

# STATEMENT OF PASSING OVER INFORMATION

**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**

2 December 2025

Thomas Todd

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 12 Charlotte 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](http://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](mailto: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:

**12 Charlotte 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

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<b>Applicant</b>	Thomas Todd
<b>LIM number</b>	L251276
<b>Application date</b>	27/11/25
<b>Issue date</b>	02/12/25

### Property details

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<b>Property address</b>	12 Charlotte Way, Raumati
<b>Legal description</b>	LOT 57 DP 89871
<b>Area (hectares)</b>	0.0694

### Valuation information

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<b>Valuation number</b>	1529160366
<b>Capital value</b>	\$1,050,000
<b>Land value</b>	\$385,000
<b>Improvements value</b>	\$665,000

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

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*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 annual rates for 2025/26 rating year are \$6,111.03  
This includes Greater Wellington Regional Council rates

**Next instalment date** 09/12/25

**Arrears for previous years** \$0.00

**Water rates** \$556.14 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

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*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

- 30/03/04 BUILDING CONSENT 040303: New dwelling.  
: Code Compliance Certificate issued 25/08/06
- 30/01/04 BUILDING CONSENT 040107: New Dwelling (PIM): Cancelled 03/10/05
- 30/01/04 PIM APPLICATION 040109: New Dwelling: Cancelled 18/02/04

### 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

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*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

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*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:

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/](https://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 2000 under resource consent number RM900315. A copy of the Decision is provided with this LIM.

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.

This property is shown to be subject to and/or appurtenant to a right of way, rights to water supply, cable TV, telephone, sewage and water drainage, rights to electricity, telephone and telecommunications rights.

Copies of the Deposited Plan (DP 89871) and Record of Title are provided with this LIM.

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

There is no record of any further resource consents for this property.

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

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

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

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 Approach Surface Grade 1:40, Distance 3000m 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

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*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 \(gw.govt.nz\)](http://www.gw.govt.nz/search-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](http://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/](http://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 area's 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/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).

## Other Information

The adjoining road carriageways (Lorna Irene Drive, Harry Shaw Way and Matai Road) are 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 adjoining road carriageways (Lorna Irene Drive, Harry Shaw Way and Matai Road) are 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 adjoining road carriageways (Harry Shaw Way and Matai Road) are shown to be subject to overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

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

## 6. Other land and building classifications

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*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

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*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. A proposed plan of private drainage is provided with this LIM. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

Stormwater discharges to the kerb and channel.

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

## 8. Drinking water supply

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*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

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*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

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*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](http://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

12 Charlotte Way, Raumati (LOT 57 DP 89871)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: November 27, 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** **WN57C/218**  
**Land Registration District** **Wellington**  
**Date Issued** 21 September 2000

**Prior References**  
WN55C/706

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**Estate** Fee Simple  
**Area** 694 square metres more or less  
**Legal Description** Lot 57 Deposited Plan 89871  
**Original Registered Owners**  
John Hilton West and Cynthia Ng Suet-Yue West

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**Interests**

B803122.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 21.9.2000 at 3.49 pm

Subject to a right of way and rights to water supply, cable tv, sewage drainage and water drainage over part marked D and rights to electricity and telephone over part marked D on DP 89871 specified in Easement Certificate B803122.11 - 21.9.2000 at 3.49 pm

Appurtenant hereto are rights of way and rights to electricity, water supply, cable tv, telephone, sewage drainage and water drainage specified in Easement Certificate B803122.11 - 21.9.2000 at 3.49 pm

The easements specified in Easement Certificate B803122.11 are subject to Section 243 (a) Resource Management Act 1991

Subject to a telephone right (in gross) over part marked D on DP 89871 in favour of Telecom New Zealand Limited created by Transfer B803122.12 - 21.9.2000 at 3.49 pm

The easement created by Transfer B803122.12 is subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity right (in gross) over part marked D on DP 89871 in favour of Horowhenua Energy Limited created by Transfer B803122.13 - 21.9.2000 at 3.49 pm

The easements created by Transfer B803122.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a sewage drainage right (in gross) over part marked D on DP 89871 in favour of The Kapiti Coast District Council created by Transfer B803122.14 - 21.9.2000 at 3.49 pm

The easement created by Transfer B803122.14 is subject to Section 243 (a) Resource Management Act 1991

Subject to cable tv and telecommunications rights (in gross) over part marked D on DP 89871 in favour of Saturn Communications Limited created by Transfer B803122.15 - 21.9.2000 at 3.49 pm

The easements created by Transfer B803122.15 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer B803122.17 - 21.9.2000 at 3.49 pm

5357469.1 Transfer to Gregory Robert Patience and Leigh Anne Patience - 27.9.2002 at 2:22 pm

5853634.1 Transfer to Jerome Francis Wagg and Carmell Jane Wagg - 24.12.2003 at 9:00 am  
5853634.2 Mortgage to The National Bank of New Zealand Limited - 24.12.2003 at 9:00 am  
5978851.1 Discharge of Mortgage 5853634.2 - 23.4.2004 at 9:00 am  
5978851.2 Transfer to Jerome Francis Wagg and Carmell Jane Wagg - 23.4.2004 at 9:00 am  
6142322.1 Transfer to Jerome Francis Wagg and Carmell Jane Wagg - 8.9.2004 at 9:00 am  
6142322.2 Mortgage to ANZ National Bank Limited - 8.9.2004 at 9:00 am  
7604237.1 Discharge of Mortgage 6142322.2 - 30.11.2007 at 2:00 pm  
7604237.2 Transfer to Thomas Joel Todd and Josoda Todd - 30.11.2007 at 2:00 pm  
7604237.3 Mortgage to Westpac New Zealand Limited - 30.11.2007 at 2:00 pm



LT69

57C/218

Reference:  
Prior CT: 55C/706  
Document No.: B803122.10

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 21st day of September Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that PRITCHARD GROUP LIMITED

is seized 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 694 square metres, more or less being LOT 57

DEPOSITED PLAN 89871



B 729929.4 Mortgage to ~~Discharged~~ New Zealand  
- 24.6.1999 at 3.51  
*6/12/2000  
John  
for RGL*

B803122.3 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council

B803122.11 Easement certificate affecting Lots on DP 89871

Subject to a telephone easement in gross over the part herein marked D DP 89871 to Telecom New Zealand Limited created by Transfer B803122.12  
Subject to Section 243(a) Resource Management Act 1991

Subject to an electricity easement in gross over the part herein marked D DP 89871 to Horowhenua Energy Limited created by Transfer B803122.13  
Subject to Section 243(a) Resource Management Act 1991

NATURE	SERVIENT LAND	DOMINANT LAND
Right of Way Electricity, Water Supply, Cable TV, Telephone, Sewage Drainage, Water Drainage	56-C	57
	58-E	57
Right of Way, Water Supply, Cable TV, Sewage Drainage, Water Drainage	57-D	56&58
	57-D	53,54,56&58

Subject to a sewage drainage easement in gross over the part herein marked D DP89871 to The Kapiti Coast District Council created by Transfer B803122.14  
Subject to Section 243(a) Resource Management Act 1991

Subject to a Cable TV and telecommunications easement in gross over the part herein marked D DP 89871 to Saturn Communications Limited created by Transfer B803122.15  
Subject to Section 243(a) Resource Management Act 1991

B803122.17 Transfer to Pritchard Group Limited

Land covenant in Transfer B803122.17

-all 21.9.2000 at 3.49

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

B813817.2 Transfer to John Wilton West and Cynthia Ng Suet-Yue West  
6.12.2000 at 9.34

*John Wilton West*  
John For RGL  
Amended  
20/12/00  
for RGL

57C/218

RM.990315

Approvals  
 SIGNED BY PRITCHARD GROUP LIMITED BY ITS DIRECTORS:  
*David Kennedy Pritchard*  
 REGISTERED OWNERS  
 Stuart Edward Pritchard  
 REGISTERED OWNERS  
 I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO SECTION 223A OF THE RESOURCE MANAGEMENT ACT 1991. THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON AND SUBJECT TO THE AMALGAMATION CONDITIONS SET OUT HEREIN:

FOR MEMORANDUM OF EASEMENTS SEE SHEET 2  
 AUTHORIZED OFFICER  
*R. M. M. M. M.*  
 AUTHORIZED OFFICER

LOT No.	CT. ISSUED	LOT No.	
1	57C/206	82	57C/223
2	57C/207	83	57C/224
3	57C/208	84	57C/225
4	57C/209	85	57C/226
5	57C/210	86	57C/227
6	57C/211	87	57C/228
7	57C/212	88	57C/229
8	57C/213	89	57C/230
9	57C/214	90	57C/231
10	57C/215	91	57C/232
11	57C/216	92	57C/233
12	57C/217	93	57C/234
13	57C/218	94	57C/235
14	57C/219	95	57C/236
15	57C/220	96	57C/237
16	57C/221	97	57C/238
17	57C/222	98	57C/239

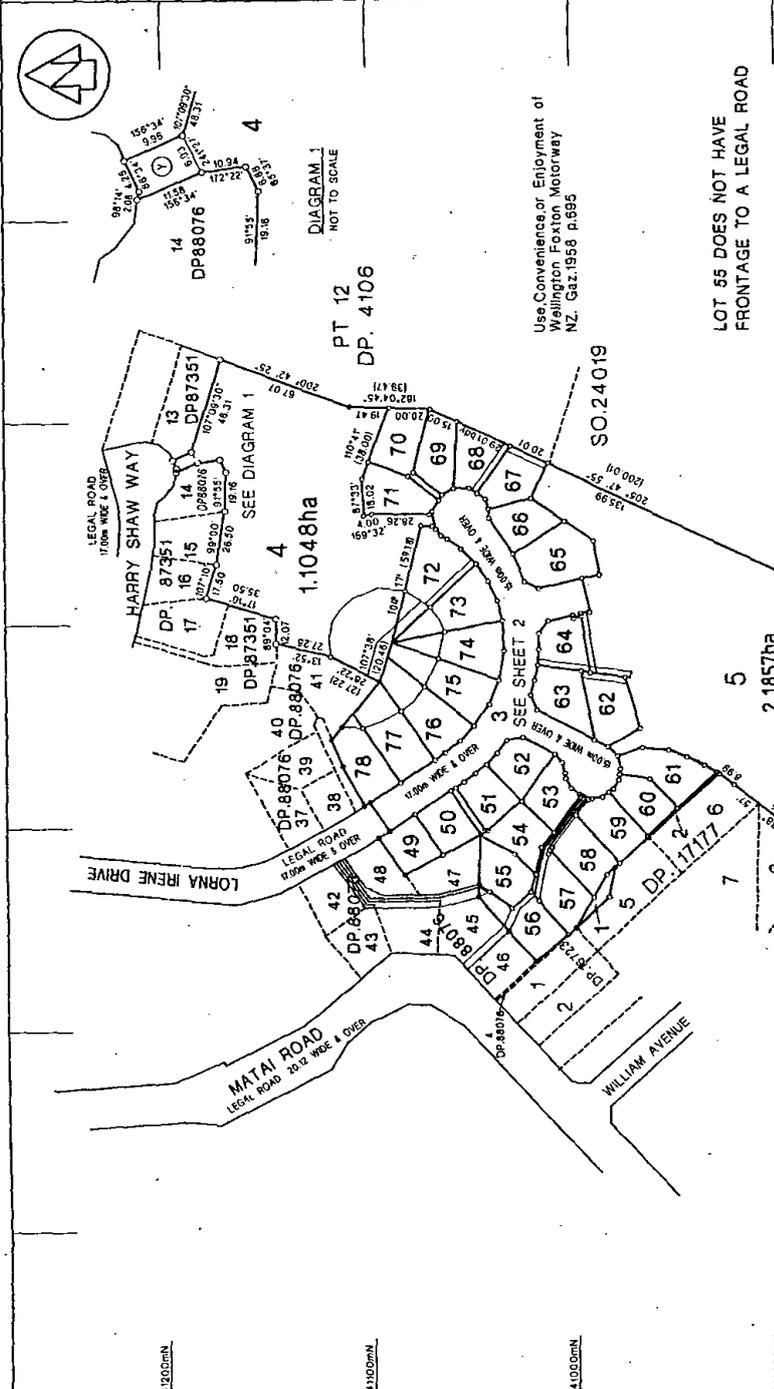
CLASS 1 SURVEY  
 Total Area 5,904.0 ha  
 Comprised in CT 54C/706 (AII)  
 CT 19, 95C/746, 749, 750, 756

I, Robert Graham Langley,  
 being a person entitled to practice as a registered surveyor, certify that the survey to which this plan relates was accurate, and was undertaken by me or under my direct supervision and control, and that all the data in accordance with the provisions of the Act and these Regulations, and that I have caused to be recorded in this plan the names of the persons who were present at the time of the survey.

