D/843	16 54D/853	25 54D/862	
7 54D/844	17 54D/854	26 54D/863	
8 54D/845	18 54D/855	bal 54D/865	
10 54D/847	19 54D/856	28 54D/864	
9 54D/846			

Areas marked E, F, G, I to L, to be subject to Land Covenants

Total Area 3.1309ha

Comprised in C.T. E4/293 (A)

I, Robert Graham Longley
 Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Otaki this 29th day of January 1999
 Signature: [Signature]


Field Book 6451 p.41-48 Traverse Book 600 p.65-72
 Reference Plans 203, 4106, 4850, 2178, 68382, 72073, 17034
 SO3 24019, 34109
 Examined Correct [Signature]

Approved as to Survey
 17/3/99 Chief Surveyor
 Deposited this 20th day of June 1999
 District Land Registrar
 File Raumati Estate Stage 2
 Received 26/02/99
 Instructions
 RM 380/32
 87351
 LINZ FORM DIS APPROVED M82/03

Operative District Plan 2021 - Zones and Precincts

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)

Key to map symbols

 General Residential Zone



0 20 40 Metres

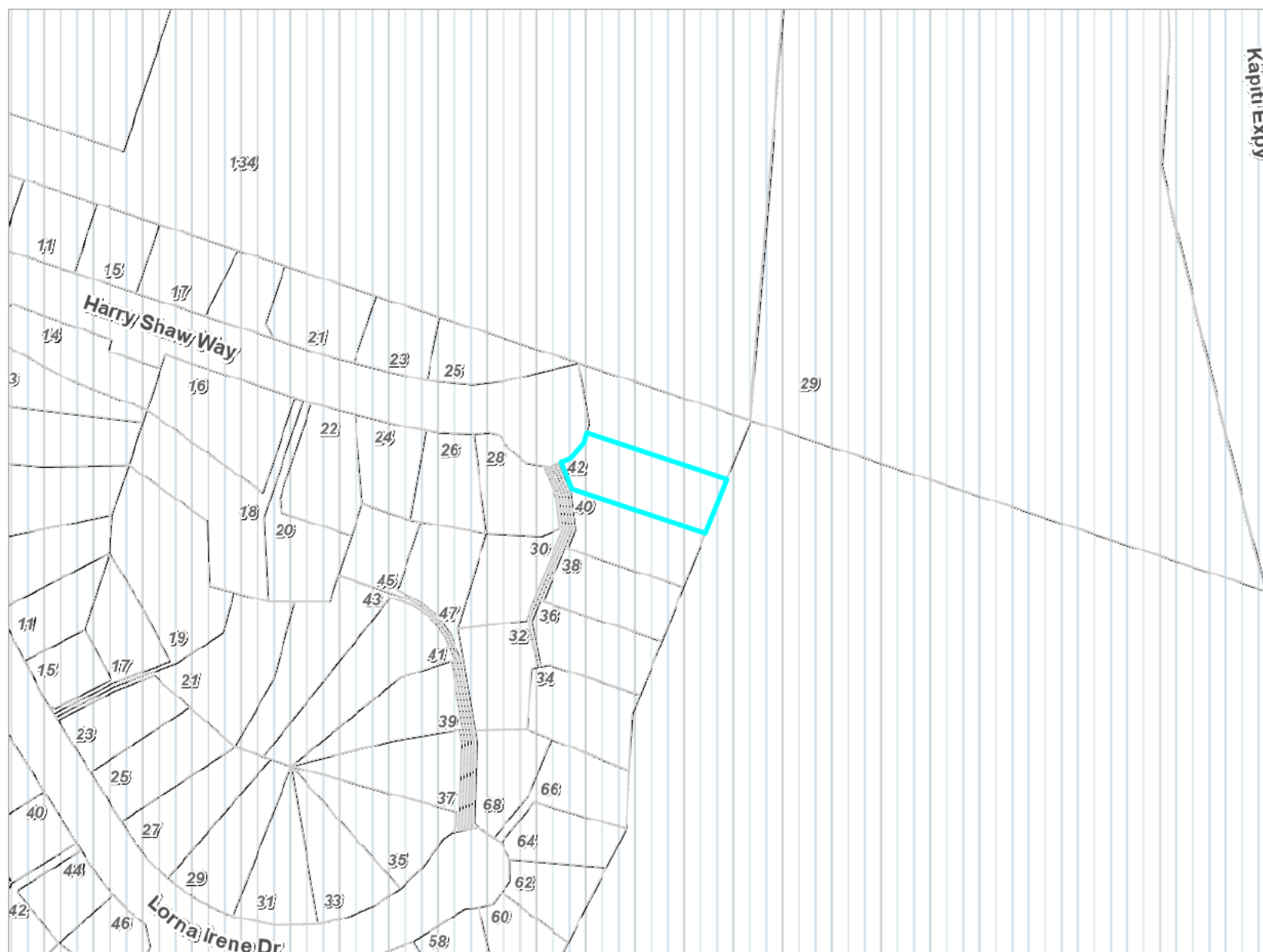
Scale @ A4 - 1:1,000

Date Printed: July 24, 2025

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

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



Key to map symbols

 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.



