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15 January 2026

Kathleen Clement & Paul French

**LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 12 Simpson Crescent, Raumati Beach.

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 Simpson Crescent, Raumati Beach**

## 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

<b>Applicant</b>	Kathleen Clement & Paul French
<b>LIM number</b>	L260018
<b>Application date</b>	07/01/26
<b>Issue date</b>	15/01/26

## Property details

<b>Property address</b>	12 Simpson Crescent, Raumati Beach
<b>Legal description</b>	LOT 46 DP 401543 C/T 404318
<b>Area (hectares)</b>	0.0727

## Valuation information

<b>Valuation number</b>	1528142190
<b>Capital value</b>	\$1,070,000
<b>Land value</b>	\$495,000
<b>Improvements value</b>	\$575,000

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.

<b>Current rates year</b>	Current Rates Year 2025 to 2026
<b>Annual rates</b>	The annual rates for 2025/26 rating year are \$6,563.79 This includes Greater Wellington Regional Council rates
<b>Next instalment date</b>	09/03/26
<b>Arrears for previous years</b>	\$0.00
<b>Water rates</b>	\$476.58 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.
<b>Water balance due</b>	\$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**

07/10/13      BUILDING CONSENT 130603: Build a one storey home lined with ply and brick and tile roof.: Code Compliance Certificate issued 29/01/14

### **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: General Residential

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

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

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website [www.gw.govt.nz/](http://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 2008 under resource consent number RM060081. A copy of the Decision, Deposited Plan (DP 401543) and Record of Title is provided with this LIM.

This property is appurtenant to a right of way, right to drain sewage, right to convey electrical energy, telecommunications and computer media, and a right to supply water and gas.

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.

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.

## Land Information Memorandum

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.

Airport Noise Contours - dwellings and education facilities require acoustic design within these areas.

This property is located within the 45dba area which is defined under the Operative District Plan (2021) and requires any future dwelling/additions or development relating to this property to obtain an acoustic certificate which shall be provided to Council by a suitably qualified and experienced acoustic engineer according to the requirements of the Operative District Plan (2021).

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

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

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

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

## 5. Special Features and Characteristics of the land

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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://Greater Wellington - Search Selected Land Use Register (gw.govt.nz)).

### 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%20District%20Plan%202021%20(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 adjacent and adjoining road carriageways 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 adjacent and adjoining road carriageways (Simpson Crescent, Titoki Road, Ngaio Road and Anaru Street) 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.

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. An as-built plan of private drainage is provided with this LIM.

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

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

## **8. Drinking water supply**

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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 dual restricted metered water supply connection. Location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. One pipe goes to the dwelling; the second pipe is restricted and goes to top up the rainwater storage tank [600 litres/day].

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://Development impact fees - Kāpiti Coast District Council (kapiticoast.govt.nz))

## **Glossary of Terms and Maps attached**

### **Aerial Photograph**

A birds-eye view in colour of the property and its surrounds.

### **Deposited Plan**

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

### **Building Information (if requested)**

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

### **Services Network Map**

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

### **Location of Health and Alcohol Licenses**

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

### **Resource Consents**

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

### **Designation(s) (if applicable)**

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

### **District Plan**

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

### **Latest Flood Hazards**

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

# Aerial Photography

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



0 10 20 Metres  
Scale @ A4 - 1:500

Date Printed: January 7, 2026

Kapiti 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 Kapiti 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** **404318**

**Land Registration District** **Wellington**

**Date Issued** 27 August 2008

**Prior References**

WN46C/577

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**Estate** Fee Simple  
**Area** 727 square metres more or less

**Legal Description** Lot 46 Deposited Plan 401543

**Original Registered Owners**

Raumati Developments Limited

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**Interests**

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

6670235.3 Mortgage to Bank of New Zealand - 30.11.2005 at 9:00 am

7919689.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am

Appurtenant hereto is a right of way, right to drain sewage, right to convey electrical energy, telecommunications and computer media and a right to supply water and gas created by Easement Instrument 7919689.3 - 27.8.2008 at 9:00 am

The easements created by Easement Instrument 7919689.3 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Easement Instrument 7919689.9 - 27.8.2008 at 9:00 am

Land Covenant in Easement Instrument 7919689.9 - 27.8.2008 at 9:00 am

9321920.1 CAVEAT BY PATERSON HOMES LIMITED - 25.2.2013 at 4:00 pm

9524596.1 Withdrawal of Caveat 9321920.1 - 22.10.2013 at 4:19 pm

9524596.2 Discharge of Mortgage 6670235.3 - 22.10.2013 at 4:19 pm

9524596.3 Transfer to Paterson Homes Limited - 22.10.2013 at 4:19 pm

9524596.4 Transfer to Paul Gregory French (1/3 share) and Kathleen Anne Clement (2/3 share) - 22.10.2013 at 4:19 pm

9563897.1 Mortgage to ASB Bank Limited - 25.11.2013 at 11:36 am

10698592.1 Discharge of Mortgage 9563897.1 - 15.2.2017 at 3:28 pm

10698592.2 Mortgage to New Zealand Home Lending Limited - 15.2.2017 at 3:28 pm

12256280.2 Transmission of Mortgage 10698592.2 to Kiwibank Limited pursuant to Part 13 Companies Act 1993 - 26.10.2021 at 10:59 am



## Digital Title Plan - DP 401543

**Survey Number** DP 401543  
**Surveyor Reference** 146C REWA  
**Surveyor** Ian Ramsey Redward  
**Survey Firm** Connell Wagner

**Surveyor Declaration** I Ian Ramsey Redward, being a person entitled to practise as a licensed cadastral 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 Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
- (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Declared on 08/05/2008.

### Survey Details

**Dataset Description** LOTS 1 - 54 BEING A SUBDIVISION OF PT LOT 1 BLOCK IV DP 2767

<b>Status</b>	Deposited	<b>Survey Class</b>	Class I Cadastral Survey
<b>Land District</b>	Wellington	<b>Survey Approval Date</b>	12/05/2008
<b>Submitted Date</b>	08/05/2008	<b>Deposit Date</b>	27/08/2008

### Territorial Authorities

Kapiti Coast District

### Comprised In

CT WN46C/577

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 401543	Fee Simple Title	0.0822 Ha	404273
Lot 2 Deposited Plan 401543	Fee Simple Title	0.0712 Ha	404274
Lot 3 Deposited Plan 401543	Fee Simple Title	0.0642 Ha	404275
Lot 4 Deposited Plan 401543	Fee Simple Title	0.0519 Ha	404276
Lot 5 Deposited Plan 401543	Fee Simple Title	0.0606 Ha	404277
Lot 6 Deposited Plan 401543	Fee Simple Title	0.0600 Ha	404278
Lot 7 Deposited Plan 401543	Fee Simple Title	0.0744 Ha	404279
Lot 8 Deposited Plan 401543	Fee Simple Title	0.0805 Ha	404280
Lot 9 Deposited Plan 401543	Fee Simple Title	0.0801 Ha	404281
Lot 10 Deposited Plan 401543	Fee Simple Title	0.0790 Ha	404282
Lot 11 Deposited Plan 401543	Fee Simple Title	0.0612 Ha	404283
Lot 12 Deposited Plan 401543	Fee Simple Title	0.0536 Ha	404284
Lot 13 Deposited Plan 401543	Fee Simple Title	0.0800 Ha	404285
Lot 14 Deposited Plan 401543	Fee Simple Title	0.0673 Ha	404286
Lot 15 Deposited Plan 401543	Fee Simple Title	0.0767 Ha	404287



## Digital Title Plan - DP 401543

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 16 Deposited Plan 401543	Fee Simple Title	0.0660 Ha	404288
Lot 17 Deposited Plan 401543	Fee Simple Title	0.0545 Ha	404289
Lot 18 Deposited Plan 401543	Fee Simple Title	0.0606 Ha	404290
Lot 19 Deposited Plan 401543	Fee Simple Title	0.0662 Ha	404291
Lot 20 Deposited Plan 401543	Fee Simple Title	0.0641 Ha	404292
Lot 21 Deposited Plan 401543	Fee Simple Title	0.0527 Ha	404293
Lot 22 Deposited Plan 401543	Fee Simple Title	0.0529 Ha	404294
Lot 23 Deposited Plan 401543	Fee Simple Title	0.0524 Ha	404295
Lot 24 Deposited Plan 401543	Fee Simple Title	0.0474 Ha	404296
Lot 25 Deposited Plan 401543	Fee Simple Title	0.0562 Ha	404297
Lot 26 Deposited Plan 401543	Fee Simple Title	0.0661 Ha	404298
Lot 27 Deposited Plan 401543	Fee Simple Title	0.0530 Ha	404299
Lot 28 Deposited Plan 401543	Fee Simple Title	0.0886 Ha	404300
Lot 29 Deposited Plan 401543	Fee Simple Title	0.0530 Ha	404301
Lot 30 Deposited Plan 401543	Fee Simple Title	0.0712 Ha	404302
Lot 31 Deposited Plan 401543	Fee Simple Title	0.0793 Ha	404303
Lot 32 Deposited Plan 401543	Fee Simple Title	0.0619 Ha	404304
Lot 33 Deposited Plan 401543	Fee Simple Title	0.0627 Ha	404305
Lot 34 Deposited Plan 401543	Fee Simple Title	0.2117 Ha	404306
Lot 35 Deposited Plan 401543	Fee Simple Title	0.0605 Ha	404307
Lot 36 Deposited Plan 401543	Fee Simple Title	0.0777 Ha	404308
Lot 37 Deposited Plan 401543	Fee Simple Title	0.0671 Ha	404309
Lot 38 Deposited Plan 401543	Fee Simple Title	0.0698 Ha	404310
Lot 39 Deposited Plan 401543	Fee Simple Title	0.0808 Ha	404311
Lot 40 Deposited Plan 401543	Fee Simple Title	0.0764 Ha	404312
Lot 41 Deposited Plan 401543	Fee Simple Title	0.0588 Ha	404313
Lot 42 Deposited Plan 401543	Fee Simple Title	0.0593 Ha	404314
Lot 43 Deposited Plan 401543	Fee Simple Title	0.0550 Ha	404315
Lot 44 Deposited Plan 401543	Fee Simple Title	0.0878 Ha	404316
Lot 45 Deposited Plan 401543	Fee Simple Title	0.0873 Ha	404317
Lot 46 Deposited Plan 401543	Fee Simple Title	0.0727 Ha	404318
Lot 47 Deposited Plan 401543	Fee Simple Title	0.0950 Ha	404319
Lot 48 Deposited Plan 401543	Fee Simple Title	0.0738 Ha	404320
Lot 49 Deposited Plan 401543	Fee Simple Title	0.0550 Ha	404321
Lot 50 Deposited Plan 401543	Fee Simple Title	0.0503 Ha	404322
Lot 51 Deposited Plan 401543	Fee Simple Title	0.0600 Ha	404323
Lot 52 Deposited Plan 401543	Fee Simple Title	0.9071 Ha	
Lot 53 Deposited Plan 401543	Fee Simple Title	0.3435 Ha	404324
Lot 54 Deposited Plan 401543	Fee Simple Title	0.0373 Ha	404325
Marked A Deposited Plan 401543	Easement		