Dated at Christchurch on 17th day of May 2000  
 Robert Graham Langley  
 Registered Surveyor

Field Book PD 002, p. 1-4, Traverse Book - 218, p. 16-19  
 Reference Plane: DPM 4106, 16723, 17177  
 8735, 88076, 50s 24019, 26795  
 Examined: Correct

Approved as to Survey  
 24th day of May 2000  
 Deposited this 24th day of May 2000  
 88076



SCHEDULE OF EXISTING EASEMENTS	
PURPOSE	SHOWN SPECIFIED IN
ELECTRICITY, TELEPHONE, CABLE TV GAS OR WATER SUPPLY	Y B 7339/11
WATER DRAINAGE	Y B 7339/11

AMALGAMATION CONDITIONS  
 THAT LOT 1 HEREON BE TRANSFERRED TO THE OWNER OF LOT 3 DP 1777 (10/24/80) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS (SEE B7337/11)

THAT LOT 3 HEREON BE SUBJECT TO A COVENANT WHEREBY IT IS NOT TRANSFERRED EXCEPT IN CONNECTION WITH THE LAND IN CT. 643/48 (SEE B7337/11)

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by Pritchard Group Limited  
 Scale 1:1500 Date May 2000

LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. I. P. A. E. K. A. R. I. K. I.  
 NZMS 261 SHT R.26 RECORD MAP No 551B

LOTS 1-5 & 49-78 BEING A SUBDIVISION OF LOT 5 DP. 88076 AND EASEMENTS OVER LOTS 43, 44, 45, 47 DP 88076

DP. 78223  
 PUBLIC SCHOOL  
 NZ GAZ. 1958 p.43  
 5022795

PT 9  
 DP. 4106

PT 14  
 DP. 4106

PT 12  
 DP. 4106



Approvals SHEET 3 OF 3

CLASS 1 SURVEY

Total Area 5,904.0 ha

Comprised in CT 55C/706 (All)  
CTS 55C/748, 749, 750, 752

I, Robert Graham Longley,  
being a person entitled to practice as a registered surveyor, certify that  
the above is a true and correct copy of the original survey, and that  
the same has been deposited for registration in accordance with the  
Survey Act 1984 and the Survey Regulations 1984.  
This document is correct, and has been created in accordance  
with the Act and these Regulations.

Dated at Christchurch on 17/11/2000. Signature: *Robert Graham Longley*

Field Book 905, 906 p 1774, Traverse Book 418 p 87-87

Reference Plans DP 4106, 16723, 7171

... 9735, 88076, 508 24019, 26795

Examined: *[Signature]* Curator

Approved as to Survey

24/11/2000 *[Signature]* Chief Surveyor

Deposited this 17/11/2000

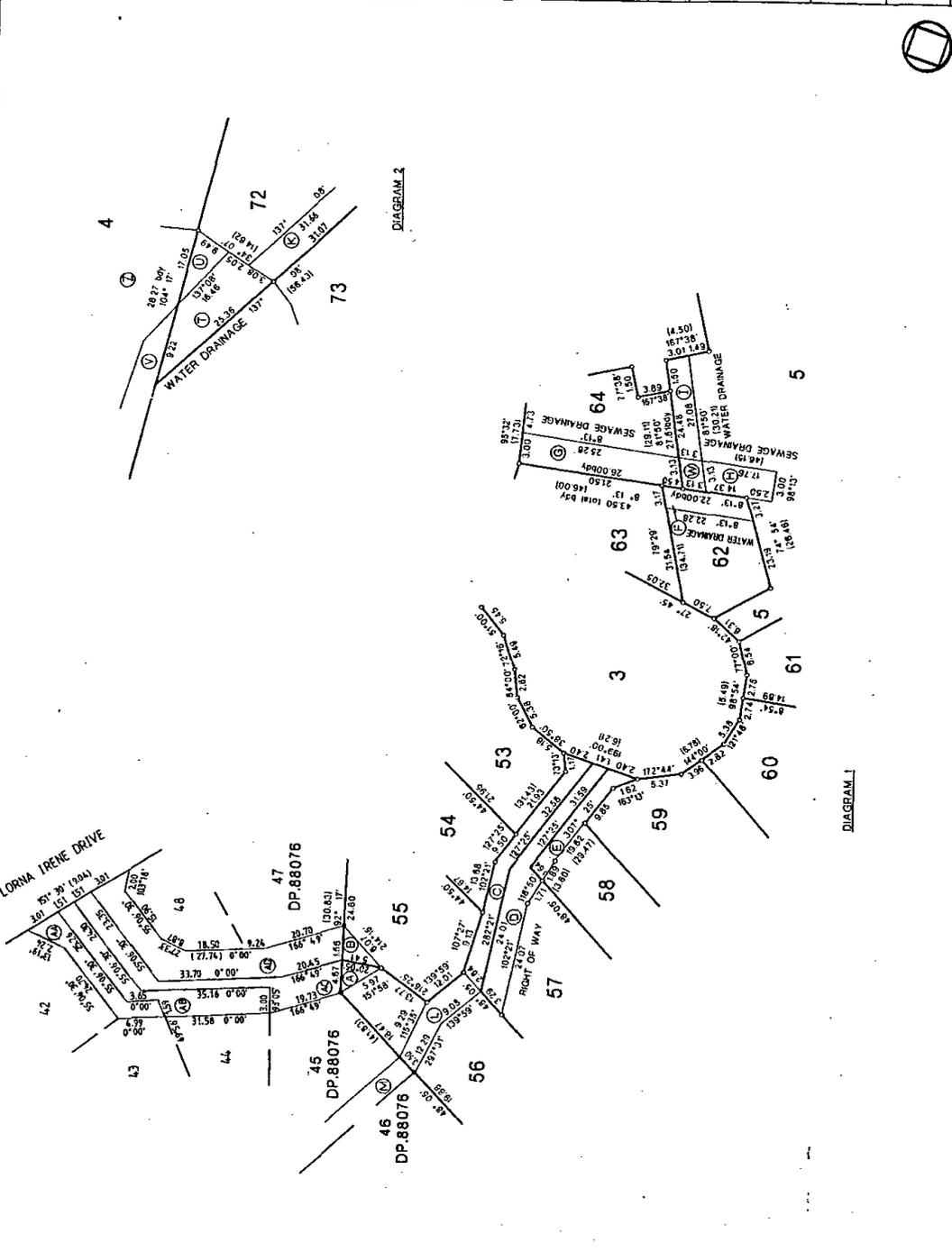
Received 17/11/2000

19/11/2000

17/11/2000

17/11/2000

17/11/2000



TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by **Pritchard Group Limited**  
 Scale No. scale Date May 2000

LOTS 1-5 & 49-78 BEING A SUBDIVISION  
 OF LOT 5 DP. 88076 AND  
 EASEMENTS OVER LOTS 43, 44, 45, 47 DP88076

LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. I. PAKAKARIKI  
 NZMS 261 SHT R26 RECORD MAP No 55/16  
 55/15, 56/15



MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TEN.	DOMINANT TEN.
RIGHT OF WAY	AA	LOT 43 DP88076	LOT 55
	AB	LOT 44 DP88076	
	AC	LOT 45 DP88076	
	AD	LOT 47 DP88076	
ELECTRICITY	A	LOT 56	LOT 55
	C	LOT 56	LOTS 57,58
WATER SUPPLY	D	LOT 57	LOTS 56,58
	E	LOT 58	LOTS 56,57
CABLE TV	B	LOT 55	LOT 56
	AA	LOT 43 DP88076	
	AB	LOT 44 DP88076	
	AC	LOT 45 DP88076	
SEWAGE DRAINAGE	AD	LOT 47 DP88076	LOTS 53 & 54
	E	LOT 58	
ELECTRICITY	C	LOT 56	LOT 53 & 54
	D	LOT 57	
TELEPHONE	D	LOT 57	LOT 53 & 54
	E	LOT 58	

SHOWN	SERVIENT TEN.	PURPOSE	GRANTEE
F	LOT 62	WATER DRAINAGE	KAPITI COAST DISTRICT COUNCIL
W, I	LOT 5		
J	LOT 68		
K, T	LOT 72		
V	LOT 4		
H, W	LOT 5	SEWAGE DRAINAGE	KAPITI COAST DISTRICT COUNCIL
G	LOT 64		
C, L	LOT 56		
D	LOT 57		
E	LOT 58		
M	LOT 45 DP.88076	CABLE TV TELECOMMUNICATIONS	SATURN COMMUNICATIONS LIMITED
A, C	LOT 56	TELEPHONE	TELECOM NEW ZEALAND LIMITED
B	LOT 55	TELEPHONE	TELECOM NEW ZEALAND LIMITED
D	LOT 57	ELECTRICITY	HOROWHENUA ENERGY LIMITED
E	LOT 58	ELECTRICITY	HOROWHENUA ENERGY LIMITED

NOTE: AREAS MARKED N TO V AND Z TO BE SUBJECT TO LAND COVENANTS

CLASS 1 SURVEY

Total Area 5.9040 ha  
 Comprised in CT 55C/706 (All)  
 CTs 55C/748,749,750,752

I, Robert Graham Longley being a person entitled to practice as a registered surveyor, certify that (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998. (b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

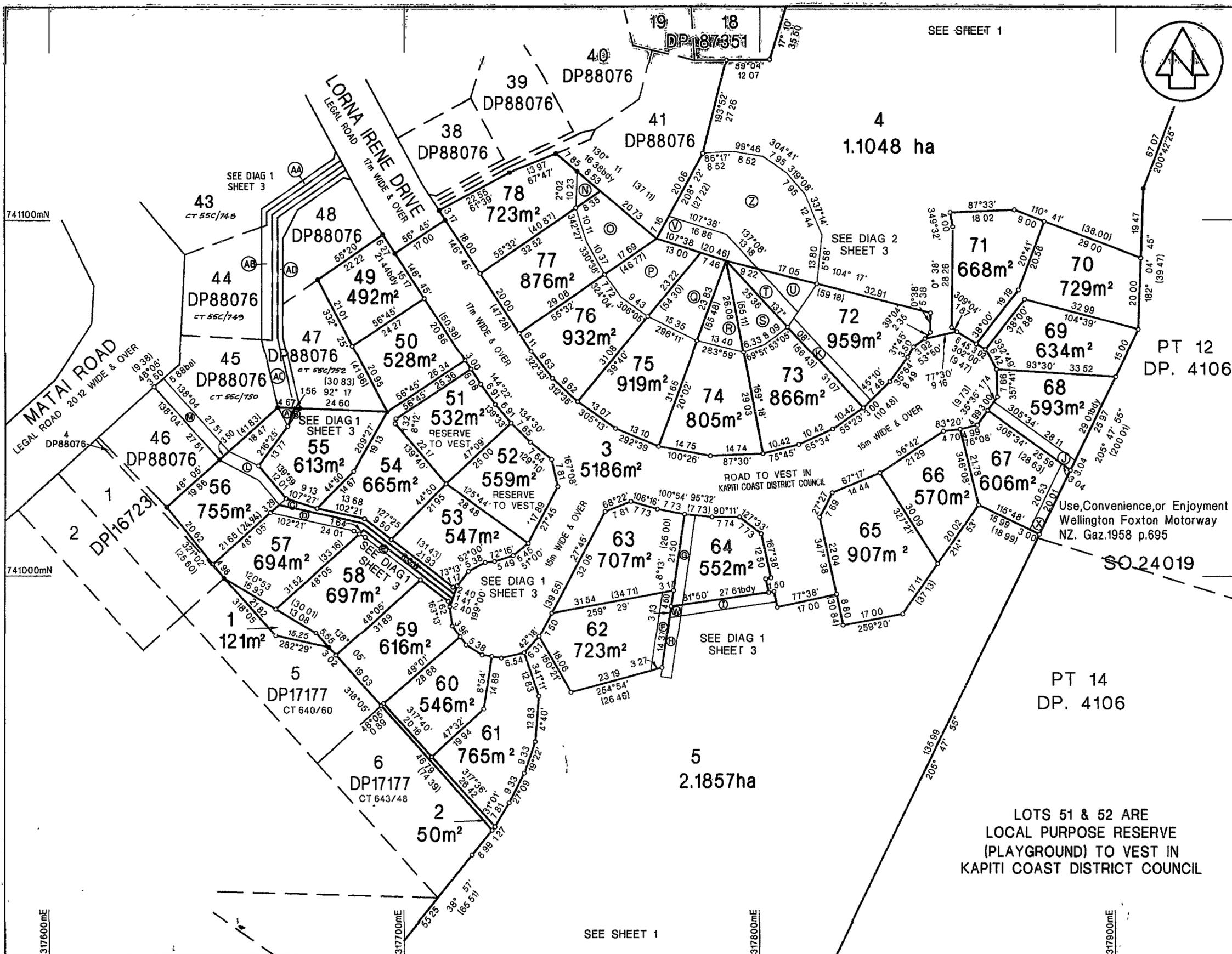
Dated at Otaki... this 12<sup>th</sup> day of July... 2000 Signature *Robert Longley*