0 40 80 Metres

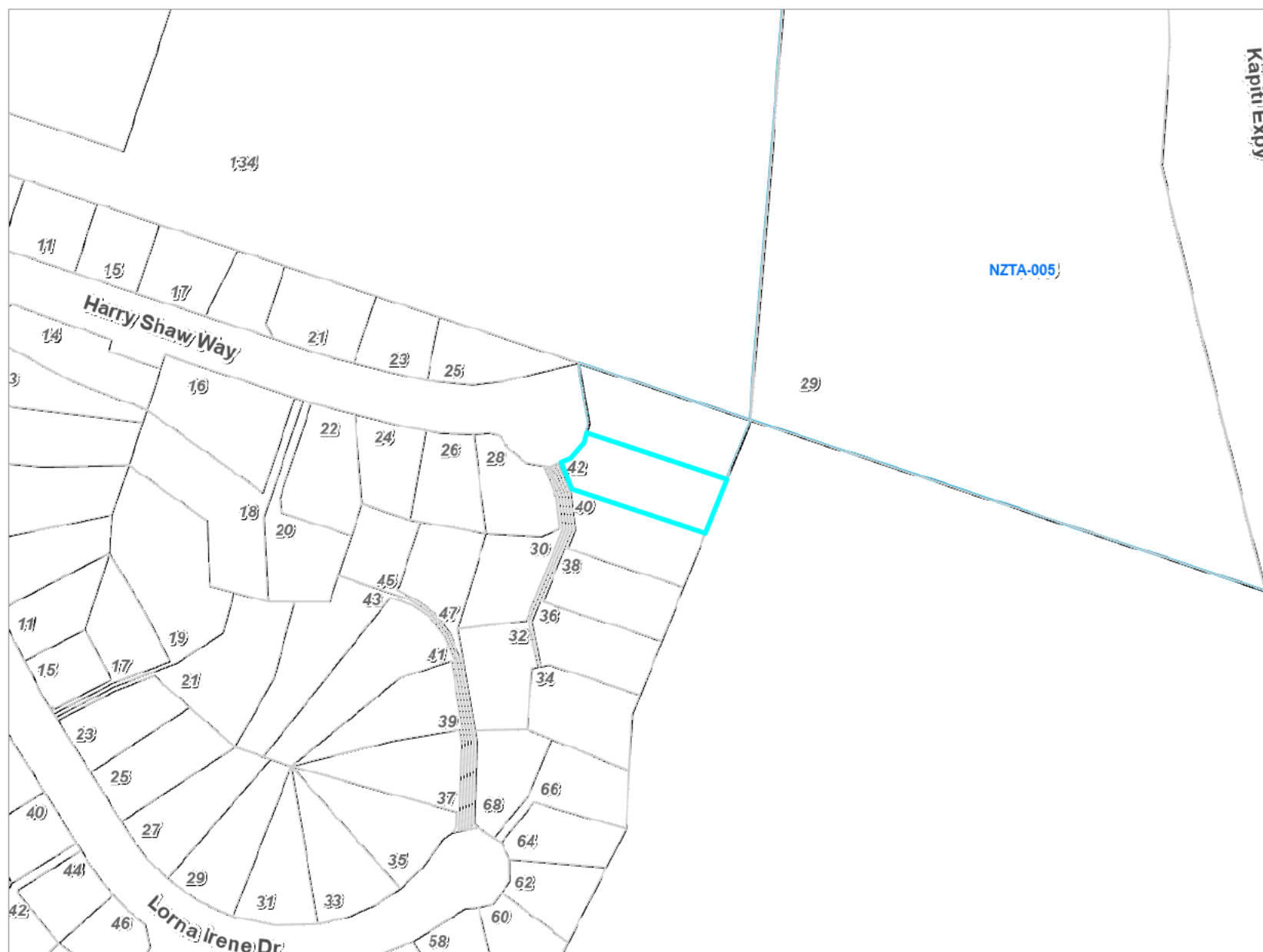
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Operative District Plan 2021 - Designations & Miscellaneous Features

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



Key to map symbols

 Designation

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Operative District Plan 2021 - Natural Features

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



Kāpiti Expy

Key to map symbols

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0 40 80 Metres

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Operative District Plan 2021 - Natural Hazards