## Digital Title Plan - DP 401543

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked W Deposited Plan 401543	Easement		
Marked B Deposited Plan 401543	Easement		
Marked C Deposited Plan 401543	Easement		
Marked D Deposited Plan 401543	Easement		
Marked E Deposited Plan 401543	Easement		
Marked F Deposited Plan 401543	Easement		
Marked G Deposited Plan 401543	Easement		
Marked H Deposited Plan 401543	Easement		
Marked J Deposited Plan 401543	Easement		
Marked K Deposited Plan 401543	Easement		
Marked P Deposited Plan 401543	Easement		
Marked Q Deposited Plan 401543	Easement		
Marked U Deposited Plan 401543	Easement		
Marked V Deposited Plan 401543	Easement		
Marked S Deposited Plan 401543	Easement		
Marked R Deposited Plan 401543	Easement		
Marked M Deposited Plan 401543	Easement		
Marked N Deposited Plan 401543	Easement		
Marked L Deposited Plan 401543	Easement		
Marked T Deposited Plan 401543	Easement		
<b>Total Area</b>		4.8386 Ha	

Schedule / Memorandum

Land Registration District

**Wellington**

Plan Number

**401543**

Territorial Authority

**Kapiti Coast District Council**

**MEMORANDUM OF EASEMENTS**

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO DRAIN SEWAGE, RIGHT TO CONVEY ELECTRICAL ENERGY, TELECOMMUNICATIONS AND COMPUTER MEDIA, RIGHT TO SUPPLY WATER AND GAS	M	LOT 47	LOTS 46, 48, 49 & 50
	N	LOT 48	LOTS 46, 47, 49 & 50
	P	LOT 40	LOTS 37, 38 & 39
	Q	LOT 39	LOTS 37, 38 & 40
	R, D & S	LOT 30	LOT 31
RIGHT TO DRAIN SEWAGE	L	LOT 13	LOT 10

**MEMORANDUM OF EASEMENTS IN GROSS**

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO SUPPLY WATER	U	LOT 12	KAPITI COAST DISTRICT COUNCIL
	V	LOT 11	
RIGHT TO SUPPLY GAS	U	LOT 12	VECTOR GAS
	V	LOT 11	
RIGHT TO CONVEY ELECTRICAL ENERGY	U	LOT 12	ELECTRA LIMITED
	V	LOT 11	
RIGHT TO CONVEY TELECOMMUNICATIONS AND COMPUTER MEDIA	U	LOT 12	TELECOM NEW ZEALAND LIMITED
	V	LOT 11	
RIGHT TO CONVEY TELECOMMUNICATIONS AND COMPUTER MEDIA	U	LOT 12	TELSTRACLEAR LIMITED
	V	LOT 11	
RIGHT TO DRAIN STORMWATER	A	LOT 28	KAPITI COAST DISTRICT COUNCIL
	B	LOT 27	
	C	LOT 29	
	D	LOT 30	
	E	LOT 32	
	F	LOT 31	
	G	LOT 4	
	H	LOT 5	
	J	LOT 6	
	K	LOT 7	
	T	LOT 1	
	W	LOT 37	



Lot 54 and 55 to west in KDC as Local Purpose Reserve (Stormwater)  
Lot 55 to rest in KDC as Local Purpose Reserve (Recreation)  
Subject to Part 1A Conservation Act 1987

T 1/6

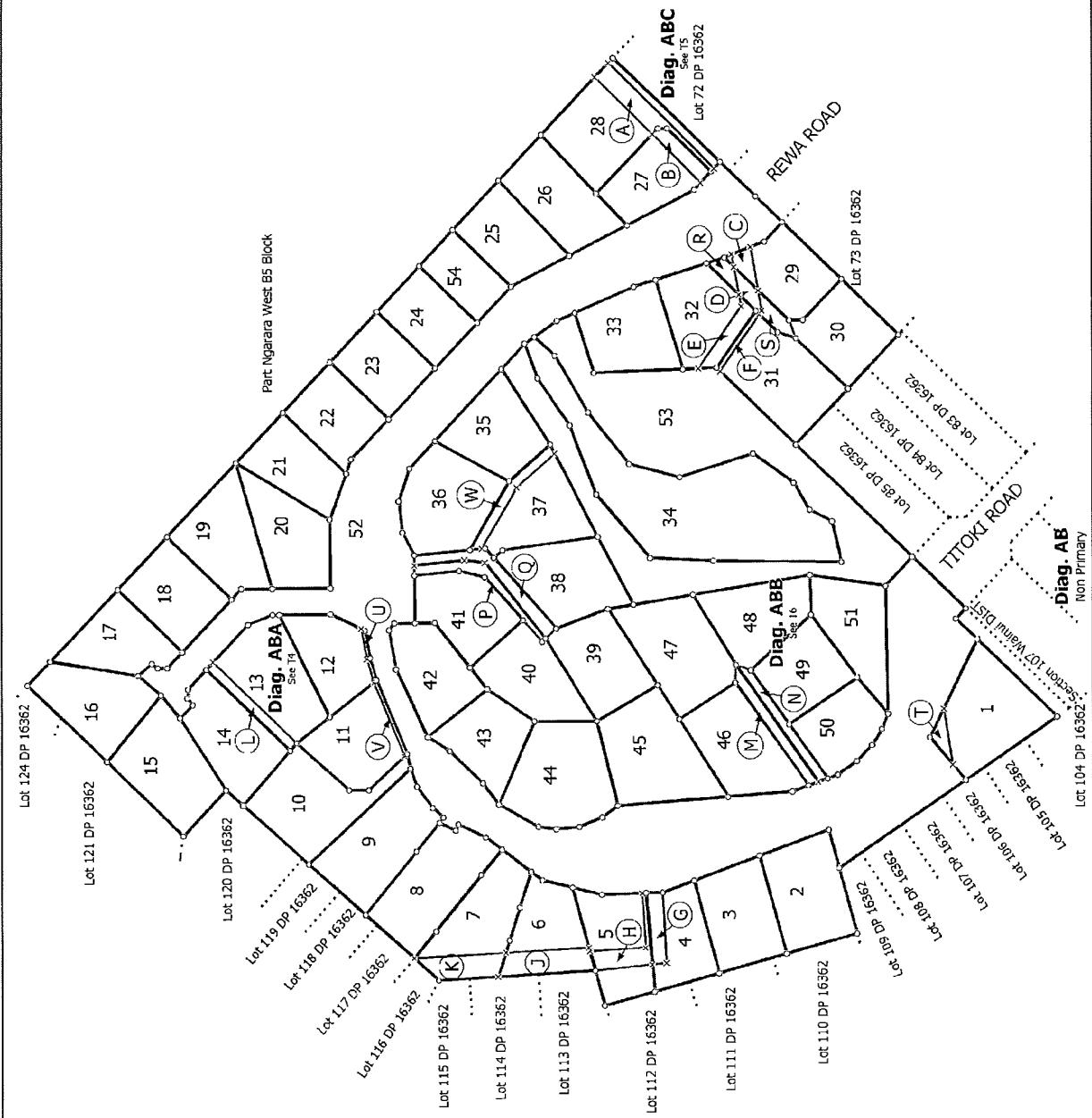
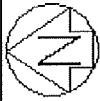
Digital Title Plan  
DP 401543  
Deposited on: 27/08/2008

Surveyor: Ian Ramsey-Redward  
Firm: Connell Wagner

Lots 1-54 BEING A SUBDIVISION OF PT LOT 1 BLOCK IV DP 2767

Land District Wellington

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Generated on: 04/09/2008 09:01 am Page 5 of 10



Land District: Wellington

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Generated on: 04/09/2008 09:01am Page 6 of 10