Field Book PGL 002, p. 1-4. Traverse Book 638, p. 161-167  
 Reference Plans DP 4106, 16723, 17177, 87351, 88076, SOs 24019, 26795  
 Examined... Correct *[Signature]*

Approved as to Survey  
 24, 8, 2000 *[Signature]* Chief Surveyor

Deposited this 24<sup>th</sup> day of August 2000

File: Raunaki Three-T2 Received 19/7/00 Instructions 89871



LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. I PAKAKARIKI  
 NZMS 261 SHT R26 RECORD MAP No 55/15, 56/15, 55/16

LOTS 1-5 & 49-78 BEING A SUBDIVISION OF LOT 5 DP. 88076 AND EASEMENTS OVER LOTS 43,44,45,47 DP88076

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by Pritchard Group Limited  
 Scale 1:750 Date May 2000

APPROVED W.G.L.M 98/5

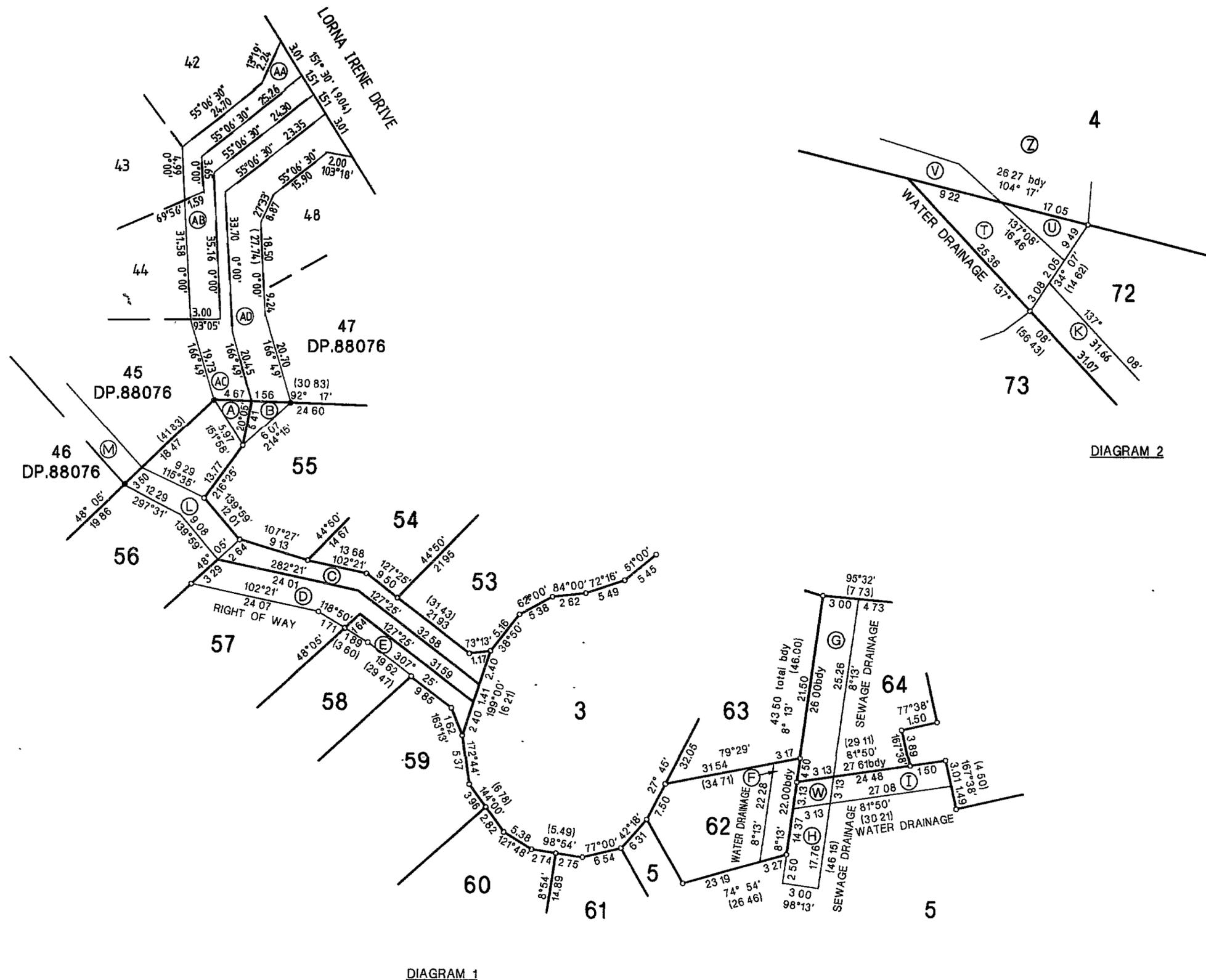


DIAGRAM 1

DIAGRAM 2

CLASS 1 SURVEY

Total Area 5.9040 ha

Comprised in CT 55C/706 (All)  
 CTs 55C/748, 749, 750, 752

I, Robert Graham Longley  
 being a person entitled to practice as a registered surveyor, certify that  
 (a) The surveys to which this dataset relates are accurate, and were  
 undertaken by me or under my direction in accordance with the  
 Survey Act 1986 and the Survey Regulations 1998.  
 (b) This dataset is accurate, and has been created in accordance  
 with that Act and those Regulations.

Dated at Otaki... this 12<sup>th</sup> day of July... 2000...  
 Signature *Robert G. Longley*

Field Book PGL 002 p 1-4. Traverse Book 538 p 141-147.  
 Reference Plans DPs 4106, 16723, 17177...  
 87351, 88076, SOs 24019, 26795  
 Examined... Correct *[Signature]*

Approved as to Survey

24 / 8 / 2000 *[Signature]*  
 Chief Surveyor

Deposited this 24<sup>th</sup> day of August 2000



File: Raumati Three-13  
 Received 19/7/00  
 Instructions

89871

LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. I PAEKAKARIKI  
 NZMS 261 SHT R26 RECORD MAP No. 55/15, 56/15, 55/16

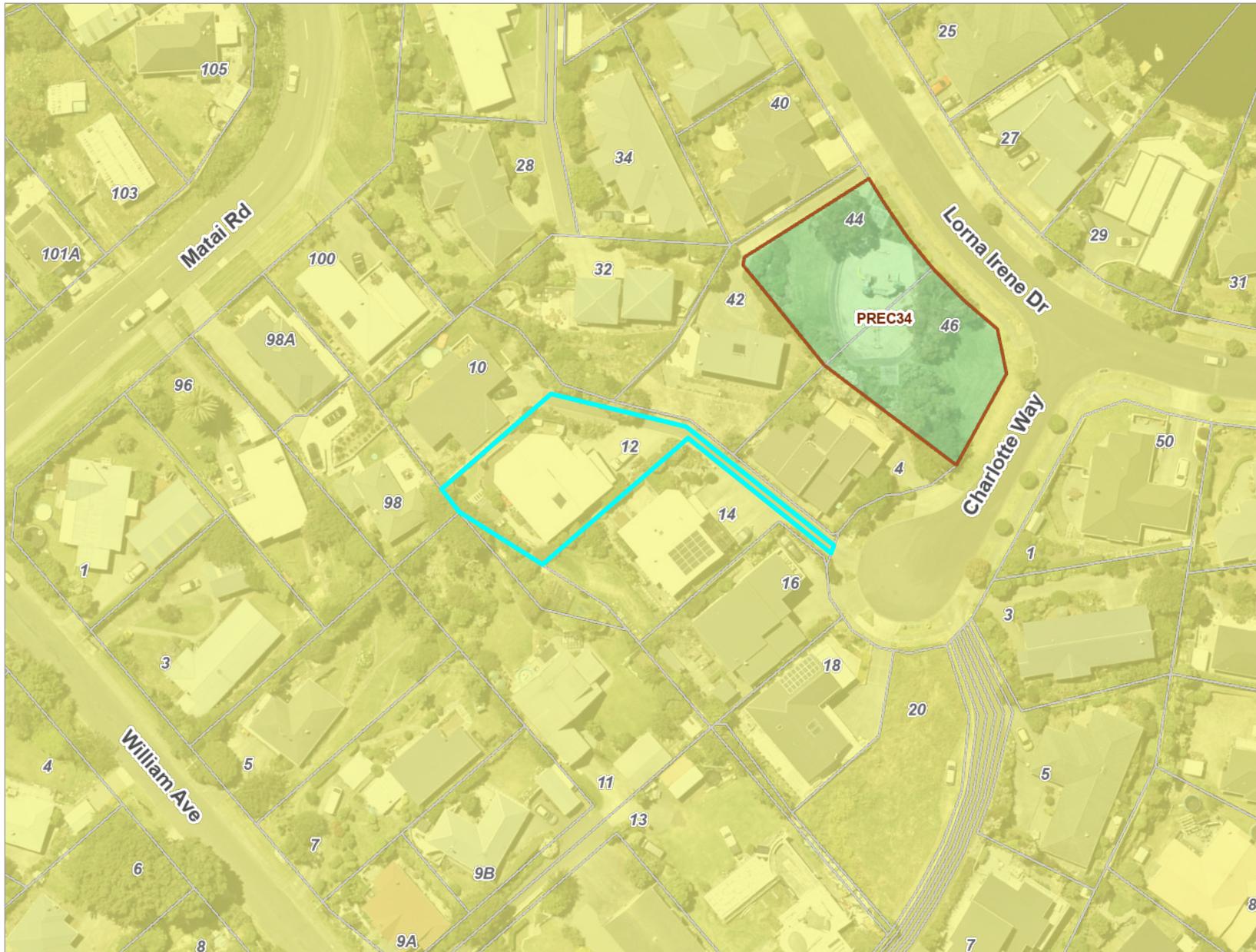
LOTS 1-5 & 49-78 BEING A SUBDIVISION  
 OF LOT 5 DP. 88076 AND  
 EASEMENTS OVER LOTS 43, 44, 45, 47 DP88076

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by **Pritchard Group Limited**  
 Scale No scale Date May 2000