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



Kāpiti Expy

Key to map symbols

- Stream Corridor
- Overflow Path
- Flood Storage Area
- Ponding Area

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



0 40 80 Metres

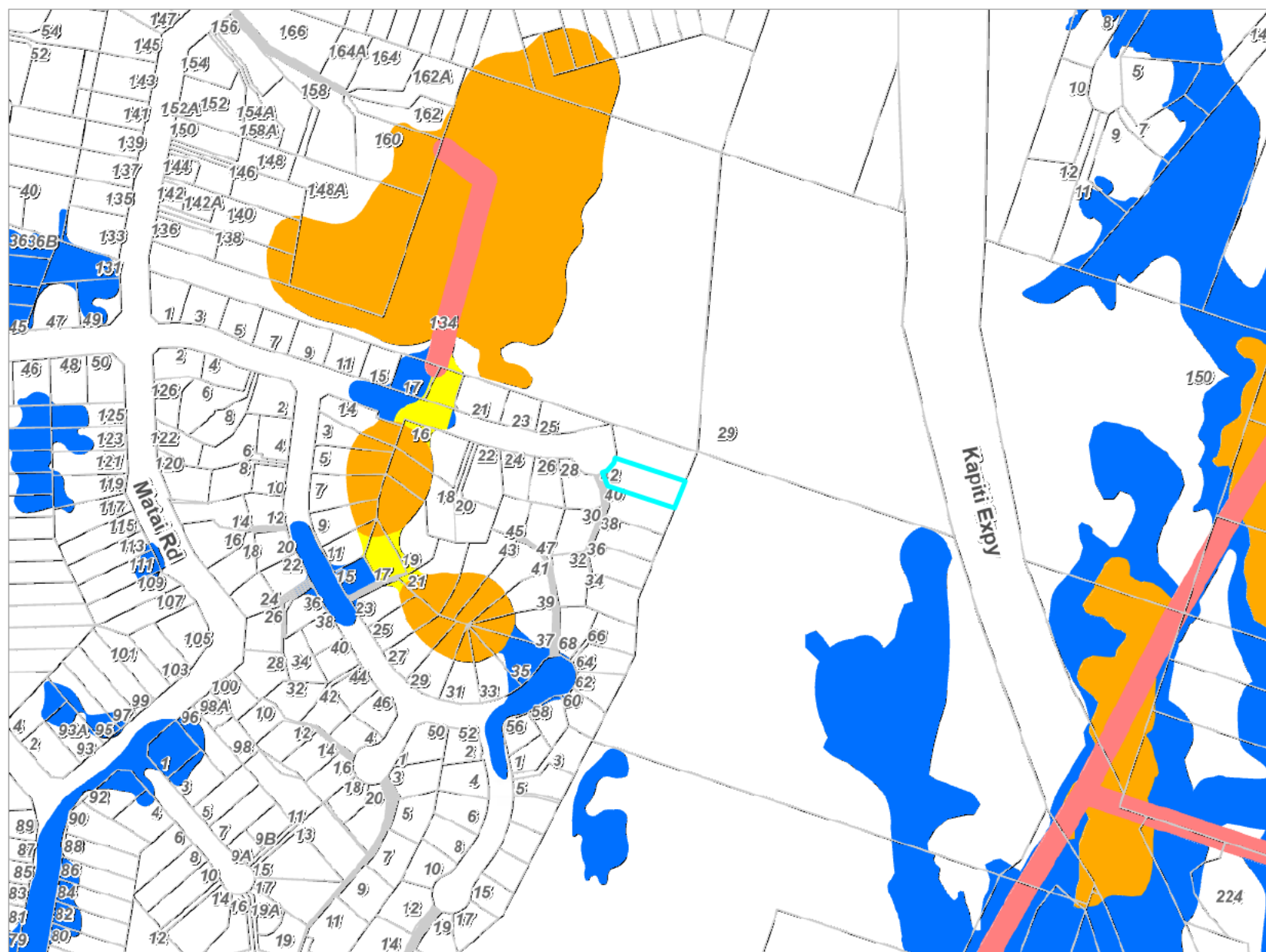
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Latest Flood Hazards

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



Key to map symbols

- Stream Corridor
- Overflow Path
- Storage
- Ponding

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



0 90 180 Metres

Scale @ A4 - 1:4,000


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Resource Consents Map

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)

Key to map symbols

 Resource Consents



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



0 10 20 Metres

Scale @ A4 - 1:750

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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
000236	42 Harry Shaw Way, Raumati	1529160314	LOT 13 DP 87351	LD	VARIATION TO CONSENT NOTICE FOR STAGE ONE RAUMATI ESTATE	N	N	Decision Issued	16/8/2000	14/8/2000
000067	38 Harry Shaw Way, Raumati	1529160316	LOT 89 DP 90477	SC	SUBDIVISION, 12 ADDITIONAL RESIDENTIAL LOTS	N	N	s.224 Issued	31/3/2000	3/3/2000
070067	38 Harry Shaw Way, Raumati	1529160316	LOT 89 DP 90477	LD	Retaining wall exceeding 2m and earthworks within site at 38	N	N	Decision Issued	2/4/2007	21/3/2007
980504	28 Harry Shaw Way, Raumati	1529160320	LOT 14 DP 88076 CT 55C/731	SC	22 ADDITIONAL RESIDENTIAL LOTS AND ASSOCIATED EARTHWORKS	N	N	s.224 Issued	2/2/1999	24/11/1998
980437	28 Harry Shaw Way, Raumati	1529160320	LOT 14 DP 88076 CT 55C/731	LD	EARTHWORKS AS PART OF A SUBDIVISION	N	N	Decision Issued	30/11/1998	28/10/1998

Health and Alcohol Licenses

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



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.