LOTS 1 - 54 BEING A SUBDIVISION OF PT LOT 1 BLOCK IV DP 2767

Surveyor: Ian Ramsey Redward

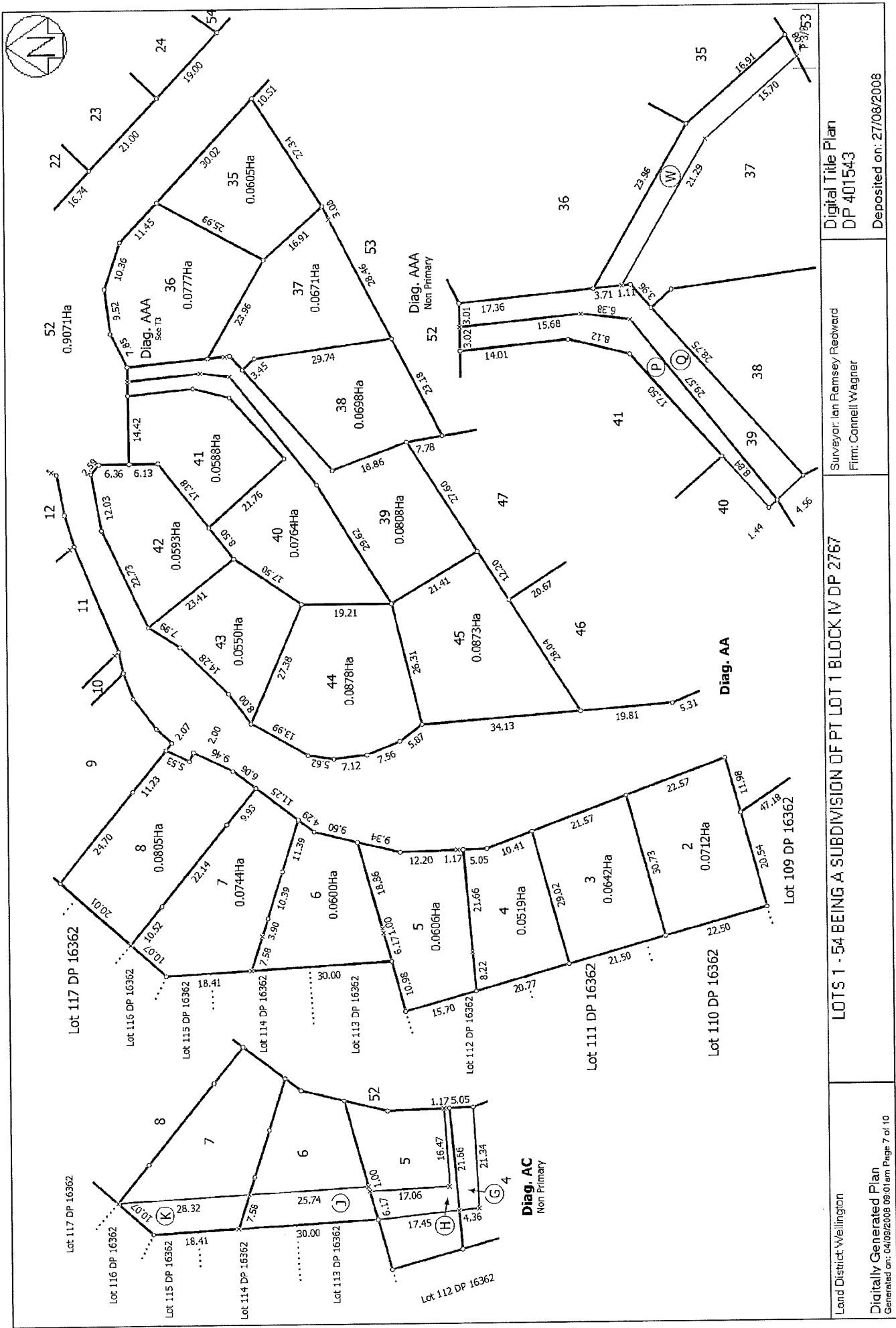
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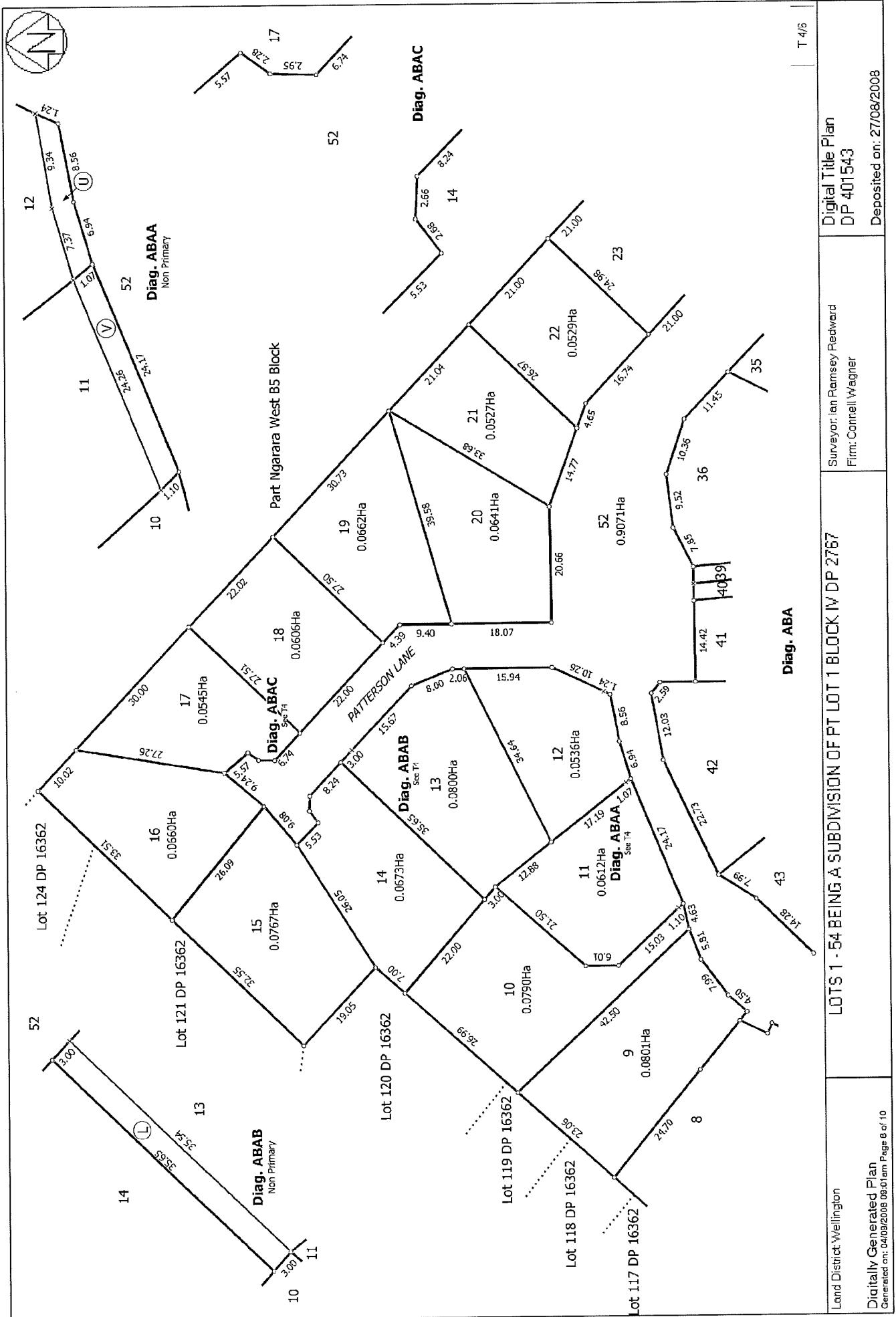
Digital Title Plan

DP 401543

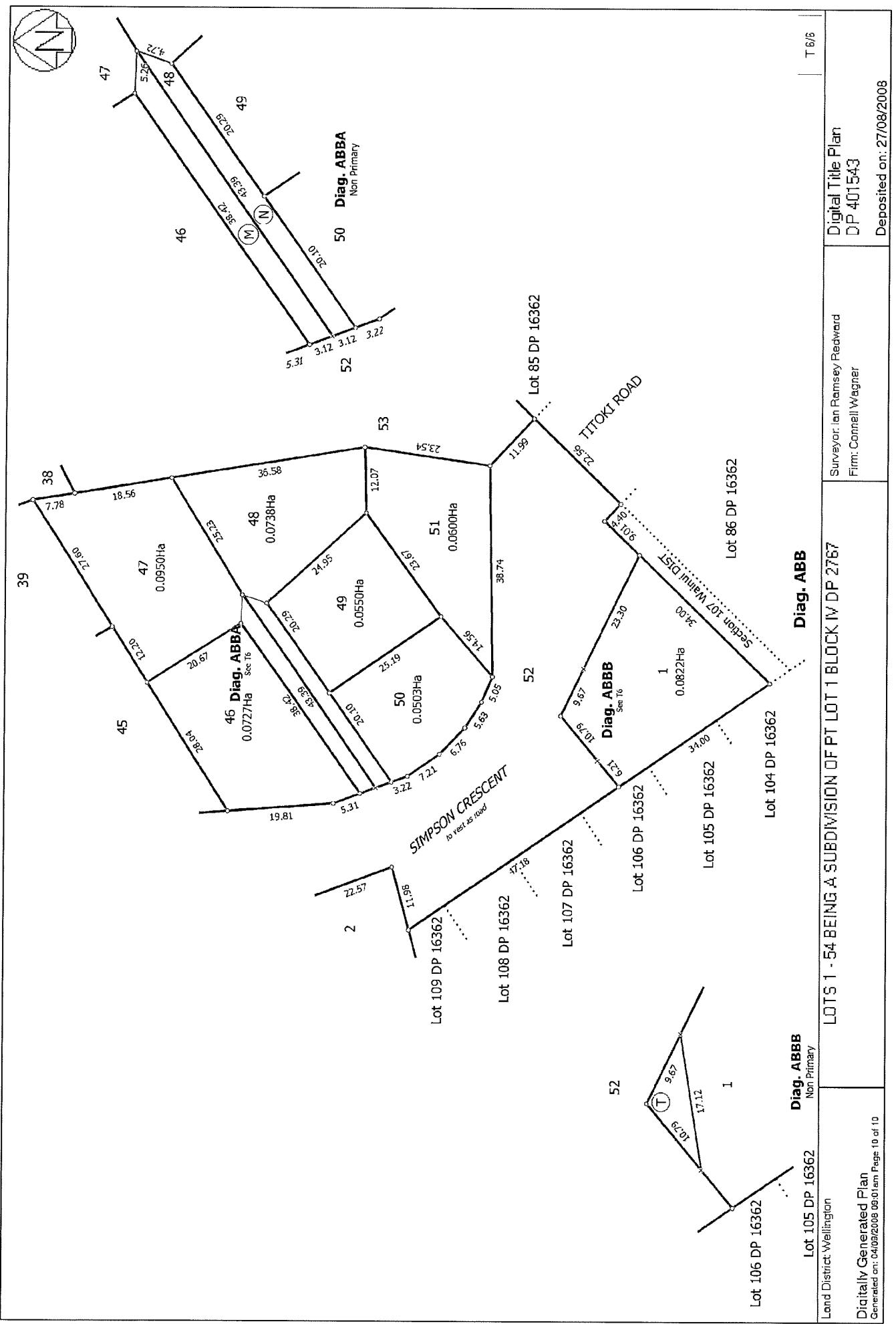
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| T2/6 |