APPROVED WG-LW 35/5

# Operative District Plan 2021 - Zones and Precincts

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

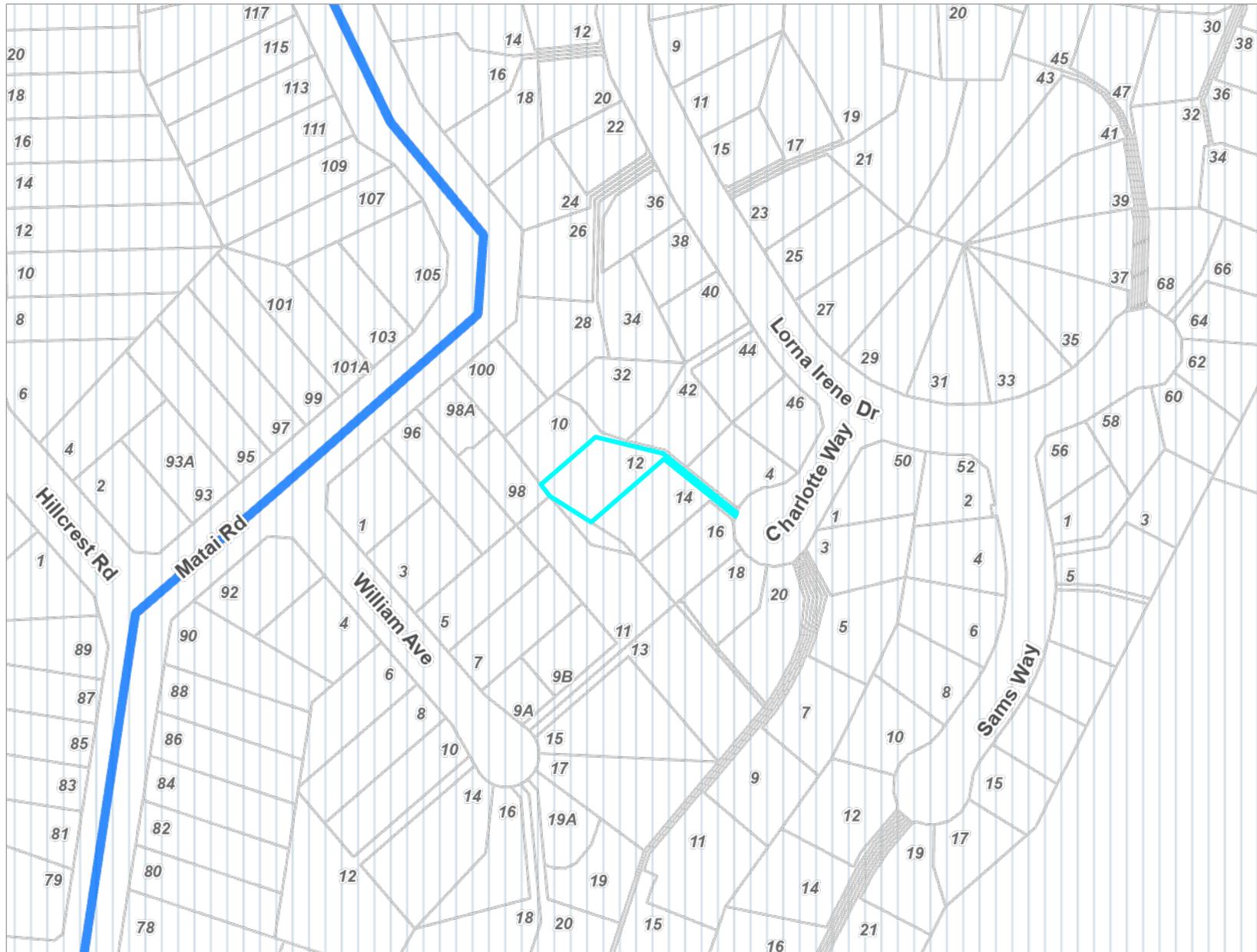
Scale @ A4 - 1:1,000

Date Printed: November 27, 2025

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

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## Key to map symbols

-  Local Community Connectors
-  Coastal Environment

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



0 40 80 Metres

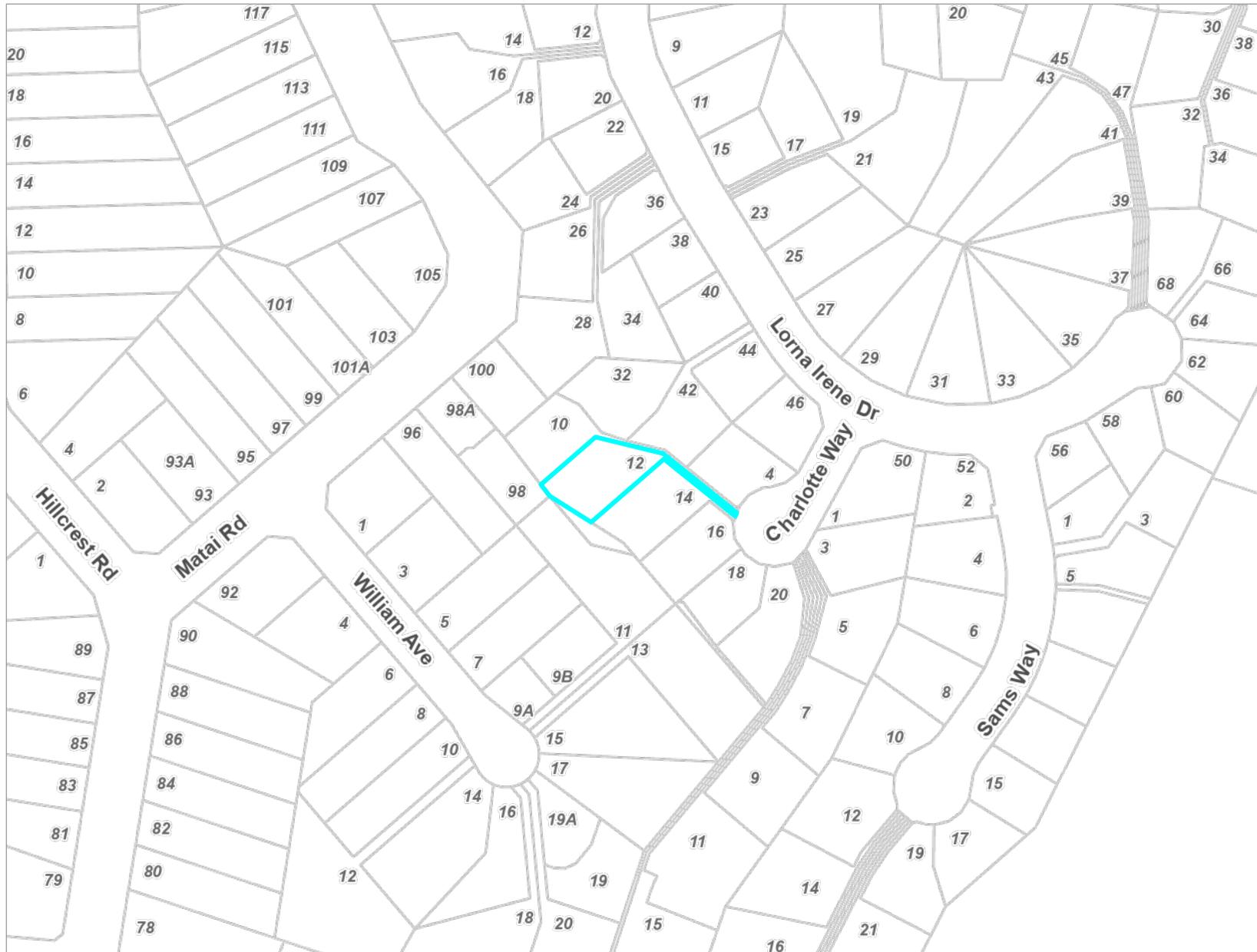
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# Operative District Plan 2021 - Designations & Miscellaneous Features

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## Key to map symbols

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

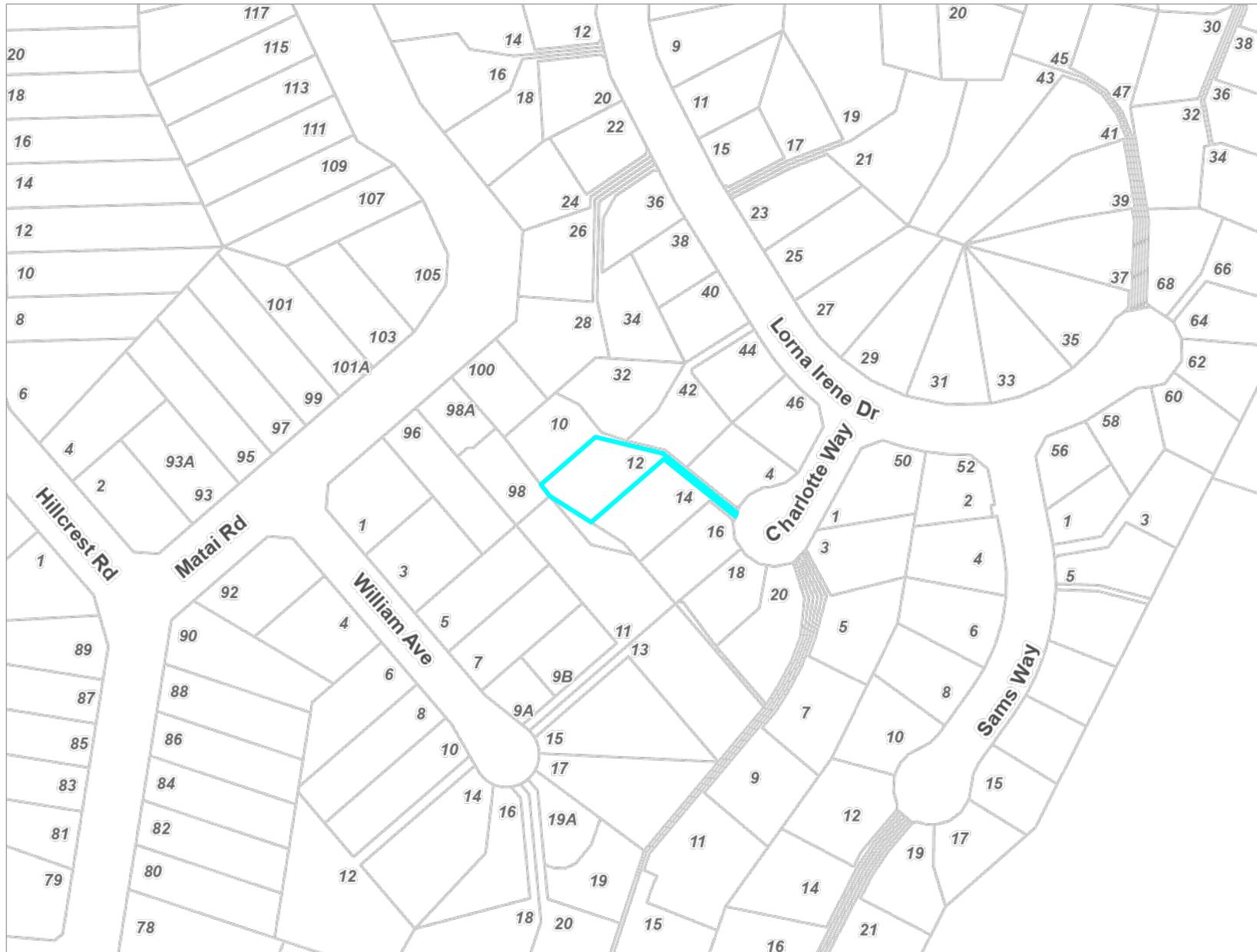
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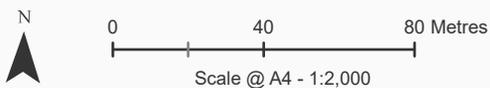
# Operative District Plan 2021 - Natural Features