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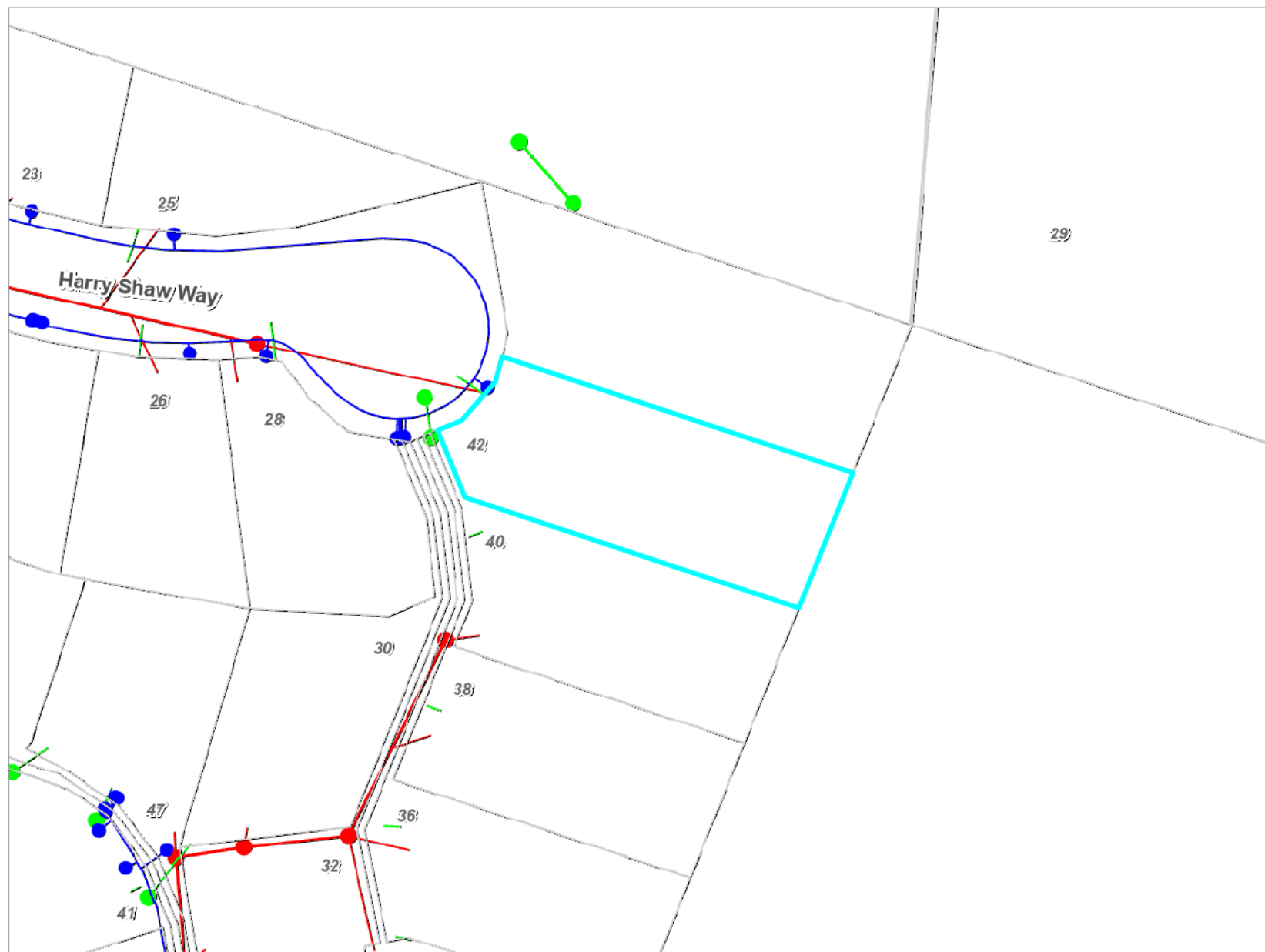
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Services Network