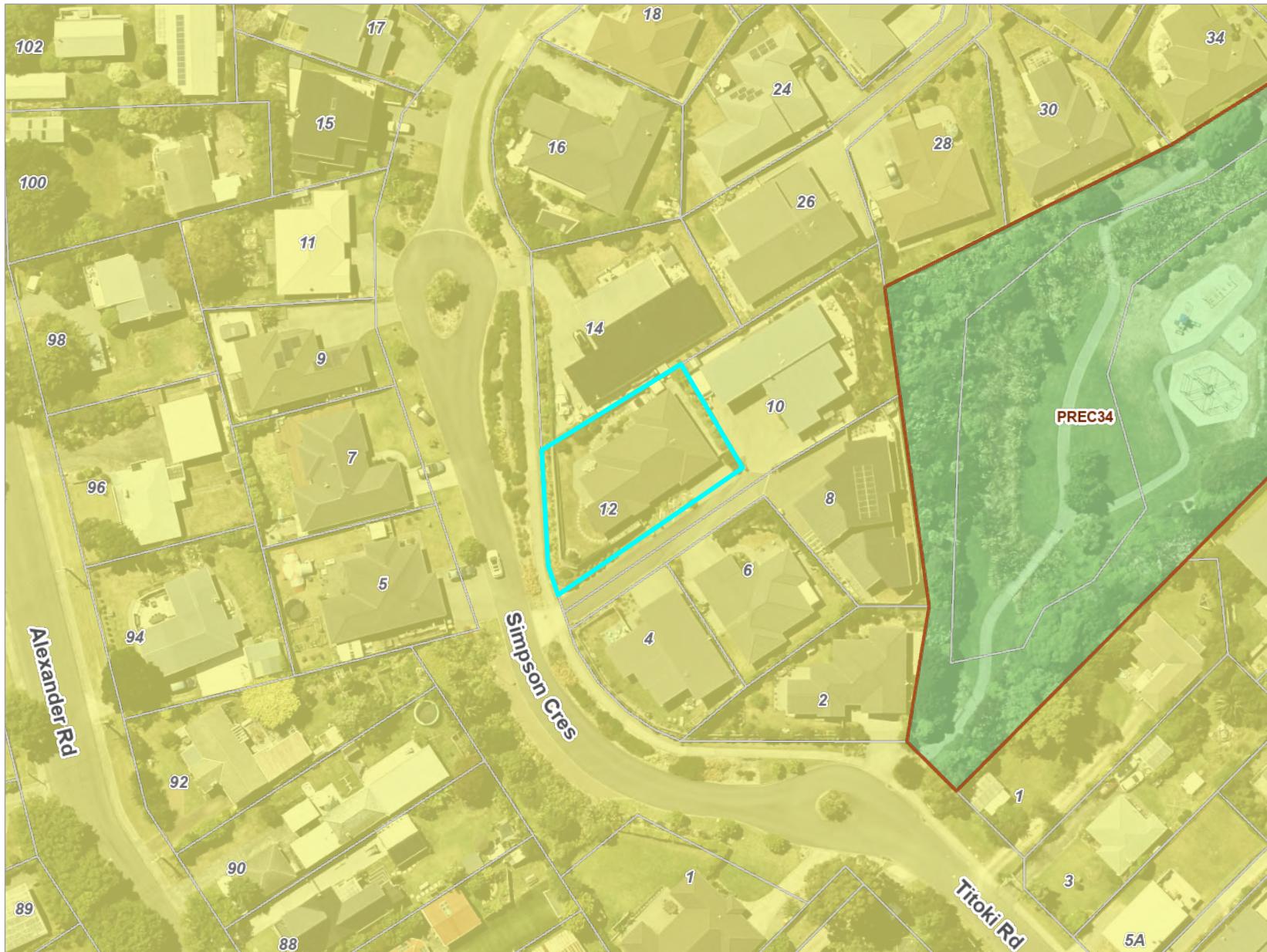






# Operative District Plan 2021 - Zones and Precincts

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



## Key to map symbols

- Precinct
- General Residential Zone
- Open Space Zone



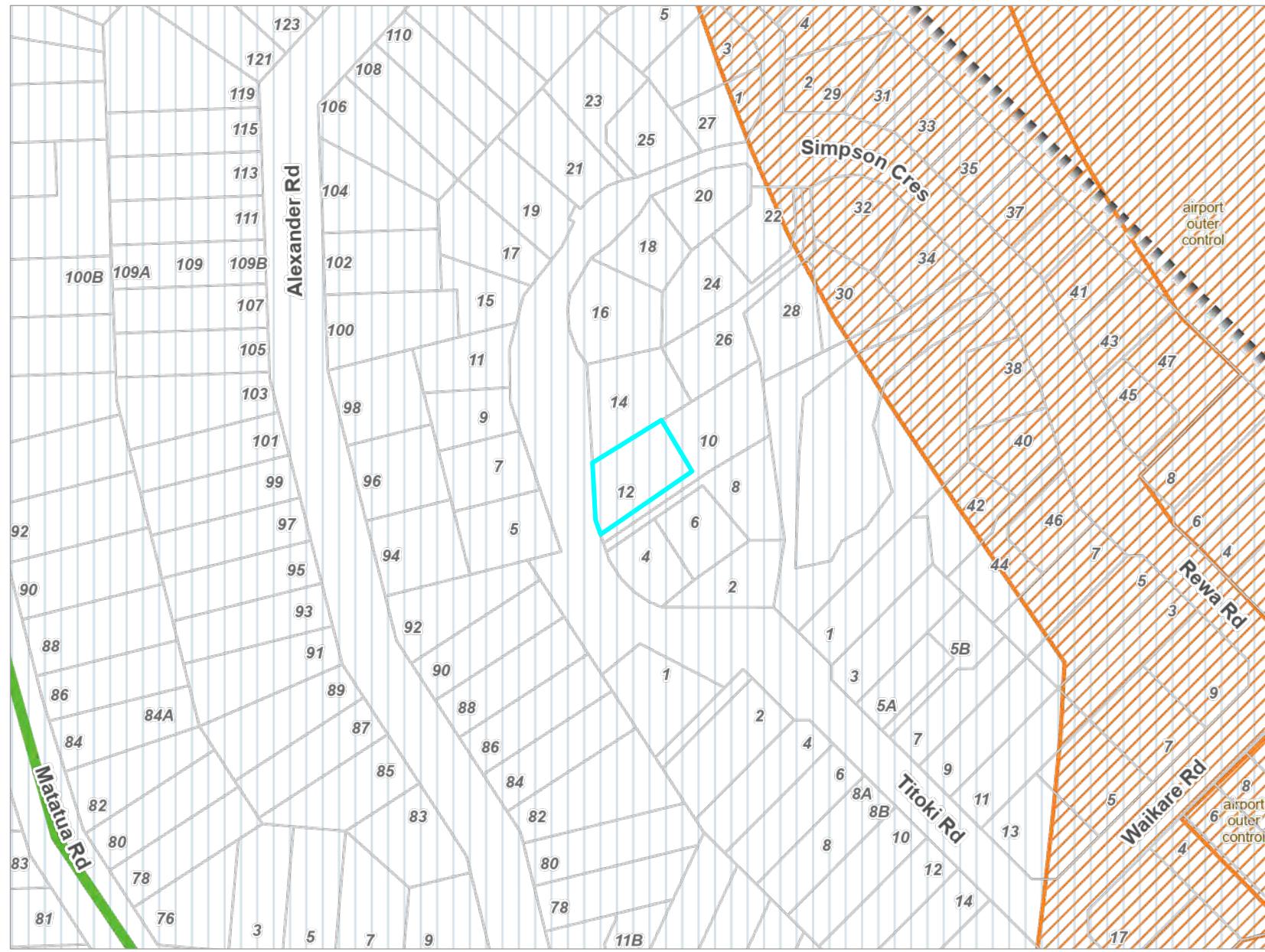
0 20 40 Metres  
Scale @ A4 - 1:1,000

Date Printed: January 7, 2026

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

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



## Key to map symbols

- Major Community Connectors
- Notional Roads
- Noise Corridor
- Coastal Environment

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

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0 40 80 Metres  
Scale @ A4 - 1:2,000

# Operative District Plan 2021 - Designations & Miscellaneous Features

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



0 40 80 Metres  
Scale @ A4 - 1:2,000

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## Key to map symbols

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# Operative District Plan 2021 - Natural Features