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## Key to map symbols

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

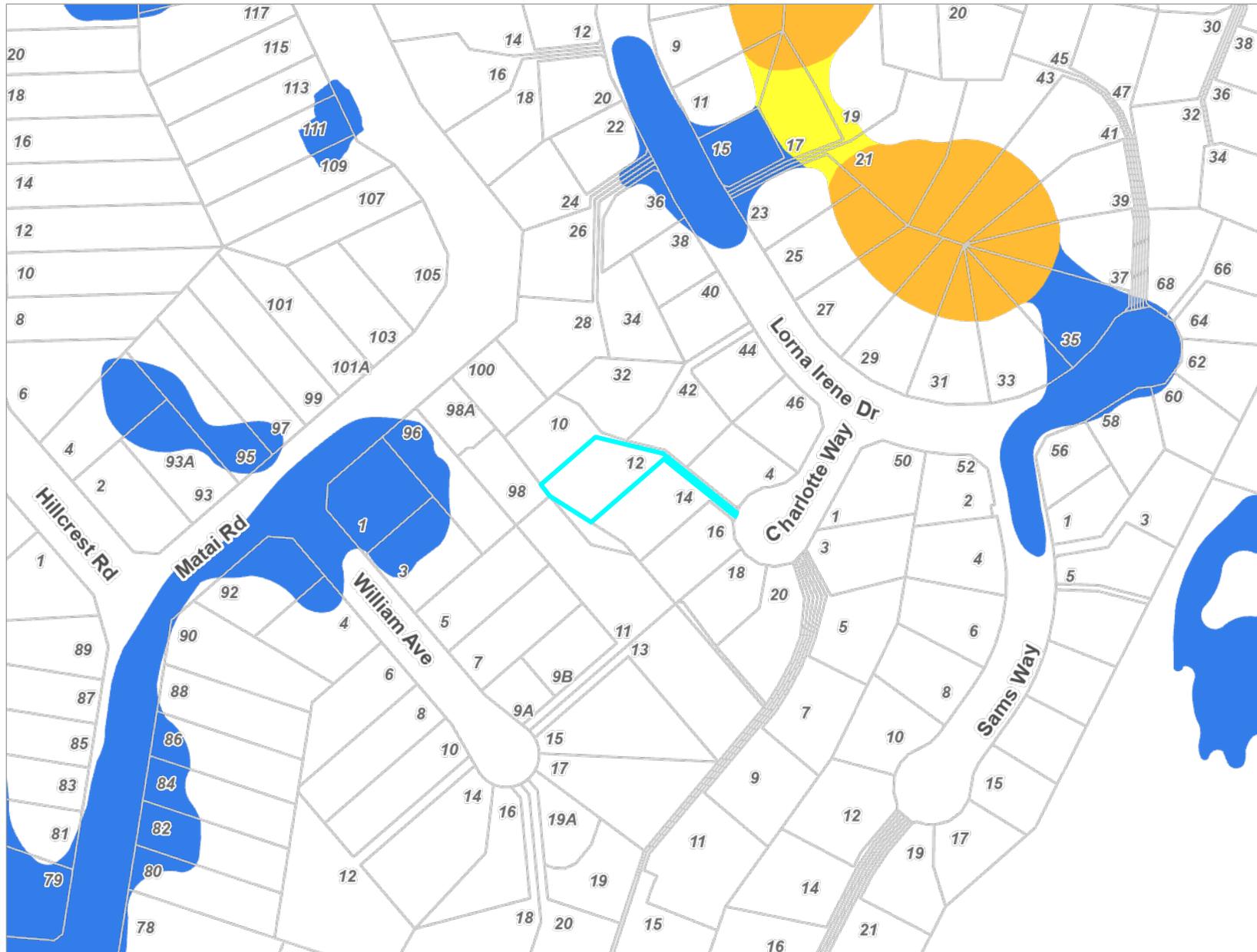


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# Operative District Plan 2021 - Natural Hazards

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## Key to map symbols

-  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

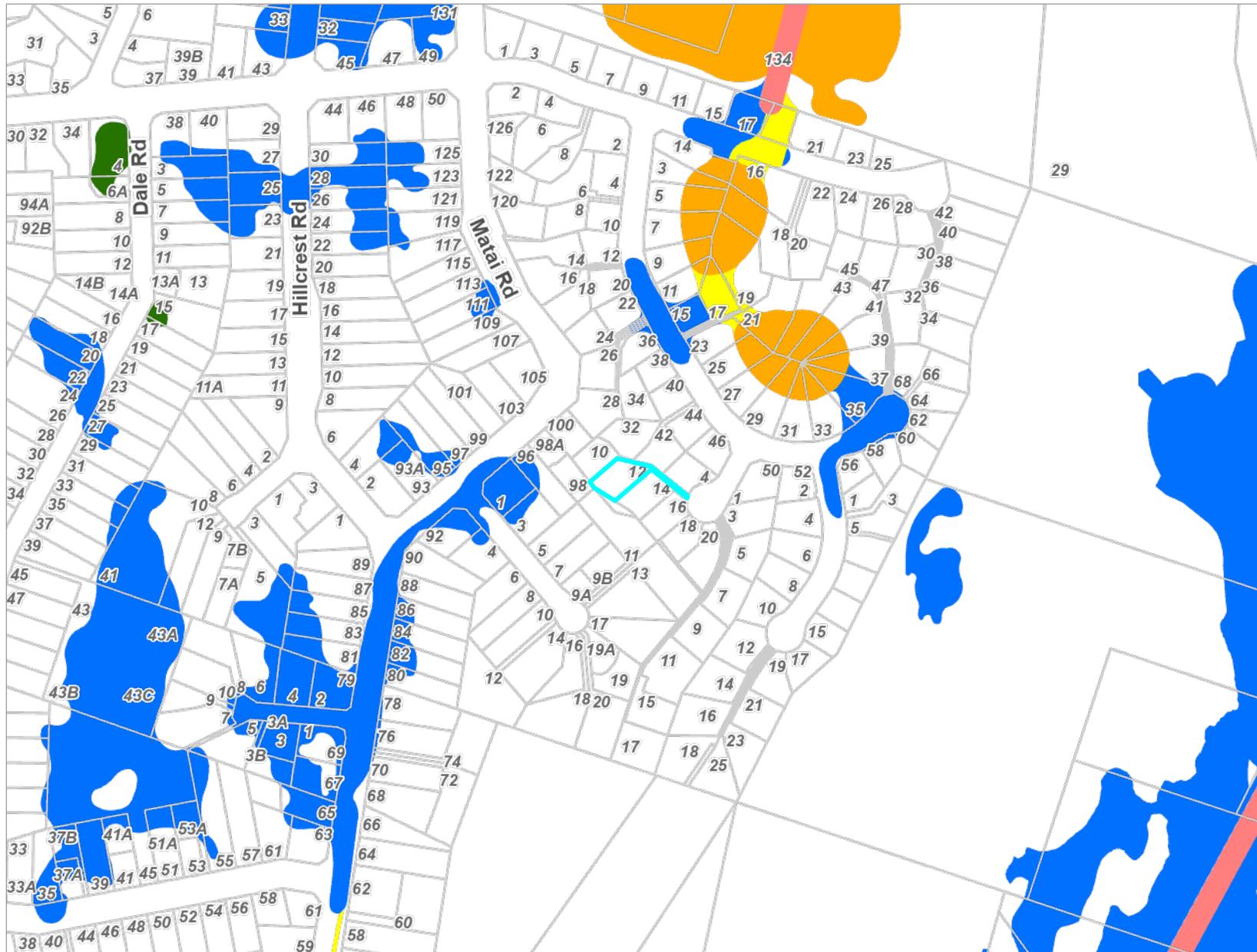
Scale @ A4 - 1:2,000

Date Printed: November 27, 2025

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# Latest Flood Hazards

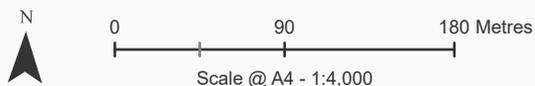
12 Charlotte Way, Raumati (LOT 57 DP 89871)



## Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Fill Control
-  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.

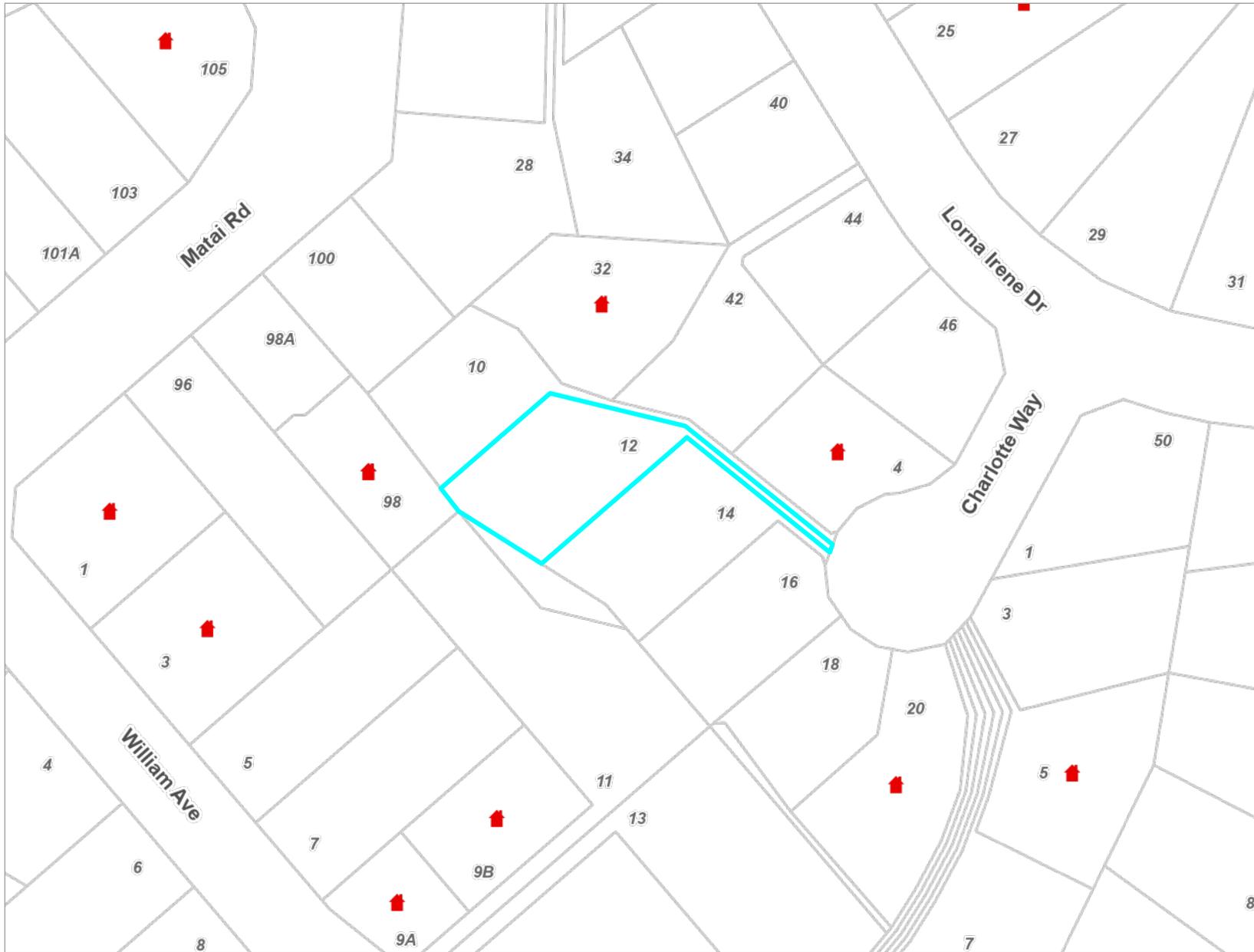


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# Resource Consents Map

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## 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 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: November 27, 2025