42 Harry Shaw Way, Raumati (LOT 13 DP 87351 CT 54D/850)



Key to map symbols

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

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

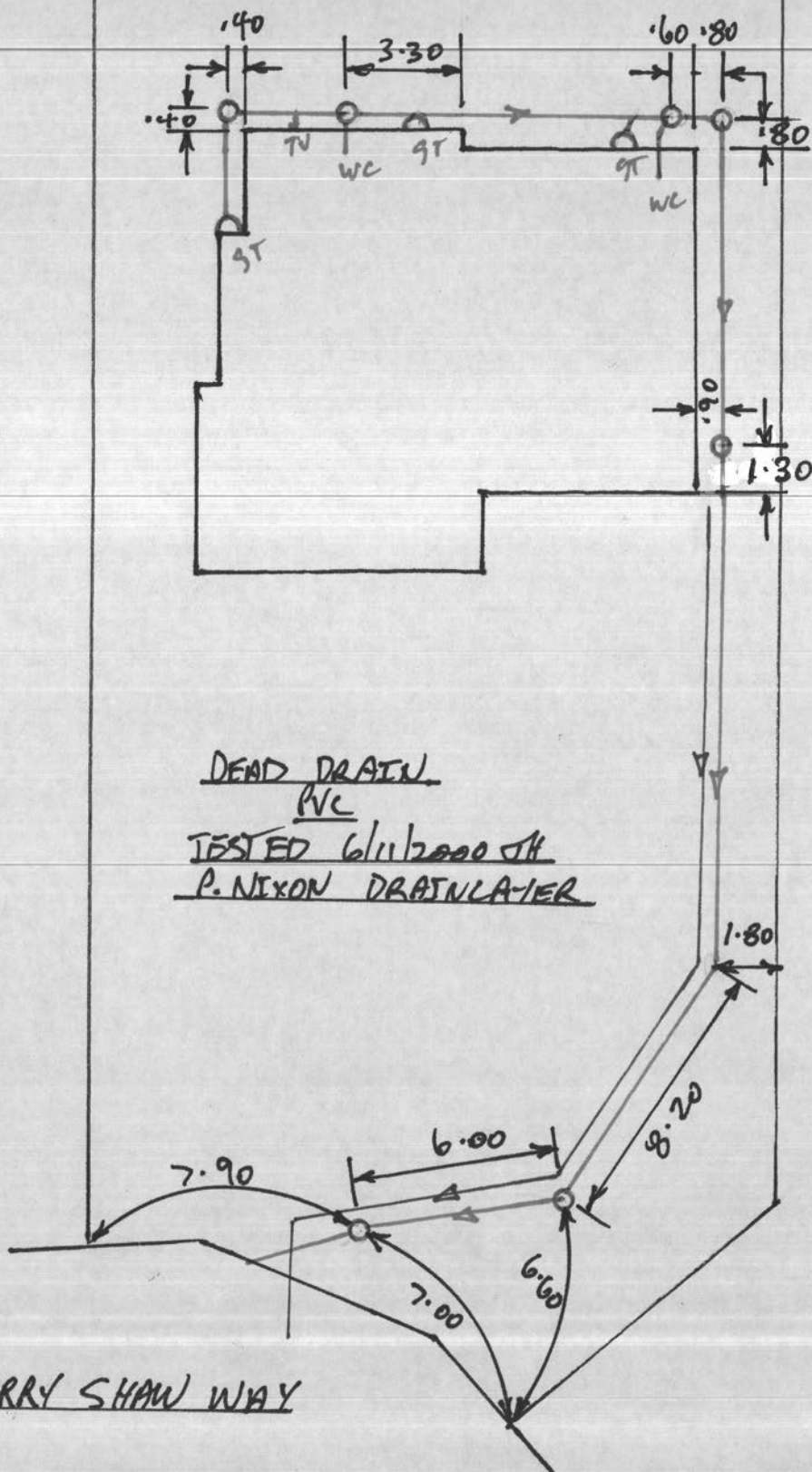


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Scale @ A4 - 1:800

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SCANNED



Bdg ✓

**KAPITI COAST DISTRICT COUNCIL
VARIATION OF CONSENT NOTICE UNDER
SECTION 221 (3) OF THE RESOURCE MANAGEMENT ACT 1991
FOR LOT 13 DEPOSIT PLAN 87351; CT 54D/850**

The District Land Registrar at Wellington

PURSUANT to Section 221 (3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the proposed variation of the following condition:

"The position of any building platform and the carrying out of earthworks within lot 13 land transfer plan 87351 shall be restricted to that portion of the site below R.L. 15.0 M.S.L. as shown on the plans held on file No. RM 980182 which is available to be viewed in Council's Resource Consents Office."

The owner of Lot 13 land transfer plan 87351; Paul Drake and Nanette Montenid Naldoza Drake; and the Kapiti Coast District Council hereby agree to vary the above condition as follows:

"The maximum height of any dwelling, accessory building or any other building of any description shall not exceed R.L. 20.0 M.S.L. as shown on the plans held on file No. RM 980182 which is available to be viewed in Council's Resource Consents Office."

AUTHORISED OFFICER

DATE: 16/8/00

NANETTE MONTENID NALDOZA DRAKE

DATE: _____

AUTHORISED OFFICER

DATE: 16/8/00

PAUL DRAKE

DATE: _____

**REPORT OF AN ASSESSMENT IN RELATION TO AN
APPLICATION FOR COUNCIL TO AMEND CONSENT NOTICE
PURSUANT TO SECTION 221(3) OF THE RESOURCE
MANAGEMENT ACT 1991**

APPLICANT: Mr P Drake.

LOCATION: Harry Shaw Way, Raumati.

LEGAL DESCRIPTION: Lot 13 DP 87351.

OWNERS: P Drake and N M N Drake.

ZONE Residential.

DATE CONSIDERED: 15 August 2000

PROPOSAL:

The applicant has requested that Council amend a consent notice that was issued in relation to stage 1 of the Raumati Estate development, subdivision consent RM980182 pursuant to section 221(3) of the Resource Management Act 1991.

REQUIREMENTS OF SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991.

221. Territorial authority to issue a consent notice -

- (1) Where a subdivision consent is granted subject to a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a bond is required to be entered into by the subdividing owner, or a completion certificate is capable of being or has been issued), the territorial authority shall, for the purposes of section 224, issue a consent notice specifying any such condition.
- (2) Every consent notice shall be authenticated by the territorial authority under section 252 of the Local Government Act 1974.
- (3) At any time after the deposit of the survey plan, any condition specified in a consent notice may be varied or cancelled by agreement between the owner for the time being and the territorial authority.
- (4) Every consent notice shall be deemed -
 - (a) To be an instrument creating an interest in the land within the meaning of section 62 of the Land Transfer Act 1952, and may be registered accordingly; and
 - (b) To be a covenant running with the land when registered under the Land Transfer Act 1952, and shall, notwithstanding anything to the

contrary in section 105 of the Land Transfer Act 1952, bind all subsequent owners of the land.