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



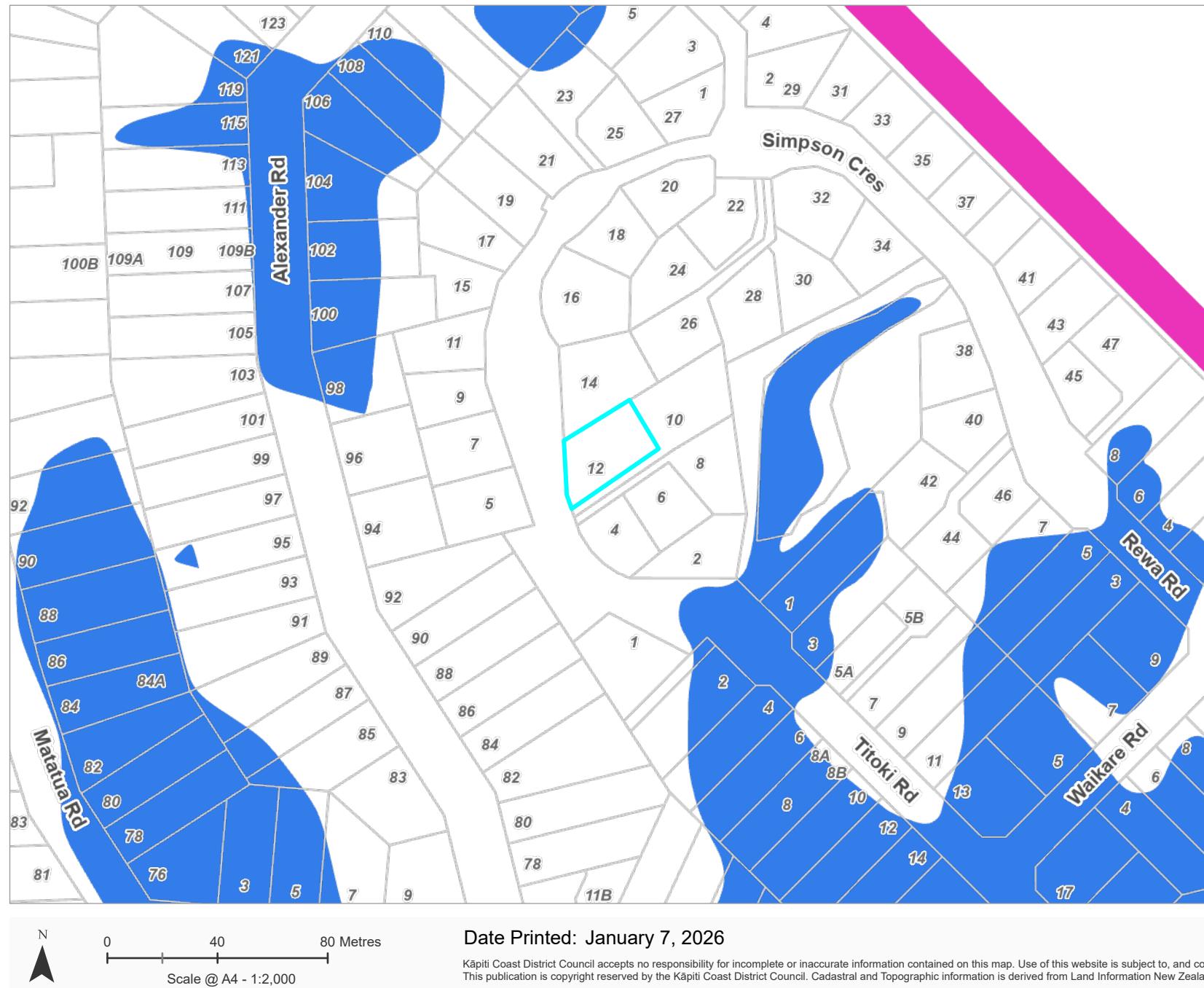
## Key to map symbols

- Key Indigenous Trees

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

# Operative District Plan 2021 - Natural Hazards

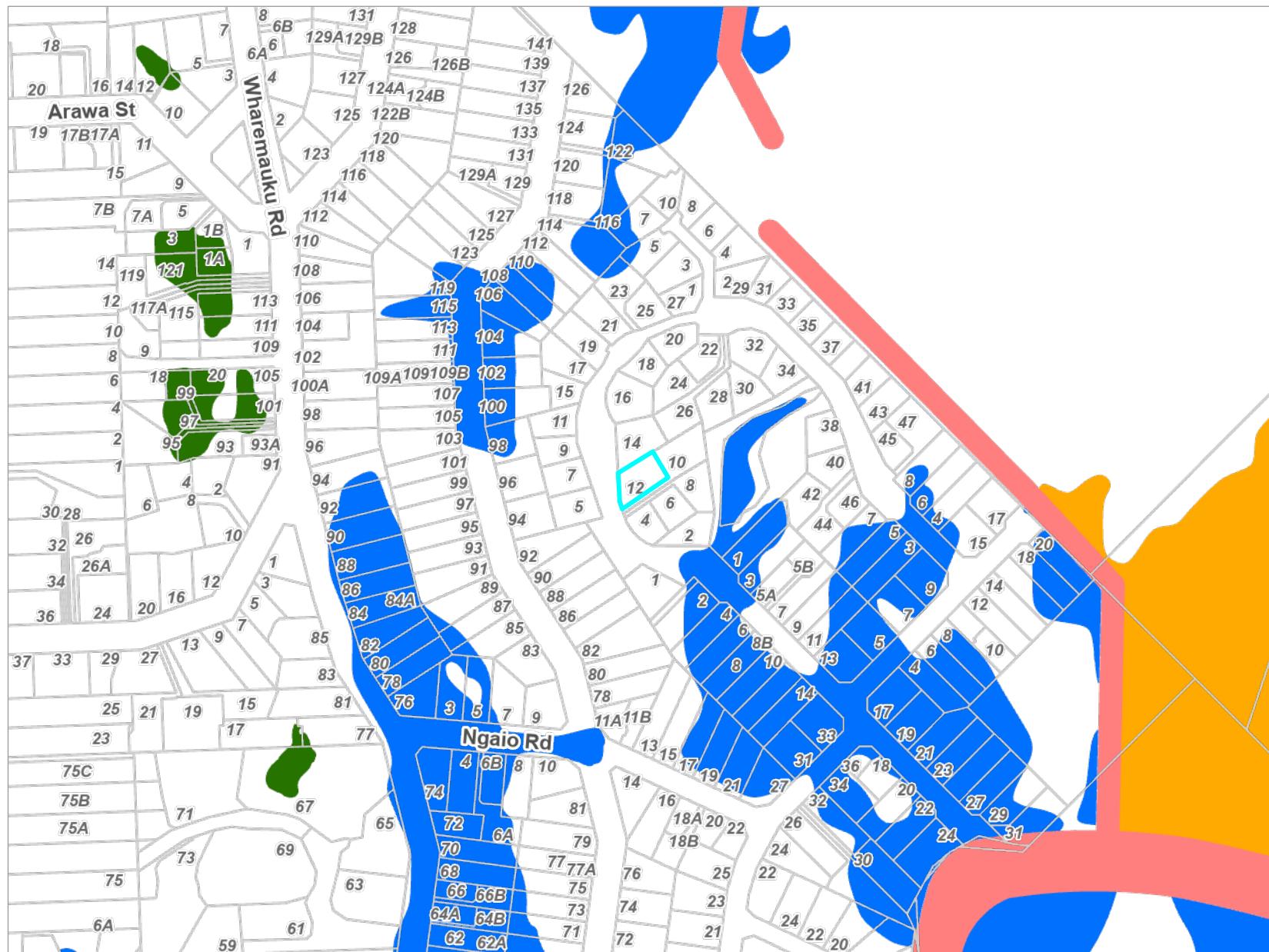
12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



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.

# Latest Flood Hazards

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



## Key to map symbols

- Stream Corridor
- 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.

Date Printed: January 7, 2026

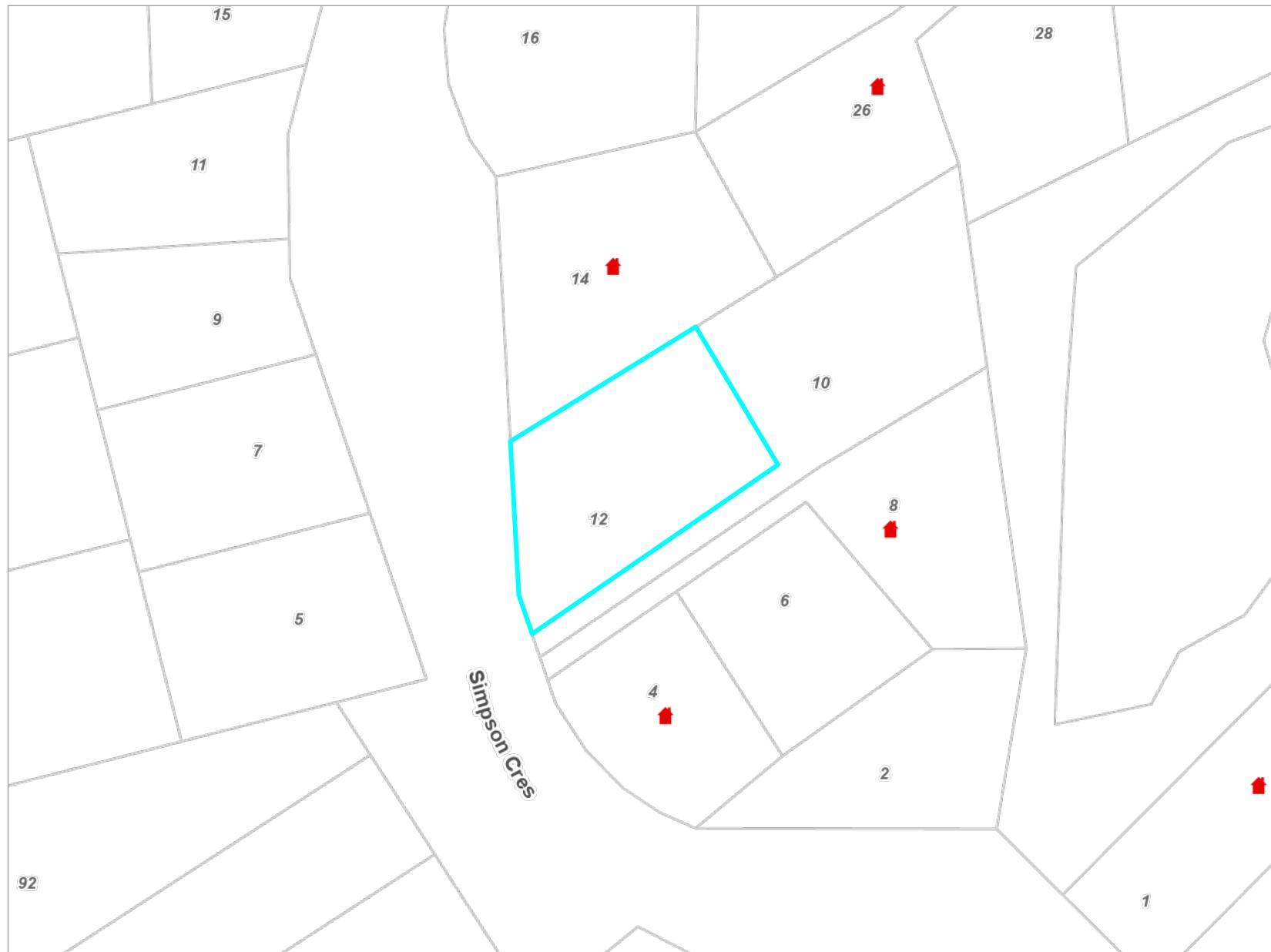
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0 90 180 Metres  
Scale @ A4 - 1:4,000

# Resource Consents Map

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



## 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

Date Printed: January 7, 2026

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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
080147	1 Titoki Road, Raumati Beach	1528142200	LOT 85 DP 16362 C/T 753/40	SC	Application for boundary adjustment for 1 Titoki Rd, Raumati	N	N	s.224 Issued	1/8/2008	11/7/2008
130137	4 Simpson Crescent, Raumati Beach	1528142195	LOT 50 DP 401543 C/T 404322	LD	Rear yard encroachment at 4 Simpson Crescent, Raumati.	N	N	Decision Issued	14/8/2013	13/8/2013
140040	22 Simpson Crescent, Raumati Beach	1528142180	LOT 41 DP 401543 C/T 404313	EU	Right of way for 22 Simpson Crescent, Raumati	N	N	Decision Issued	12/3/2014	11/3/2014
150035	14 Simpson Crescent, Raumati Beach	1528142188	LOT 45 DP 401543 C/T 404317	LD	Earthworks for dwelling and change to S.221 notice at 14	N	N	Letter Generated	13/3/2015	3/3/2015
150079	26 Simpson Crescent, Raumati Beach	1528142176	LOT 39 DP 401543 C/T 404311	Vari	Construction of a dwelling with associated earthworks at 26	N	N	Decision Issued	3/6/2015	29/4/2015
170107	15 Simpson Crescent, Raumati Beach	1528142112	LOT 2 DP 411603 C/T 443144	SD	Variation to Consent Notice	N	N	Decision Issued	4/7/2017	18/5/2017
180019	8 Simpson Crescent, Raumati Beach	1528142193	LOT 48 DP 401543 C/T 404320	LD	Land use consent for a dwelling encroachment into the height	N	N	Decision Issued	13/4/2018	7/2/2018