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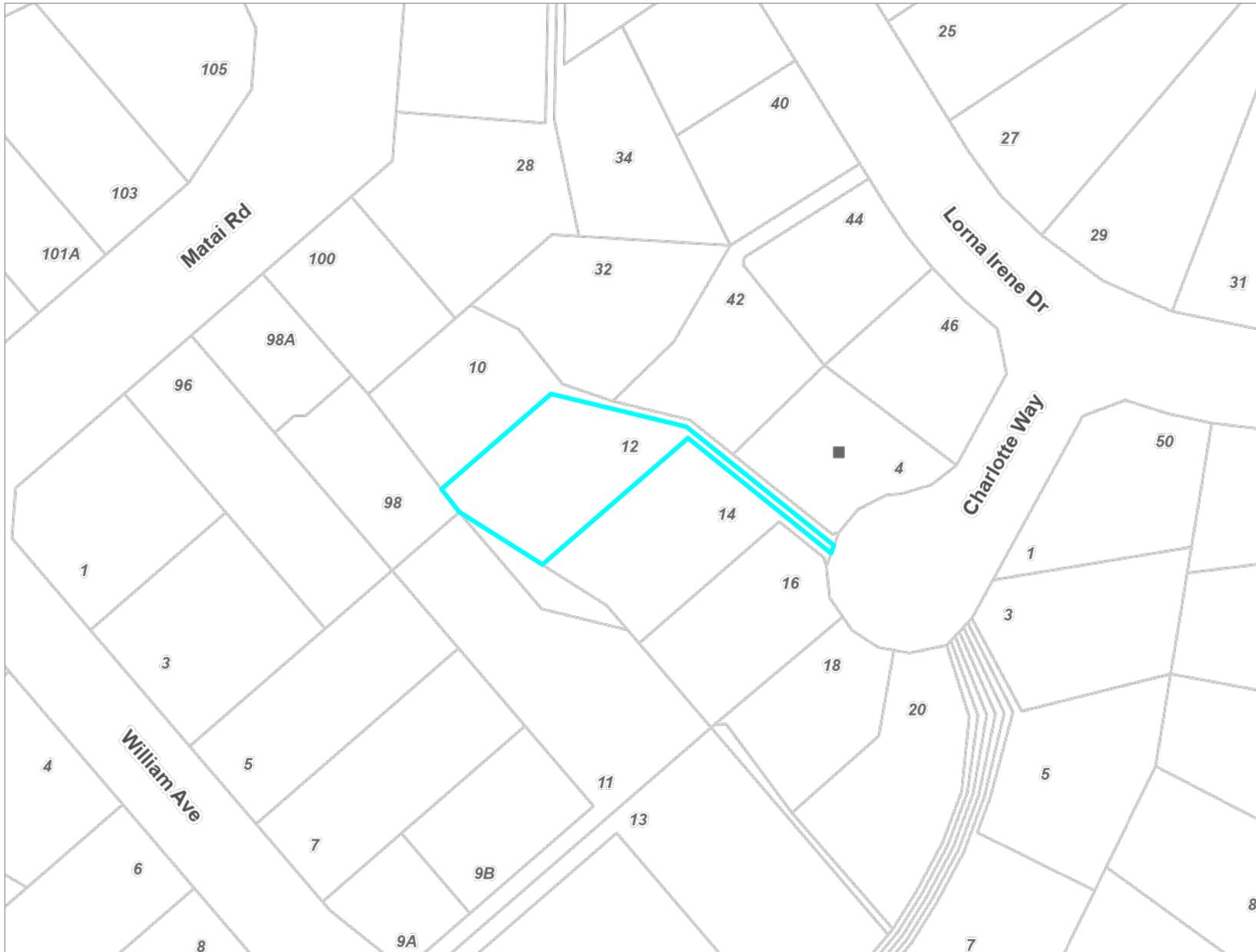
## Resource Consents Report

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
020195	4 Charlotte Way, Raumati	1530160368	LOT 53 DP 89871	LD	PROPOSED DWELLING ENCROACHING REAR YARD	N	N	Decision Issued	21/8/2002	29/7/2002
020019	3 William Avenue, Raumati South	1529161000	LOT 1 DP 17177 CT 913/50	LD	PROPOSED EXTENSION TO DWELLING ENCROACHING FRONT YARD	N	N	Decision Issued	5/3/2002	5/2/2002
020118	1 William Avenue, Raumati South	1529160900	LOT 3 DP 16723	LD	BUILD A GARAGE/SLEEPOUT EXCEEDING 60M2	N	N	Decision Issued	12/6/2002	17/5/2002
010235	9B William Avenue, Raumati South	1529161300	LOT 1 DP 307957 CT 31066	SD	SUBDIVISION OF TWO CROSS LEASE TITLES INTO FREE HOLD	N	N	s.224 Issued	11/10/2001	29/8/2001
000290	5 Charlotte Way, Raumati	1529160452	LOT 91 DP 91061 - SUBJ TO and INT IN R/W	SC	RAUMATI ESTATE STAGE 5, 22 RESIDENTIAL LOTS, 3 RESERVE LOTS,	N	N	s.224 Issued	21/12/2000	19/9/2000
030005	25 Lorna Irene Drive, Raumati	1529160339	LOT 77 DP 89871	LD	BUILD DWELLING AND RETAINING WALL WITHIN 10M OF LAKE	N	N	Decision Issued	12/2/2003	16/1/2003
030070	9A William Avenue, Raumati South	1529161301	LOT 2 DP 307957 C/T 31067	LD	PROPOSED NEW DWELLING ENCROACHING FRONT YARD and	N	N	Decision Issued	15/4/2003	14/3/2003
050213	32 Lorna Irene Drive, Raumati	1529160372	LOT 55 DP 89871	SC	Boundary Adjustment at 30 and 32 Lorna Irene Drive,	N	N	s.224 Issued	5/8/2005	2/8/2005

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
060113	105 Matai Road, Raumati	1529159200	LOT 66 DP 15376 CT 864/3	LC	To relocate a garage	N	N	Decision Issued	16/5/2006	24/4/2006
170133	98 Matai Road, Raumati	1529160700	LOT 1 DP 16723 LOT 4 DP 88076	SD	To undertake a two lot residential subdivision and construct	N	N	s.224 Issued	14/7/2017	9/6/2017
PB180018	98 Matai Road, Raumati	1529160700	LOT 1 DP 16723 LOT 4 DP 88076	PB	Building of a deck 300mm from boundary from north easter.	N	N	Decision Issued	5/4/2018	27/3/2018
CE230020	20 Charlotte Way, Raumati	1529160362	LOT 61 DP 89871 CT 57C/222	LD	Construct new dwelling with associated earthworks which	N	N	Decision Issued	22/12/2023	27/10/2023
990315	23 Lorna Irene Drive, Raumati	1529160338	LOT 78 DP 89871	SC	28 LOT RESIDENTIAL LOTS - 2 RESERVE LOTS - ROAD TO VEST	N	N	s.224 Issued	17/9/1999	12/8/1999

# Health and Alcohol Licenses

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## 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.



0 20 40 Metres

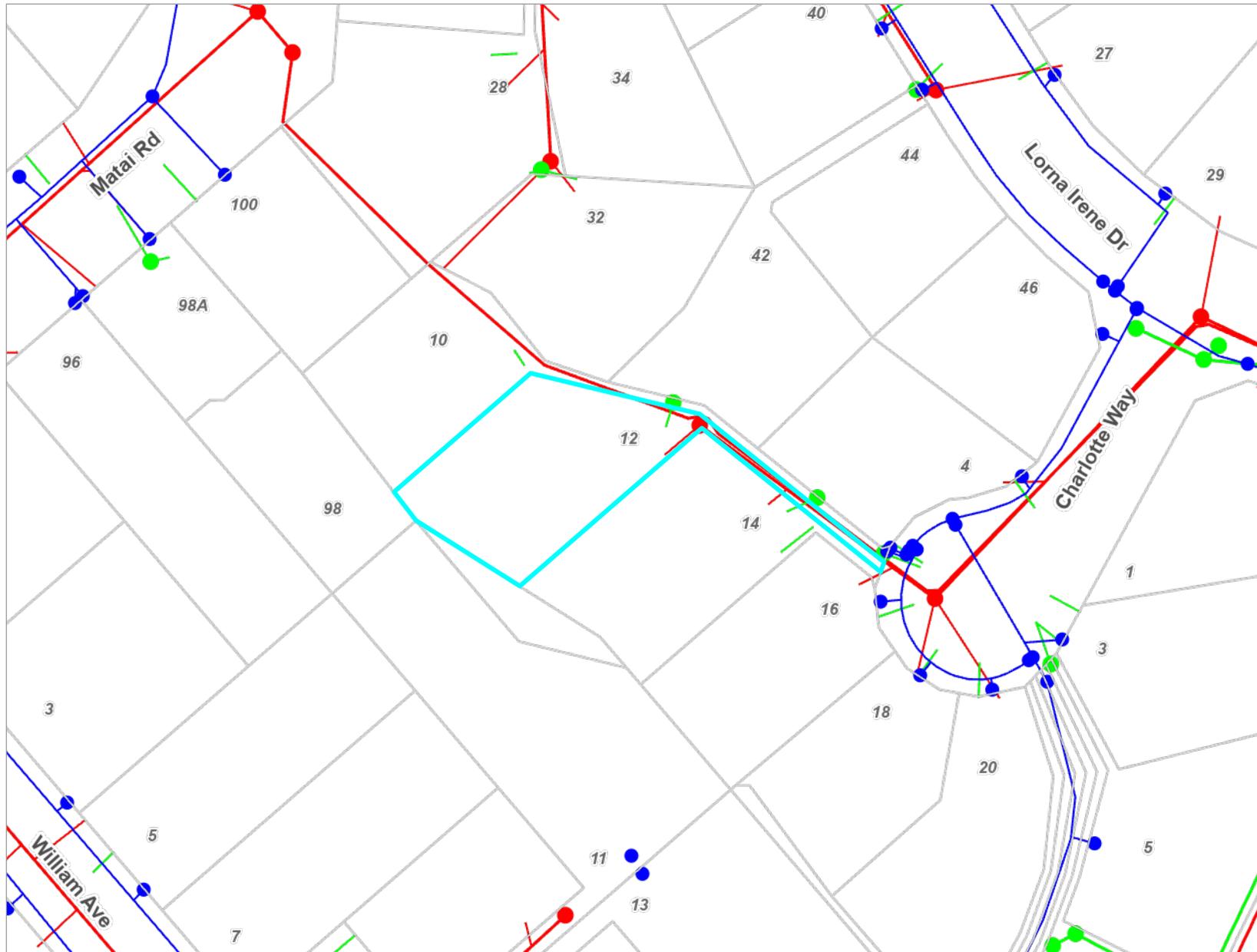
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# Services Network