- (5) Where a consent notice has been registered under the Land Transfer Act 1952 and any condition in that notice has been varied or cancelled by any agreement under subsection (3) or has expired, the District Land Registrar shall, if he or she is satisfied that any condition in that notice has been so varied or cancelled or has expired, make an entry in the register and on any relevant instrument of title noting that the consent notice has been varied or cancelled or has expired, and the condition in the consent notice shall take effect as so varied or cease to have any effect, as the case may be.

The above provisions set out that Council has the ability to vary or cancel consent notices imposed pursuant to section 221 of the Act. However, they do not specify any particular process or criteria to be used in assessing applications to do so.

DISTRICT PLAN

The land is within the Residential Zone. The consent notice that has been applied to be changed was issued in relation to a condition that was imposed to protect the dune landform within the site and so that buildings within the site would not protrude above the ridgeline. Amendment of the consent notice will not be contrary to any of the rules and standards relative to this zone.

ASSESSMENT

The allotment that the applicant owns was created as part of stage 1 of the development known as Raumati Estate. The development is a comprehensive residential subdivision, which will result in the creation of approximately 114 residential allotments. The land within the site has had to be extensively earthworked due to the presence of peat and the need to replace the peat with sand. The low generally level area within the centre of the parent site (R.L. 5.5 – 6.5) is surrounded by dunes of up to R.L. 25m above mean sea level.

Lot 13 is situated on the face of the dune that runs along the eastern boundary of the site. As part of the mitigation of the effects of the changes to the landform required to carry out the development Council imposed a condition in relation to lot 13 restricting earthworks and siting of buildings to below RL 15 m.s.l.. The condition imposed reads as follows:

7. The position of any building platform and the carrying out of earthworks within lot 13 shall be restricted to that portion of the site below R.L. 15.0 M.S.L. as shown on the plans submitted with application No. RM 980182.

A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council noting this requirement.

Stage 1 of the development has been completed and a certificate pursuant to section 224(c) and a consent notice pursuant to section 221 were issued on 10 March 1999. The consent notice issued in respect to condition 7 reads as follows:

3. The position of any building platform and the carrying out of earthworks within lot 13 land transfer plan 87351 shall be restricted to that portion of the site below R.L. 15.0 M.S.L. as shown on the plans held on file No. RM 980182 which is available to be viewed in Council's Resource Consents Office

Issued in respect of application No. RM 980182 on this 10th day of March 1999.

The developers were granted subdivision consent in respect to stage 4 of the Raumati estate development on 31 March 2000. Some of the allotments to be created are situated on the face of the dune running along the eastern boundary of the site and adjoin lot 13 DP 87351. A condition was also imposed as part of this consent to mitigate the effects of development along the ridgeline. However the condition imposed varies from that imposed in relation to lot 13 in that there is no longer a restriction on where earthworks can be carried out within the allotments only a restriction as to the maximum height of building relative to m.s.l.. Condition 3 of the consent (RM000067) reads as follows:

3. The maximum height of any dwelling, accessory building or any other building of any description shall not exceed the 20 metre contour line within "Cut 4" depicted on the plan "Raumati Estate Stage 4, RE 4, dated February 2000" submitted with application no. RM 000067.

A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council noting this requirement.

This condition reflects a similar condition imposed in respect to the landuse consent that was issued in relation to the application to carry out the earthworks for the development. The landuse consent condition was imposed by a Hearings committee as a result of an objection to the original landuse consent condition, which restricted earthworks in relation to the dune.

The applicant wishes his consent notice to be worded the same as those which will be issued in relation to the adjoining allotments which will be created as part of stage 4 of the development. This will mean the maximum height of any building relative to m.s.l. within lot 13 will be lower than could currently be constructed. However the change will allow for earthworks to be carried out to the 20 m contour instead of the 15 m contour.

It is considered that the change in the building height restriction will better protect the views of the dune from the surrounding area and will lead to consistency in the consent notice provisions. The carrying out of earthworks within lot 13 will only be a permitted activity if those works are carried out within 2 metres of the building footprint of a building for which a building consent has been issued. Earthworks beyond this that do not meet the permitted activity standards would require a resource consent which would allow Council to assess the effects of such works on the dune landform.

on if they meet the permitted activity standards
dy.

In conclusion I consider that the amendment to the consent ~~to~~ notice to make it consistent with those to be issued in relation to the adjoining allotments will not result in the creation of any additional adverse effects in respect to the landform or the views of it. It is also considered that the amendment will not be contrary to the provisions of the District plan or the Resource Management Act 1991.

RECOMMENDATION

That Council officers acting with delegated authority from Council and pursuant to section 221(3) agree to amend the consent notice granted in relation to lot 13 DP 87351, CT 54D/850 to read as follows:

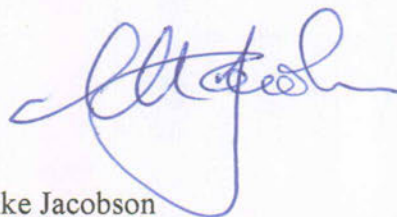
1. The maximum height of any dwelling, accessory building or any other building of any description shall not exceed R.L. 20.0 M.S.L. as shown on the plans held on file No. RM 980182, which is available to be viewed in Council's Resource Consents Office.