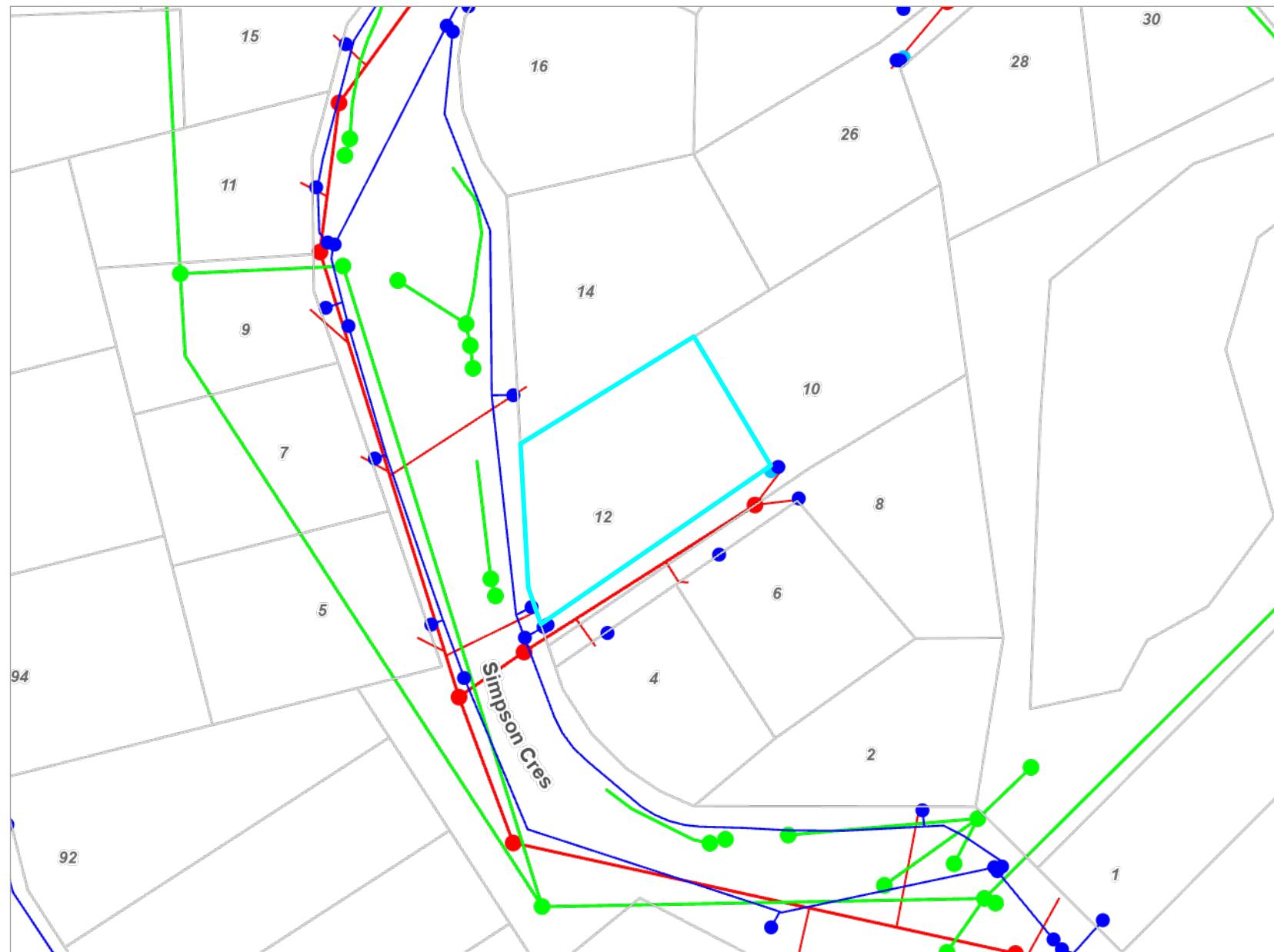


## Key to map symbols

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.

# Services Network

12 Simpson Crescent, Raumati Beach (LOT 46 DP 401543 C/T 404318)



## Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- 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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0 10 20 Metres

Scale @ A4 - 1:800

A Tempering valve is required to be installed on the hot water service

The Certifying plumber/drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council. Please show all services including under slab drainage

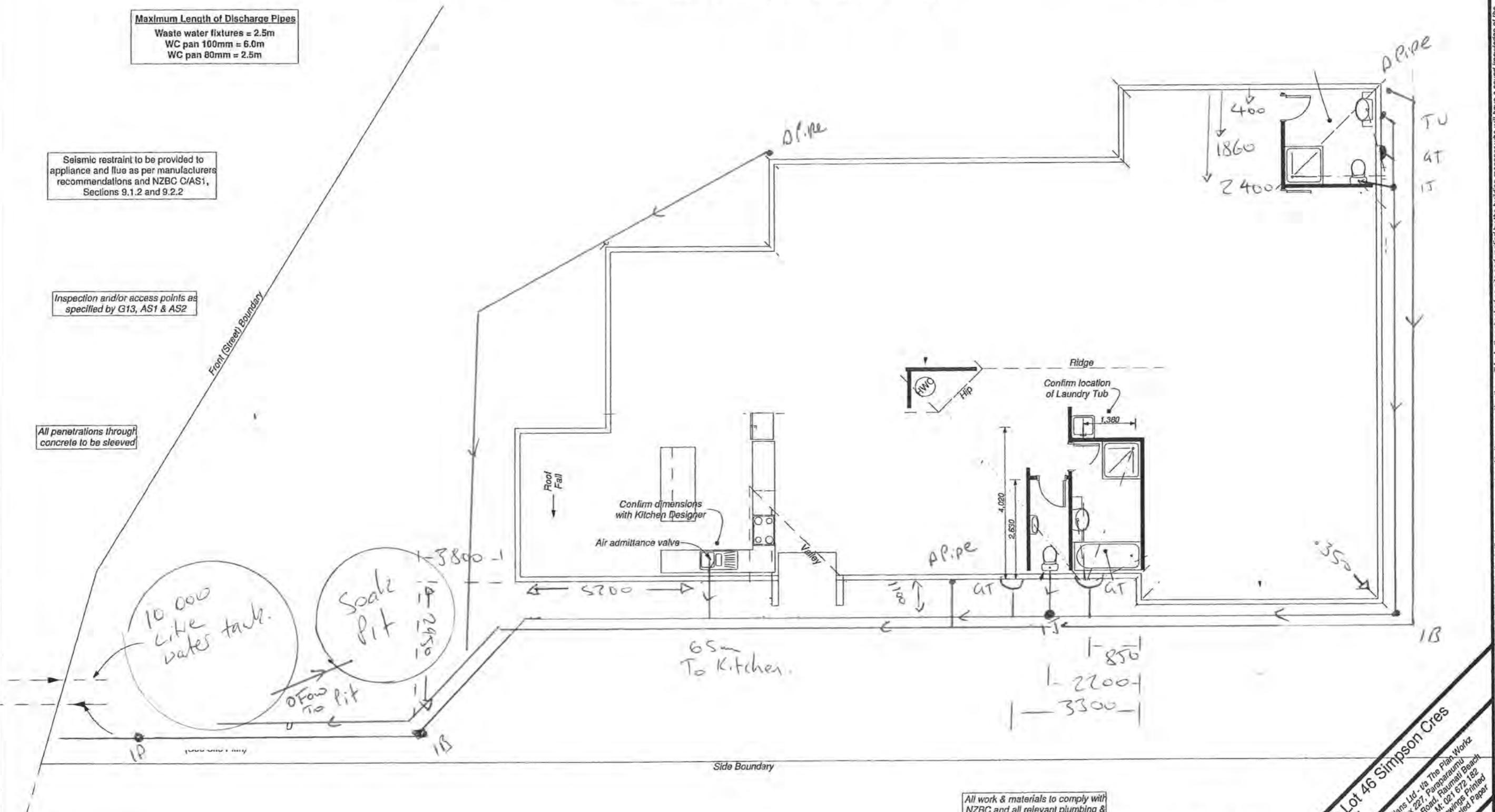
Maximum Length of Discharge Pipes

Waste water fixtures = 2.5m
WC pan 100mm = 6.0m
WC pan 80mm = 2.5m

Seismic restraint to be provided to appliance and flue as per manufacturers recommendations and NZBC C/AS1, Sections 9.1.2 and 9.2.2

*Inspection and/or access points as specified by G13, AS1 & AS2*

*All penetrations through concrete to be sleeved*



*All work & materials to comply with NZBC and all relevant plumbing & drainlaying regulations*

DRAINAGE PLAN (provisional) - Scale 1:100

---

**Sheet 5**

**NOTE:** Any shown dimensions from slab edge to inside of service rooms or fixing centreline. Check on site.

(as built to be supplied to local authority prior to issuing  
Code of Compliance certificate)

Proposed New Building for: Lot 46 Simpson Cres		RAUMATI	Design Plans Ltd. v/s The Plan Workz
Prepared by:		PO Box 227, Paraparatu	
		340 Rosetta Road, Raumati Beach	
		T: 902 9055 M: 021 672 182	
		All Original Drawings Printed	
		On 100% Recycled Paper	
			
		<b>Issue:</b> A	
		02-09-13	
Drawn:		S. Neale	
Date:		13-08-13	
Job Number		PA 046	

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the relevant ZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Design Plans Ltd trading as The Plan Works) before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of these specifications in any plans produced which are not reported to the drawer before any building or related work commences. Any works undertaken outside these specifications without the approval of designer, engineer & local authority hereby indemnifies the Drawer, agent or claims in respect to the said works.