12 Charlotte Way, Raumati (LOT 57 DP 89871)



## 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.



0 10 20 Metres

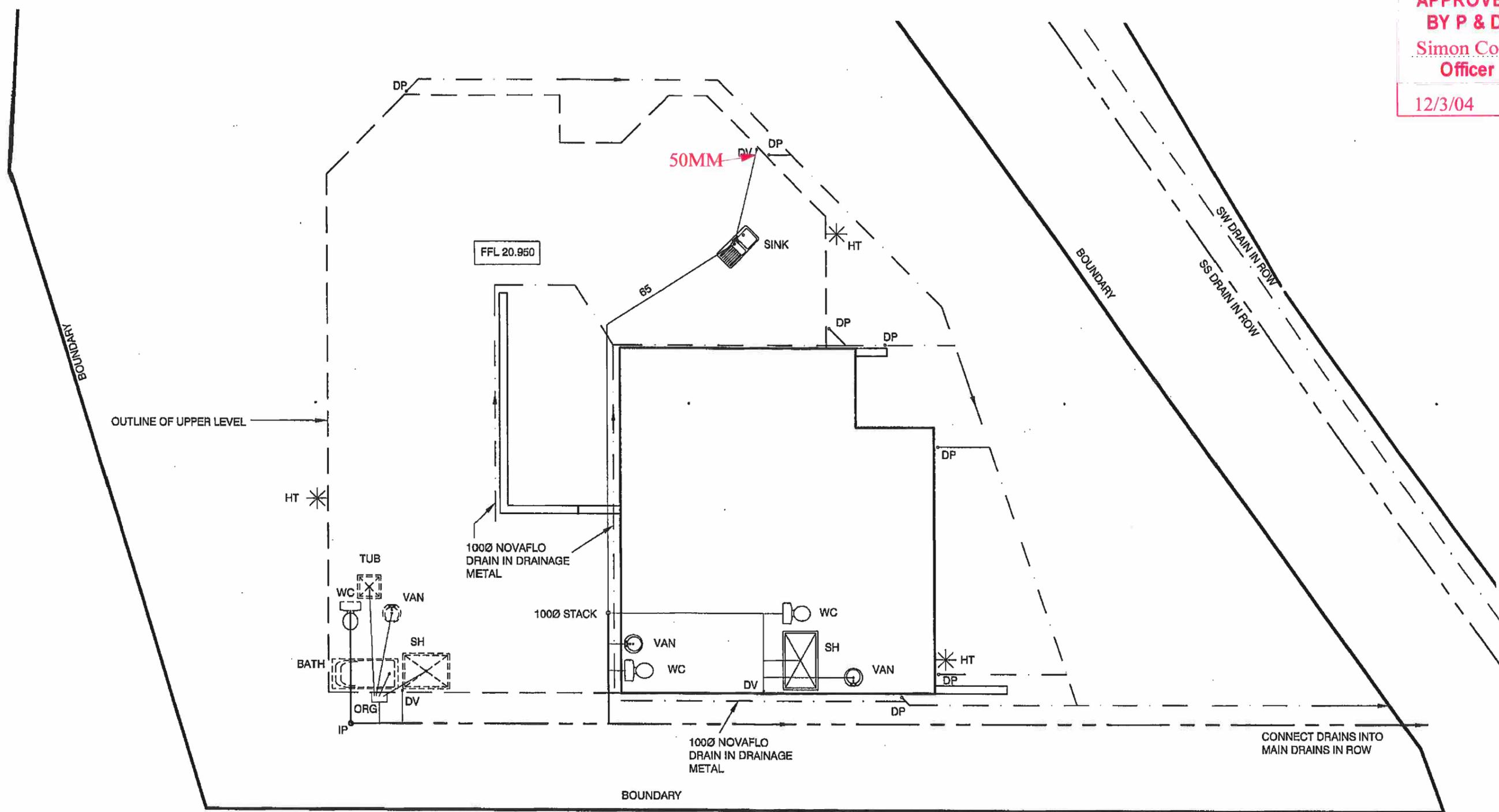
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**APPROVED  
BY P & D  
Simon Copp  
Officer**

12/3/04



**CHECK P.I.M INFORMATION FOR SERVICE CONNECTIONS  
PROVIDED IN THE PLUMBING @ DRAINAGE PACK.**

**LEGEND**

- 100 dia uPVC SEWER DRAIN
- 100 dia uPVC STORMWATER DRAIN
- ORG OVERFLOW RELIEF GULLY
- IP INSPECTION POINT
- DV 50Ø DRAIN VENT WITHIN WALL
- DP DOWNPIPE
- \* HT HOSE TAP OUTLET

**NOTES - ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS / NZS 3500  
PART 2.2 FOR GROUND FLOOR AND SINGLE STACK RESIDENTIAL SYSTEMS  
- REFER ALSO TO PLUMBING SCHEMATIC**

**DRAINAGE PLAN  
SCALE 1:100**

**NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS**

**DRAINAGE PLAN**

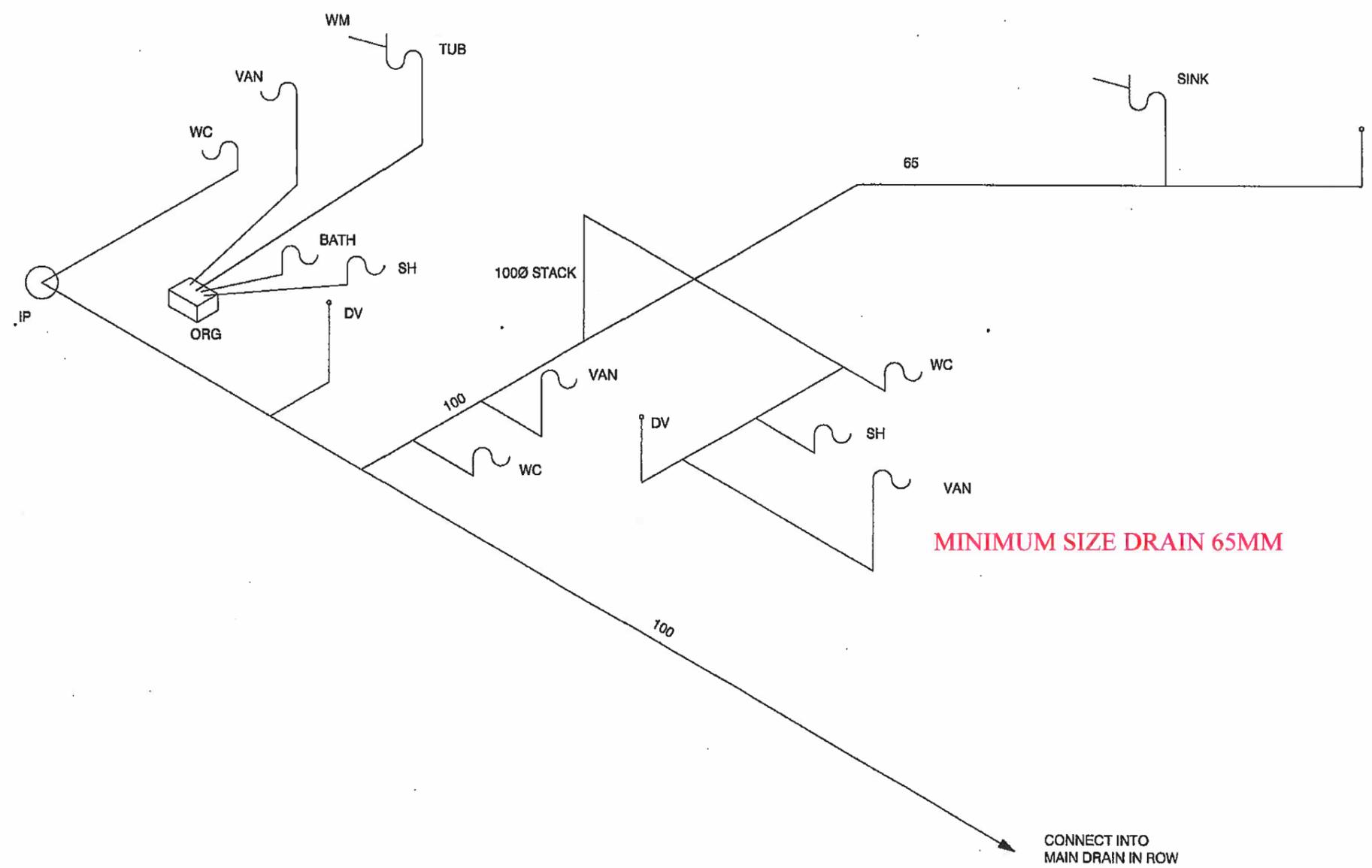
Scale 1:100	Date JAN 2004	Job 3610	Rev.	Sheet 7
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**PDA** PETER DAVIS  
architecture

Raumati Village Shops, Rosetta Road  
P O Box 2066 Raumati Beach  
Kapiti Coast, New Zealand  
Fax 04 902 6675 Tel 04 902 2757  
Email info@pda.net.nz

**APPROVED**  
**BY P & D**  
 Simon Copp  
 Officer  
 12/3/04

2x45deg bends required  
 at the base of the soil stack



**DRAINAGE SCHEMATIC**  
 NOT TO SCALE

**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
 for JCK DEVELOPMENTS

**DRAINAGE SCHEMATIC**

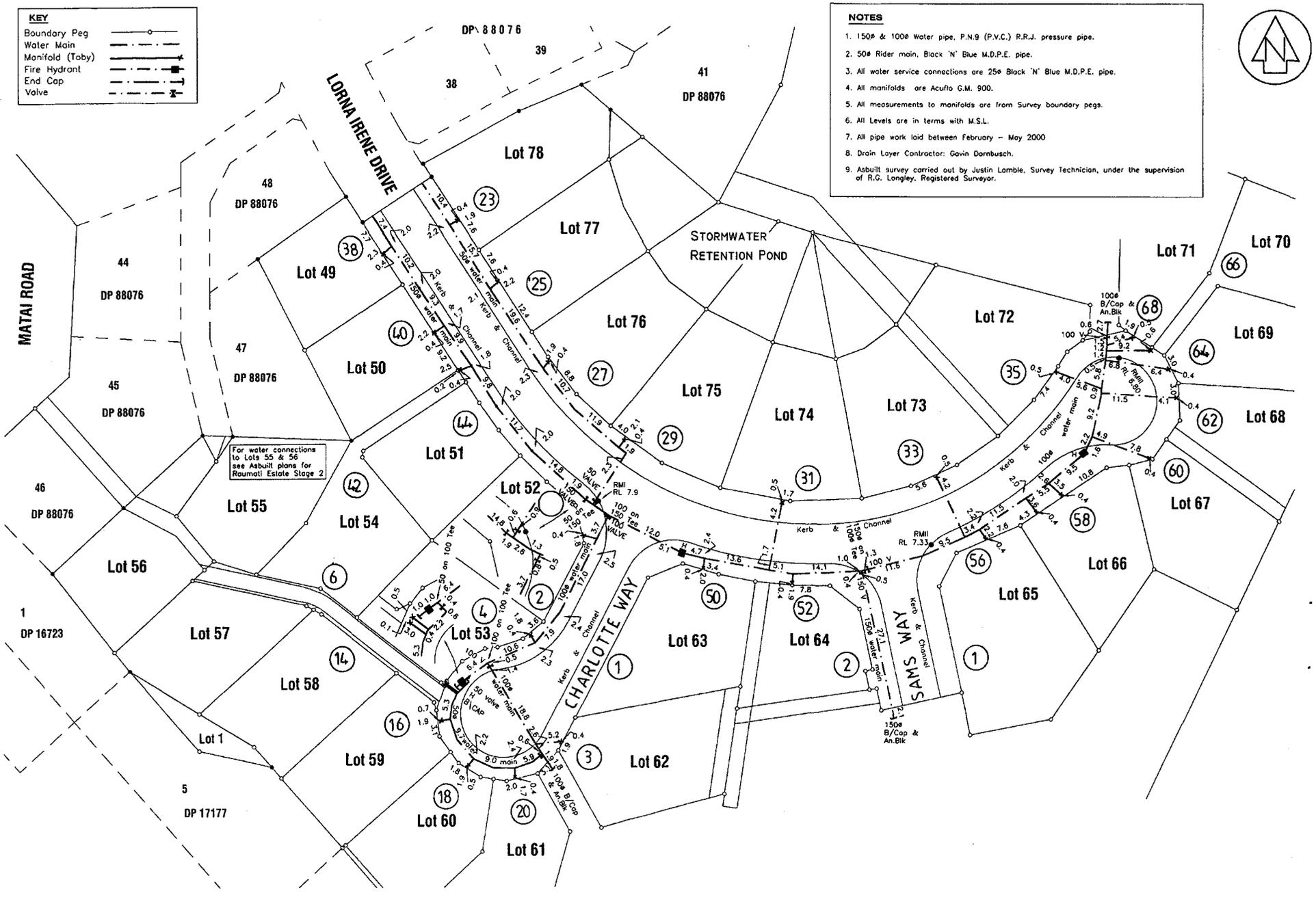
Scale NTS	Date JAN 2004	Job 3610	Rev.	Sheet 8
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**PDA** **PETER DAVIS**  
 architecture

Raumati Village Shops, Rosetta Road  
 P O Box 2066 Raumati Beach  
 Kapiti Coast, New Zealand  
 Fax 04 902 6675 Tel 04 902 2757  
 Email info@pda.net.nz

KEY	
Boundary Peg	—○—
Water Main	—●—
Manifold (Toby)	—+—
Fire Hydrant	—H—
End Cap	— —
Valve	—V—

- NOTES**
- 150 $\phi$  & 100 $\phi$  Water pipe, P.N.9 (P.V.C.) R.R.J. pressure pipe.
  - 50 $\phi$  Rider main, Black 'N' Blue M.D.P.E. pipe.
  - All water service connections are 25 $\phi$  Black 'N' Blue M.D.P.E. pipe.
  - All manifolds are Aculo G.M. 900.
  - All measurements to manifolds are from Survey boundary pegs.
  - All Levels are in terms with M.S.L.
  - All pipe work laid between February – May 2000
  - Drain Layer Contractor: Gavin Darnbusch.
  - Asbuilt survey carried out by Justin Lamble, Survey Technician, under the supervision of R.G. Langley, Registered Surveyor.