Report Prepared by



Dan Rodie
Senior Resource Consents Planner

Report Reviewed by:



Mike Jacobson
Senior Resource Consents Planner

DECISION: APPROVED



DB 6/5/98

FILE: RM 980182

6 August, 1998

Mr R. Longley
Pritchard Group Limited
20 Addington Road
OTAKI

Dear Sir,

**APPLICATION FOR RESOURCE CONSENT - RM980182,
SCHEME PLAN - RAUMATI STAGE ONE, DATED 14-5-98 & AMENDMENTS
RECEIVED ON 4 AUGUST 1998 BEING A PROPOSED SUBDIVISION AT
MATAI ROAD, PARAPARAUMU, FOR THE PRITCHARD GROUP**

I refer to the above planning application and advise that on 6 August 1998 the following decision was made under delegated authority by Council's Resource Consents Planners.

DECISION:

That officers acting under delegated authority from Council and pursuant to section 105 and in consideration of section 104, 108 and 220 of the Resource Management Act 1991, **GRANT** Subdivision and Landuse Consents for the proposal to create 26 residential allotments, 1 allotment for road and 2 allotments for road reserve, and to carry out associated earthworks as depicted on scheme plan **Raumati Stage One, dated 14-5-98 and the additional plan submitted on 4 August 1998** and described within other information submitted with Application No RM 980182 subject to the following conditions:

Planning Conditions:

1. The proposal shall proceed generally in accordance with scheme plan Raumati Stage One, dated 14-5-98, and the further scheme plan submitted to Council on 4 August 1998, the earthworks plan submitted to Council on 15 June 1998 and all other information submitted with application No. RM 980182. Some changes from the plans mentioned above will be necessary as a result of the conditions below.
2. The developer shall finalise an agreement with Council's Reserve Department that provides for the vesting of a suitable area of land for reserve within the overall proposed development. The area of land owing as reserves contribution from this subdivision (being stage one of the overall development) is 2190 m².

3. The hours of work during the earthworks construction period shall be restricted to between 7.30am to 5.00 p.m. Monday to Friday and 8.00 am to 4.30pm on Saturdays, with no work being allowed on Sundays.
4. In addition to lot 28 which is to vest in Council as road reserve, an allotment shall be vested in Council as road reserve to provide access from the road through to Lot 2 DP 4850, (the property that adjoins the northern boundary of the site). The width, splay design and position of this area of road reserve shall be approved by the Subdivisions Engineer prior to the issuing of a certificate pursuant to section 223 of the Act.
5. The layout of lots 21, 22 and 23 shall be altered so that building sites that comply with all permitted activity standards are available within each allotment.
6. Information setting out the minimum water level for the lake and the means for ensuring that the water level does not fall below this level at any time and that adequate inflow is maintained to avoid stagnation and to maintain a high level of amenity value shall be submitted prior to the issue of certificate pursuant to 224 (c) of the Act. Maintenance of the lake, the minimum water level, and adequate water flows, and all associated equipment, shall be the responsibility of the owners and occupiers of the allotments within which the lake is situated.

A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council noting these requirements.

7. The position of any building platform and the carrying out of earthworks within lot 13 shall be restricted to that portion of the site below R.L. 15.0 M.S.L. as shown on the plans submitted with application No. RM 980182.

A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council noting this requirement.

8. Should a waahi tapu or other cultural site be unearthed during earthworks, the developer shall:
 - (a) cease operations;
 - (b) inform local iwi;
 - (c) inform the New Zealand Historic Places Trust (NZHPT);
 - (d) take appropriate action, after discussion with the NZHPT, Council and Tangata Whenua, to remedy the damage.

Engineering Conditions:

9. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.

10. The Developer shall demonstrate to the satisfaction of the Regulatory Services Manager that the land:

- (a) is not subject to erosion, subsidence, slippage or inundation; or
- (b) can be protected against erosion, subsidence, slippage or inundation, in terms of Section 106 of the Resource Management Act.

11. 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.

12. The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.

13. 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.

or

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

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

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 consent plans 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.

14. The payment of road inspection fee of \$165.40 (GST inclusive).
15.
 - i) A financial contribution of \$653 towards every new lot created towards the upgrading of the bulk water supply for Waikanae, Paraparaumu and Raumati.
 - ii) A financial contribution of \$213.75 for every new lot created towards the upgrading of the Paraparaumu Sewage Treatment Plant.
16. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
17. A sign post and/or name plate shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road name is to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development).

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

18. Lot 27 is to vest as road, shall be 17 metres wide and shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and turning circle. The carriageway shall be 8 metres wide and the requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$3.94 (GST inclusive) per sqm of the area for first-coat seal. Alternatively, a prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be two metres wide and completed to the satisfaction of the Subdivisional Engineer and shall include the planting of approved trees or shrubs.