APPROVED  
BY  
PLUMBING  
AND  
DRAINAGE  
Simon C  
14/9/2013

**Maximum Length of Discharge Pipes**

Waste water fixtures = 2.5m
WC pan 100mm = 6.0m
WC pan 80mm = 2.5m

A Tempering valve is required to be installed on the hot water service

Minimum Gradient of Discharge Pipes

*All Pipework to be clearly labelled and colour coded  
to prevent cross-contamination of  
household and town supplies*

Seismic restraint to be provided to appliance and flue as per manufacturers recommendations and NZBC C/AS1, Sections 9.1.2 and 9.2.2

*Inspection and/or access points as specified by G13, AS1 & AS2*

All penetrations through concrete to be sleeved

Front (Street) 6

Water Tank:  
2.1m line of repose (confirm — with chosen tank dimensions)

Storage tank overflow stormwater  
drain out to soak pit

110mm Dia uPVC Waste Drain  
100mm Waste out to 150mm PVC-U  
local authority gravity drain  
(See Site Plan)

The Certifying plumber/drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council. Please show all services including under slab drainage

All traps and drains to be uPVC laid in strict accordance with G13, AS1 & AS2 NZBC

## **DRAINAGE PLAN (provisional) - Scale 1:100**

---

**Sheet 5**

**NOTE:** Any

*or fixing centreline. Check on site*

room. BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCIL'S SEWER.

(as built to be supplied to local authority prior to issuing  
Code of Compliance certificate)

All work & materials to comply with NZBC and all relevant plumbing & drainage regulations.

00005

<p>Proposed New Building for: Lot 46 Simpson Cres</p> <p>RAUMATI</p> <p>Soakpit</p> <p>Intercept driveway runoff</p> <p>Confirm location of Bath, Shower Laundry and Vanity wastes</p> <p>max 2.5m long unvented, G1 @ 1.40 min falls &amp;</p>	
<p>Prepared by: <b>The planWorkz</b></p> <p>Drawn: S. Neale Date: 13-08-13 Job Number:</p>	
<p>00005</p>	
<p>Design Plans Ltd - Via Paraparaumu PO Box 227 - Paraparaumu 340 Rosetta Road, Raumati T: 092 9085 M: 021 100 Original Drawings On 100% Recycled Paper</p>	



**IN THE MATTER OF** the Resource Management Act 1991  
**AND**  
**IN THE MATTER OF** Notified Application for Resource  
Consent

**DECISION OF THE HEARING COMMISSIONERS  
FOR APPLICATION: RM060081**

**Applicant: Raumati Developments Limited**

**Crs.Wooding (Chairperson), Strachan and Chapman**

**Date of Hearing: 17 and 18 August, 2006**

**Kapiti Coast District Council**  
**Phone (04) 904 5700, Fax (04) 904 5830** | 75 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)

<b>Applicant:</b>	Raumai Developments Limited
<b>Address/Location:</b>	Rewa Road and Titoki Road, Raumati Beach
<b>Legal Description:</b>	Part Lot 1 Block IV DP2767
<b>Zoning:</b>	Residential Zone
<b>Activity Status:</b>	Discretionary
<b>Reporting Officer:</b>	Mike Mackiggan, Senior Resource Consents Planner, Kapiti Coast District Council ("the Planner")
<b>In Attendance:</b>	Dale Wills , Team Leader, Sustainable Design Kapiti Coast District Council Wayne Gair, Senior Resource Consents Planner, Kapiti Coast District Council. Andrew Guerin, Manager, Sustainable Development, Kapiti Coast District Council
<b>Applicant's Representatives:</b>	Jim Lynch (Barrister) Hallam Cresswell (applicant) Guy Forrest (Land Development Engineer, Connell Wagner Limited) Brian Robinson (Civil Engineer, Connell Wagner Limited) Dave Munro (applicant) Eliza Sutton (Traffic Engineer, Traffic Design Group) Sue Smith (Landscape Architect) Corey Roderick (Planner, Connell Wagner Limited)

## THE PROPOSAL

The proposal involves the creation of 53 separate allotments. Of the 53 proposed allotments, 50 lots are new residential sites ranging in size from approximately 475m<sup>2</sup> to approximately 906m<sup>2</sup> in area, each able to accommodate one dwelling and the remaining three proposed lots are intended to vest in the Kapiti Coast District Council as road, recreation reserve and drainage reserve.

Proposed Lot 52 will comprise the loop road to be constructed through the site and will include the lane shown in the northern corner of the site and the car parking/rain garden area adjacent to the southern boundary (between Lots 1 and 2).

Lot 53 comprises the proposed recreation reserve and will be vested in Council's ownership.

Lot 54 comprises the drainage reserve located along the north-eastern boundary of the site (adjacent to the Paraparaumu Airport boundary). The drainage reserve will contain the infrastructure associated with any piped run-off from the reserve area and will lead to the open

drain located within the Paraparaumu Airport site (Drain 3A). A footpath is proposed to be constructed along each side of the drainage reserve linking the development with the suggested pathway shown in the District Plan along the south-western boundary of the Airport land.

There are three separate rights-of-way incorporated into the subdivision layout:

- A right-of-way serving Lots 37, 38, 39 and 40;
- A right-of-way serving Lots 30 and 31; and
- A right-of-way serving Lots 46, 47, 48, 49 and 50.

Lots 46 and 50 also have legal frontage to the proposed loop road.

Due to the proposed layout of the allotments within the proposed subdivision it will be necessary to relocate the existing stormwater main located along the south-western boundary of the site. The stormwater main will be re-laid within legal road (Lot 52) from outside Lot 6 to a position within the car parking/rain garden area near the south-eastern corner of the site.

### **Access and Roading**

Access to the site will be obtained from both Titoki Road and Rewa Road. Both roads currently terminate with a turning head arrangement located adjacent to the south-eastern boundary of the site. It is intended to extend both roads to create a loop road through the subject site, thus providing two entry and exit points to the development. The loop road has been designed to curve around the toe of the main dune located near the centre of the site.

The majority of the proposed loop road is designed to have a legal width of 15m. However it was proposed by the applicant that part of the road would be narrowed to a legal width of approximately 7.5m at the northwestern ("top") end of the loop. At this point the road would be paved to have an appearance similar to that of a private right-of-way. The applicant has submitted that vehicle movements through this part of the site will be informally restricted as the road narrows and changes in nature near the top of the loop. In addition, the applicant advises that traffic calming techniques to slow vehicles through this part of the site would be utilised as part of the construction of the carriageway.

A separate lane is also proposed in the northern corner of the site and will, like the narrow portion of the road detailed above, be paved in materials that would more resemble a private way but become legal road. The lane would have a legal width of between 8 and 10 metres and provide vehicle access to 6 allotments (Lots 13 – 19).

It is noted that parts of the road will exceed a legal width of 15m. Typically, these areas are those parts of the loop road which contain the traffic islands and turning areas.

The stormwater control mechanisms proposed by the applicant include the use of swales within the legal road to collect the stormwater runoff from the carriageways. These swales are intended to act initially as a soakage area, secondly they will direct any overland flows to soakpits in the legal road and thirdly they will act as filtration devices to remove pollutants from the runoff.

The traffic islands shown on the scheme plan 146C:50LL C31 Rev.02 will serve as traffic calming devices and as a further measure to attenuate stormwater runoff. Part of the design of the development will involve planting trees and shrubs in a filtration medium under which will be subsoil drains to direct stormwater away to the attenuation areas.

On-street parking is proposed for five cars in the area adjacent to Lots 1 and 2. Other on-street parking areas are proposed to be provided and will be detailed on the engineering design plans.

## **Earthworks**

Earthworks will be required as part of the development of the site to create suitable building platforms within the proposed allotments, to provide appropriate alignments for the street network and to provide sufficient stormwater control measures within the site. Plans indicating the areas of cut and fill (and fill depths) associated with these earthworks accompanied the application and were presented at the hearing.

The calculated volume of the cuts required as part of the overall development of the site is approximately 23,000m<sup>3</sup>. In summary, the main areas of cut are listed as follows:

- The main dune running through the centre of the site is proposed to be lowered by approximately 0.1m - 1.6m along the length of the dune, creating a generally level plateau at approximately RL 10.0m and retain the form of the existing dune.
- The loop road through the subdivision will be created at a level lower than the surrounding land. The carriageway of the road would therefore generally lie within a low cutting through the site with the residential allotments raised on either side.
- Suitable building platforms will be created on all allotments. The applicant suggested that by making these areas available at this stage, the need for further earthworks at the building consent stage would be largely removed.
- The nearest cuts to the adjoining properties fronting onto Alexander Road are at least 5m from the common boundary with numbers 86 to 92 Alexander Road. In this location the cut heights would be in the order of 0.5 to 1.0m to ensure the roading is set below the level of the surrounding land.
- In the northern corner of the site (where the property adjoins numbers 114, 116 and 122 Alexander Road) all earthworks will be set back at least 12m from the common boundary.

The development of the site will also require filling of some areas within the eastern half of the property. These areas of fill were shown on the earthworks plans attached to the application. One area of fill that is of note involves the creation of a bund along the common boundary with the property at 1 Titoki Road. This bund will be approximately 1.5m in height at its highest point and merge into the natural dunes located alongside Lots 31 and 51. The applicant advises that the bund is intended to protect the property at 1 Titoki Road from any runoff from the subject site. In addition a dished channel between the bund and the legal boundary of 1 Titoki Road is proposed that will collect surface run-off. Under the bund will be a subsoil drain to collect sub-surface water which is intended to provide further protection for the property at 1 Titoki Road.

All fill material will be sourced from the areas of cut within the subdivision so that a cut/fill balance is achieved. In this way no material has to be sourced from outside the site or removed from the site. The applicant has suggested that this would ultimately avoid any adverse effects which may arise as a result of truck movements within the local roading network in the transportation of material either to, or from, the site.

With regards to the presence of peat deposits beneath the subject site, the applicant advised that test pits excavated in December 1999 showed thin lenses of organic matter (0mm to

600mm thick) at depths of between 1.0 and 1.6m over the eastern and southern areas of the site. This thickness of peat is considered to be insignificant in terms of bulk earthworking compared with other developments on the Kapiti Coast where peat has been excavated to create building platforms. The test pit locations and peat thickness were detailed on plans submitted with the application and considered at the hearing.

The applicant has submitted that all earthworked areas would be dampened down during construction periods with the use of a water cart kept on site during construction. The water for this task will be sourced from the Otaihangā non-potable water bore and transported to the site. It was also suggested by the applicant that further mitigating measures would include staging the areas of earthworks within the site so that only relatively small areas are exposed at any time, and the utilisation of windblow fences to reduce the risk of windblown material escaping the site. Once the earthworks are completed, topsoil sourced from the site will be placed and sown or planted where appropriate.

The procedures for undertaking the works and mitigation measures associated with the proposed earthworks were detailed in the Earthworks Management Plan attached at Appendix L of the application report.