For water connections to Lots 55 & 56 see Asbuilt plans for Raumati Estate Stage 2

<b>PRITCHARD GROUP LIMITED</b> Addington Road OTAKI	<b>ASBUILT PLAN OF WATER SUPPLY</b>		Job: RAUMATI ESTATE STAGE 3	RS 990315	SHEET 2 OF 2
			Date: JUNE 2000	Scale: 1:500	Drawn: J.S.L.

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

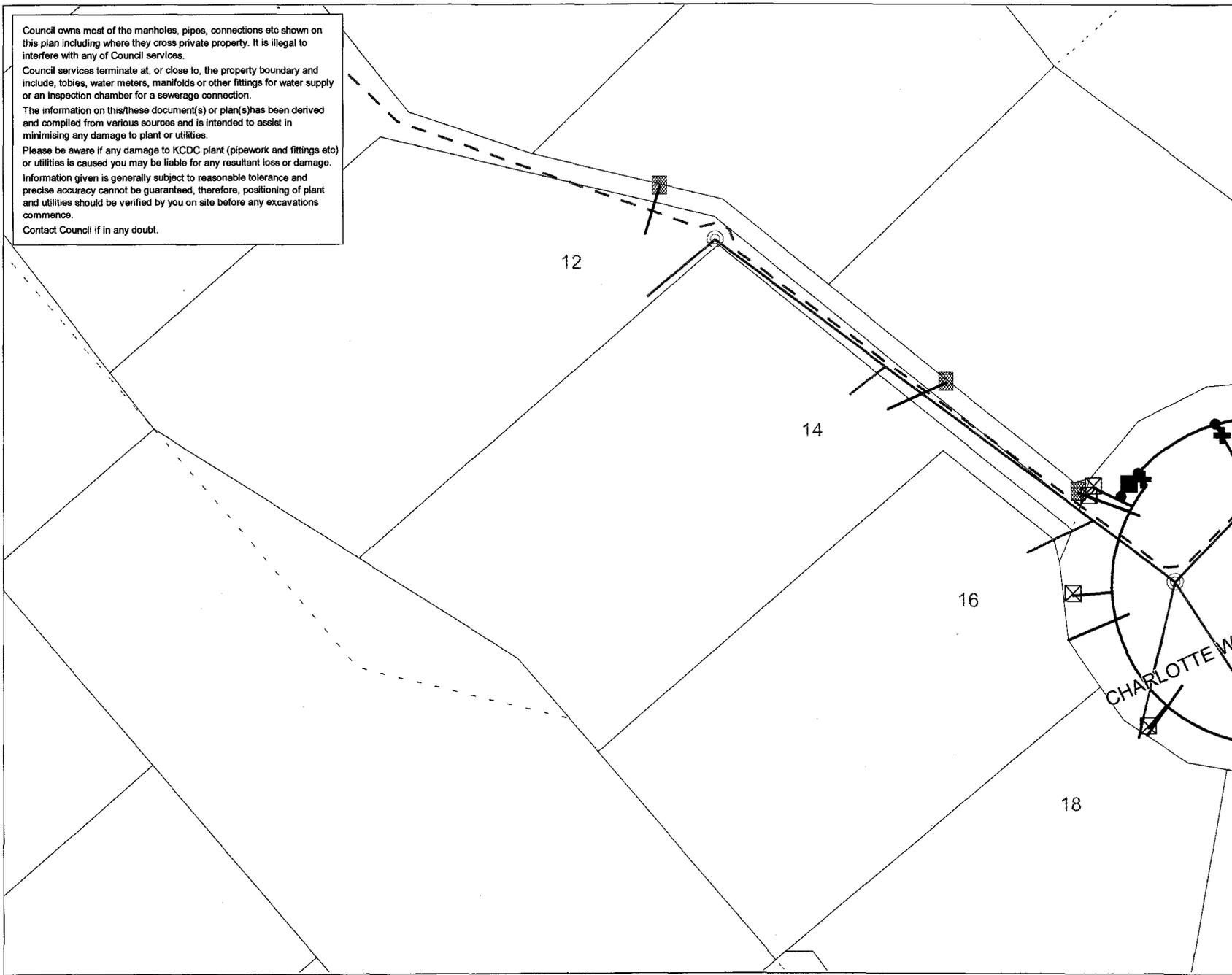
Council services terminate at, or close to, the property boundary and include, toiles, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

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

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

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

Contact Council if in any doubt.



# LEGEND



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

Map Drawn Date: 21/Feb/04 By IN146649

Scale: A4 1:390

Date of Aerial Photography:

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## SERVICE NETWORK

17 September, 1999

Pritchard Group Ltd  
20 Addington Road  
RD1  
OTAKI

Dear Sir/Madam

**RM990315: RESOURCE CONSENT TO CARRY OUT A SUBDIVISION CREATING 28 RESIDENTIAL ALLOTMENTS, TWO ALLOTMENTS TO VEST AS RESERVE, AND ONE AS A ROADING ALLOTMENT AT MATAI ROAD, RAUMATI (LOT 5 DP 88076, LOTS 5 & 6 DP 17177).**

I refer to the above planning application and enclose your Resource Consent.

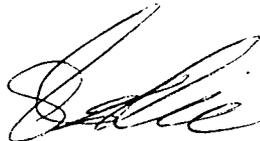
Would you please note that if you do not concur with the conditions of your consent you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard. Please note that the deposit for an objection is \$250.00 plus an extra \$90.00 should Council's Subdivisional Engineer need to be involved. If the objection is upheld the fee would be refunded in full; if upheld in part half the fee would 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 are met:

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

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Yours faithfully



Dan Rodie  
RESOURCE CONSENTS PLANNER

for

Christopher P Shaw  
RESOURCE CONSENT MANAGER



## **RESOURCE CONSENT NUMBER: RM 990315**

That pursuant to section 105 and in consideration of sections 104 and 108 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Subdivision Consent to:

**Pritchard Group Ltd, 20 Addington Road, RD1, Otaki**

**to carry out a subdivision which creates 28 residential allotments, 2 allotments to vest as reserve and 1 allotment for road at Matai Road, Raumati (Lot 5 DP 88076, lots 5 & 6 DP 17177), as shown on scheme plan 'Raumati Estate Stage 3', dated August 1999 and described within other associated information submitted with Application No RM 990315 subject to the following conditions:**

### **Planning Conditions:**

1. The proposal shall proceed generally in accordance with scheme plan Raumati Estate Stage 3, dated August 1999, and all other associated information submitted with application No. RM 990315.
2. With respect to the amalgamation of lots 1 and 2 with the adjoining allotments lots 5 & 6 DP 17177 respectively the land transfer plan shall be endorsed with the amalgamation condition and covenant as set out in the attached letter from the District Land Registrar, consultation No. B739773.1.
3. Lots 51 and 52 shall vest in Council as reserve on deposit of the land transfer plan. The developers solicitor shall arrange for the issue of a certificate of title for the land in Council's name, a bond will be accepted in lieu of the completion of this work prior to the issue of a certificate pursuant to section 224(c) of the Act.
4. The reserves contribution liable for Stage Three of the development has been calculated on a land value basis as is required by the Operative District Plan. The total reserves contribution for stage three has been calculated as the total value of the residential allotments being created  $\$1,944,00.00 \times 7.5\% = \$146,000.00$  (GST inclusive). The remaining contribution liable for Stage Three taking into account the deduction of the land values of lots 51 and 52 ( $\$110,000$ ) is therefore  $\$36,000.00$ .

### **Please Note:**

The area of land owing as reserves contribution as a result of stages one and two of the development is still 2190 and 1720 m<sup>2</sup> respectively.

5. 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 at the time of the issuing of the 224(c) certificate for the relevant stage of the development.

**Engineering Conditions:**

6. 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.
7. Plans 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.
8. The payment of Council engineering fees of \$211.50 (GST inclusive) per new residential lot created but refer to notes 1 to 7 of the engineering fees adopted by Council as from the 1 July 1998 plus a one only \$90.00 (GST inclusive) internal reporting fee.
9. The Developer shall either:

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

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.

10. A financial contribution of \$384.00 (GST inclusive) for every new residential lot created towards a Community Facilities fund.
11. A financial contribution of \$710.00 (GST inclusive) for every new residential lot created towards a Water Services Fund (Water \$302, Sewerage \$408).
12. 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).
13. Three road names per street shall be forwarded to Council for approval.
14. Roads to vest shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and turning circle where necessary. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$4.50 (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.
15. The road to vest between lots 64 and 65 shall be extended to include the entire frontage of these lots.

Road Geometry :-

Lorna Irene Drive - overall width 17 metres (minimum)  
- carriageway width of not less than 8 metres

New cul-de-sac - overall width 15 metres (minimum)  
- carriageway width 6 metres (minimum)

Road to vest between lots 64 and 65 - overall width 17 metres (minimum)  
- carriageway width 8 metres (minimum)

16. A (heavy duty) concrete vehicle crossing shall be provided to serve lot 5 DP 88076 (two places) and the rights of way.
17. A concrete vehicle crossing shall be provided to serve lots 54 and 70.

18. 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.
19. Earthworks shall be kept to a minimum to ensure the least disturbance to the landform.
20. 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.
21. 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.
22. All sections shall have drive-on access no steeper than 1 in 5.
23. Access legs to single rear lots shall be formed and sealed if necessary to ensure that they do not cause a discharge of tailings, silt, sludge, stormwater or any other deleterious substances at the road frontage.
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 excluding lots 51 and 52 which are to vest as reserve.
26. A water supply service connection is required however for either lot 51 or 52.
27. 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 \$4.50 (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.
28. 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.
29. Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

30. Easements shown on the application are to be amended. Areas C, D, E, F, G, H, and I (excluding the piped area) are to remain in the ownership of the respective lots.
31. Council requires easements J, K and part I to be not less than 3 metres wide.
32. The easement width in the centre of the ornamental pond in favour of Council shall be between 5 and 7 metres wide (as in stage 1).
33. "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.
34. The Developer 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).
35. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
36. 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.
37. 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.
38. All costs arising from any of the above conditions shall be at the expense of the Developer.

**ISSUED: 17 September, 1999**



**Dan Rodie**  
**RESOURCE CONSENTS PLANNER**

**for**

**Christopher P Shaw**  
**RESOURCE CONSENTS MANAGER**



**KAPITI COAST DISTRICT COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**  
**FOR THE DEPOSIT OF LAND TRANSFER PLAN 89871**  
**THE SUBDIVISION OF LOT 5 DP 88076,**  
**LORNA IRENE DRIVE, RAUMATI,**  
**FOR PRITCHARD GROUP LIMITED**

**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 conditions are 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 53 – 62 and 70 land transfer plan 89871 and may be required for any new dwelling or additions and alterations to a dwelling on Lots 49, 50, 63 – 69 and 71 – 78 land transfer plan 89871 in accordance with the recommendations within the Soil Test Report prepared by Cuttriss Consultants Ltd. dated April 2000 a copy of which is available in Council's Resource Consents Office.
2. The owners and occupiers of lots 72 - 78 land transfer plan 89871 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 ground water level in the area governs the minimum water level and should not vary to any large degree. Information relating to this matter is contained within files No. RM 980182 and RM 980504, which are available to be viewed in Council's Resource Consents Office.

3. Vehicular access with a gradient no steeper than 1 in 5 is to be provided to two on-site car parks within lots 57 – 61 as part of the construction of a dwelling within each lot.

Issued in respect of application No. RM 990315 on this 24<sup>th</sup> day of August 2000.



**AUTHORISED OFFICER**



**AUTHORISED OFFICER**