The road to vest including footpath, carriageway, berm and kerb and channel shall be extended to include the entire frontage of lots 23 and 24

19. A (heavy duty) concrete vehicle crossing shall be provided to serve the right of way.

20. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer. A suitably qualified engineer shall submit details of the proposal to dispose of stormwater (including surface water) run-off, supported by calculations and soil investigations where necessary. Upstream and downstream factors shall be taken into account.

The piped system across the road to vest shall be designed to cater for the 10% annual probability storm event, notwithstanding that a retention pond with reduced discharge may be a feature of the stormwater disposal system.

The investigations and report shall include analysis of potentially saturated soils in proximity to adjacent lots, whether the pond will retain a body of water, whether it will become stagnant without being augmented artificially and any other issues which may impact on adverse environmental outcomes. Council will impose consent notices pursuant to Sect 221 of the Resource Management Act on those lots which may occupy portions of the proposed lake if that proves to be an acceptable outcome of the disposal of stormwater. The consent notices will address on-going maintenance, preservation of storage capacity, and effectiveness of the system and any other significant aspect which may arise as a result of the investigations, design, calculations or reporting regime required by this condition.

- 21.
- a) 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.
 - b) No sand batter shall be steeper than 1 in 3.
 - c) Encroachment onto adjacent land owned by others, is not permitted without having first obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
 - d) The removal of soil support from adjacent lots is not permitted.
 - e) All batters shall be self-supporting.
 - f) Testing and certification of compaction/filling and the stability of batter slopes shall be carried out by a suitably qualified person experienced in soils engineering.
 - g) The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.
 - h) 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, then a separate application must be made for a building consent.
 - i) Earthworks shall comply with the requirements of the current issue of NZS 4431.

- j) The Subdivisional Engineer may require the immediate erection of suitable fabric fencing to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlun cloth or similar).
 - k) If there is any likelihood of water courses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required. The proposed batter slope on lots 2 and 3 is not acceptable.
22. Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer.
23. All sections shall have drive-on access no steeper than 1 in 5.
24. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
25. 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. All residential lots shall be provided with meter manifolds, surface boxes and fittings. The surface boxes for lots 18 and 19 shall be heavy duty.
26. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$3.94 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
27. 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.

If the pond (or lake) is an acceptable option for stormwater disposal purposes, the easement width in favour of Council shall be 5 metres each side of the existing water course (centreline) or such other lesser amount as the Subdivisional Engineer may agree to.

28. "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.
29. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
30. The applicant shall pay Council \$400 plus GST or actual costs whichever is the less, for the cost incurred by Council in obtaining comments on the proposal by Councils roading consultants, Duffill Watts and Tse.
31. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.
32. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
33. All costs arising from any of the above conditions shall be at the expense of the Developer.

SUMMARY OF DECISION:

1. The proposed subdivision would not be contrary to the objectives and policies under Council's Proposed District Plan.
2. The proposed subdivision and associated earthworks will only have minor adverse effects on the environment or any other party and will not affect the sustainable management of the land.

Please Note: If you do not concur with the above decisions or conditions you may have the matter considered by Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard.

The deposit fee for an objection to a decision is \$225 plus \$60 for engineering. Please note that if the objection is upheld the deposit will be refunded in full. If the decision is upheld in part, half the deposit will be refunded.

You are advised that under Section 125 of the Resource Management Act 1991 you are required to give effect to the consent within 2 years. Alternatively a longer period may be fixed upon application by you within 3 months of the expiry if the following criteria is met:

1. Substantial progress has been made in giving effect to the consent
2. The written approval of all adversely effected persons has been obtained.

Yours faithfully

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

Dan Rodie
Resource Consents Planner



KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 87351
THE SUBDIVISION OF PART LOT 12 DP 4106,
MATAI ROAD, PARAPARAUMU,
FOR PRITCHARD GROUP

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 proposed 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 or additions and alterations to a dwelling within lots 1, 8, 10, 11, 13, 14, 18, 19, 23 and 24 land transfer plan 87351 and may be required for any new dwelling or additions and alterations to a dwelling on Lots 1 - 8, and 10 - 25 land transfer plan 87351 in accordance with the recommendations within the Soil Test Report prepared by Cuttriss Consultants Ltd. dated November 1998 a copy of which is available in Council's Resource Consents Office.
2. The owners and occupiers of lots 19 - 23 land transfer plan 87351 shall be responsible for the maintenance of the lake within those allotments on an on-going basis. This shall include preservation of the stormwater storage capacity of the lake; maintenance of water quality to ensure there are no adverse effects on residential amenity values from insects, odour or other nuisance; and maintenance of all associated equipment. It should be noted that the minimum water level is governed by the ground water level in the area and should not vary to any large degree. Information relating to this matter is on file No. RM 980182 which is available to be viewed in Council's Resource Consents Office.

3. The position of any building platform and the carrying out of earthworks within lot 13 land transfer plan 87351 shall be restricted to that portion of the site below R.L. 15.0 M.S.L. as shown on the plans held on file No. RM 980182 which is available to be viewed in Council's Resource Consents Office

Issued in respect of application No. RM 980182 on this 10th day of March 1999.



AUTHORISED OFFICER



AUTHORISED OFFICER