As part of the stormwater control measures proposed for the development of the site, the Stormwater Control Report (attached as Appendix E of the application) recommended an increase in the height of the Wharemauku Stream stopbank located at the southern end of Titoki Road. These works would involve the addition of a layer of compacted fill placed on top of the existing stopbank crown. It is calculated that this additional height will comprise approximately 60m<sup>3</sup> of compacted fill.

### **Yards**

To allow for flexibility of design for any future dwellings within the proposed subdivision the applicant has requested that Council allow a reduction of the front yard setback to 3m. This reduced setback would apply only to future dwellings and would not include the garages. The garages would adhere to the 4.5m setback specified in the provisions of the District Plan so that vehicles are still able to park in front of any garages without obstructing vehicle or pedestrian flows beyond the site boundaries.

### **Reserves**

The proposal includes provision to vest Lot 53 as recreation reserve under the ownership and control of the Kapiti Coast District Council. The applicant proposes that the reserve will be established using planting, walkways and seating so that it becomes a recreation reserve for the use of the surrounding neighbourhood. It had also been agreed with Council officers that playground facilities and lighting will be supplied as part of the reserve, should consent for the development be granted.

The applicant proposes that the layout of the reserve and the lighting within the reserve would be designed and established in accordance with the standards set out under the Crime Prevention Through Environmental Design guidelines (CPTED). CPTED theory is based on the concept that crime and the fear of crime can be minimised through the effective planning and design of the built environment.

The applicant has submitted that there are two important components to the CPTED approach:

- to design the environment in such a way that it reduces the opportunity for crime to occur; and
- to design the environment in such a way that it enhances urban safety and, more specifically, perceptions of personal safety.

The applicant has anticipated that the value of the land and the value of the playground and recreational facilities (including lighting, seating, planting etc) will be offset against the reserves fund contribution payable for the development.

The general layout and design of the subdivision, and its integration with the wider community, has been assessed by Environments by Design Limited. A copy of this assessment report was attached as Appendix G to the application report. The report provided comment on the appropriateness of the development within the context of the surrounding residential environment and concluded that the proposal incorporates a number of positive principles related to good urban design and sustainable development.

## **SITE DESCRIPTION**

The applicant submitted a description of the site with the application and the planner concurred with the applicant's description which was as follows:

*"The 4.8ha site is located at the western end of Rewa and Titoki Roads and adjoins part of the south-western boundary of the Paraparaumu Airport....*

*The site is currently vacant with the majority of the land covered in low lying scrub and blackberry. The topography of the site is characterised by a series of low-lying dunes ranging in height from approximately RL2.6m to approximately RL11.5m. The highest part of the site is located through the centre of the property where a remnant dune runs in a north-south direction from the Titoki Street entrance to the north-western corner of the site. It appears that this dune has been previously earthworked, as the top of the dune has a very level contour along the length of the dune. A low-lying area of land is located directly to the east of this dune where the land dips near the eastern corner of the site....*

*Vehicular access to the property is available from the western ends of both Titoki or Rewa Road. Both streets abut the south-eastern boundary of the site where they terminate to form short culs-de-sac. The carriageway for both roads incorporates a turning head at the end of the street where it abuts the subject site ....*

*The Paraparaumu Airport is located immediately to the north-east of the site. The main runway for the Airport operations is located approximately 200m from the site. An open drain (know as Drain 3A) runs alongside the common boundary between the Airport land and the subject site. A pedestrian and cycle pathway have been suggested in the District Plan to follow the alignment of this drain. These pathways would be contained entirely within the Airport land.*

*With the exception of the Airport land to the north-east, the remainder of the properties surrounding the site are residential in nature. To the north-west and west of the site are residential properties which front onto Alexander Road. The subject site adjoins the rear boundaries of these sites. Residential properties which front onto both Rewa and Titoki Streets adjoin the south-eastern boundary of the subject site."*

The Commissioners visited the site prior to the hearing and were able to confirm that the site description supplied by the applicant was accurate and complete.

## DISTRICT PLAN

The Commissioners agreed with the planner's interpretation of the District Plan which was stated in his report to the hearing and is as follows:.

The site is zoned Residential in the Kapiti Coast District Plan. Under District Plan Residential Zone Rule D.1.1.2 (iv) the subdivision proposal is a Controlled Activity.

The land use aspects of the proposal for earthworks and front yard dispensations are Discretionary Activities.

Overall, therefore, the proposal is a **Discretionary Activity**.

## NOTIFICATION

The Planner advised the Commissioners that the application had been subject to the public notification procedures as set out in section 93 of the Resource Management Act 1991 because it was considered in terms of the provisions of section 94C that special circumstances existed which warranted public notification. A copy of the Planner's report dated May 30<sup>th</sup>, 2006 setting out the circumstances that determined the necessity for public notification was appended to the Planner's hearing report and circulated to all parties to the application in advance of the hearing. This report highlighted the need for notification because the specific site related effects of additional traffic generated by the proposed development were not addressed during the process of the District Plan change.

Notification of the proposal occurred on 5 June, 2006 and the close of submissions occurred on 4 July, 2006.

## SUBMISSIONS

The Commissioners advised those present at the hearing that they had read all of the submissions made on the application. The Commissioners agreed that the issues raised by the thirty-five submitters were:

The submissions in **support** raised the following main issues:

- Benefit to the local economy
- Eco-friendly nature that is proposed

The submissions in **opposition** raised the following concerns:

- Traffic
- Flooding
- Stormwater
- Earthworks
- Noise
- Amenity
- Layout Design
- Water Supply
- Subsidence
- Lifestyle

- Air Pollution
- Commuting
- Sewerage
- Airport
- Height Envelope for new dwellings
- Loss of sunlight
- Safety
- Privacy
- Parking
- Personal Reasons

## **EVIDENCE PRESENTED AT THE HEARING**

The applicant presented evidence from a range of specialists who described various aspects relating to the proposed development, in particular the Land Development, Civil and Traffic Engineering and the Planning and Amenity design aspects.

Several of those parties who had made submissions on the application presented evidence to the Commissioners on various aspects of the proposal.

One submitter in particular, Mr Gregory Thomas, referred to specialist reports that he said had been prepared in relation to various aspects of the development (stated as earthworks, stormwater control/flooding and roading/traffic) which he asserted were in rebuttal of the evidence presented to the Commissioners by the applicant and by Council officers. At differing times during the presentation of evidence, Mr Thomas was invited by each of the Commissioners to present the specialist reports to which he was alluding to assist the decision making process, but each time the invitation was refused with Mr Thomas stating that he was acting on the instructions of his solicitor not to present the evidence at this time.

At the conclusion of her evidence and in support of her submission, Robyn Davey tabled a petition in opposition to the development which had been signed by in excess of 300 persons. The petition was in support of a submission from the Raumati Citizens Action Group which was never received by Council.

Evidence was presented by several of the submitters on matters that were not related to the proposal and which the Commissioners were not entitled to take into account when considering the application. The issues involved included air pollution, commuting, height envelope for new dwellings, loss of sunlight and personal reasons and were not related to the substance of the application.

Council's Planning and Sustainable Development advisers presented and elaborated on their report and recommendations that had been circulated to all parties to the application prior to the hearing. The issues that had been raised by the submitters were addressed, insofar as was appropriate in the context of consideration of the application that is before the Commissioners.

In summing up, the applicant also addressed the evidence presented by the submitters and suggested that although the petition could be taken into account, it could be given no weight as the Resource Consent process is not a numbers game. The applicant also addressed the issue of the refusal on the part of one of the submitters to present specialist evidence to the Commissioners, despite the assertion that it was in rebuttal of that presented by the applicant and the Council's own advisers.

## **INTRODUCTION TO THE HEARING COMMISSIONERS**

The proposal is a Discretionary Activity under the provisions of the Kapiti Coast District Plan. In assessing this application, the Commissioners were mindful of the Policy directions as expressed in the District Plan, in so much as this document expresses the aspirations of the community. The Commissioners have therefore referred to the Objectives and Policies as guidance as to whether an adverse effect is to be regarded as minor. The Commissioners agreed with the Planner that the relevant Objectives and Policies of the District Plan are those included in his report.

Pursuant to section 104(1) of the Resource Management Act 1991 the Commissioners are obligated to consider the purpose and principles of the Act, which, along with the provisions of the District Plan and other statutory documents, comprise a framework for assessing the effects of the proposal. The provisions of the Act and the related documents relevant to the hearing have been taken into account in the assessment that follows. All the matters that the Commissioners consider to be relevant are discussed under the various headings below.

### **PRE - HEARING MEETING**

The Commissioners noted that a public meeting had been held in February 2006 prior to Council's receipt of the application. The Commissioners also noted that the applicant had been forwarded copies of the submissions received, and had decided against the opportunity to discuss matters with submitters at a Pre-Hearing Meeting.

### **ASSESSMENT OF PROPOSAL**

The Commissioners agreed with the planner that the key issues that needed to be considered were:

- Issues relating to Section 106 of the Act, in particular flooding and stormwater disposal and issues relating to subsidence and stability;
- Traffic effects;
- The Titoki Road Stopbank;
- Earthworks;
- Amenity;
- Design;
- Water Supply;
- Sewerage;
- Lifestyle;
- Parking.

#### **Section 106 of the Resource Management Act 1991 / Flooding and Stormwater Issues**

The Commissioners concurred with the planner's advice that there were no concerns in relation to the proposed development with respect to natural hazards such as erosion and inundation and that the proposed legal road access to the site was satisfactory to serve the needs of the subdivision.

In reaching this conclusion, the Commissioners noted that the applicant has supplied a comprehensive report by Connell Wagner Limited that provides details on proposed flood mitigation and the control of stormwater. The Commissioners accepted the advice that the

proposed measures may reduce the amount of discharge over that currently coming from the site onto the neighbouring properties on Titoki Road and Rewa Road.

The Commissioners also noted that the applicant proposes to develop an area that can contain the current amount of stormwater storage plus the additional generated by the proposed development for up to the 1 in 100 year event. The measures proposed keep flooding levels to no more than the current situation, both within the development area and adjacent areas. The discharge from the storage area is proposed to be controlled so that discharge is no greater than that currently from the site. The storage area is proposed to be developed as a reserve, including a childrens play area to be located above the 1 in 10 year event. Any land below the 1 in 10 year event would not be counted towards reserves contribution.

Further stormwater management strategies proposed by the applicant include the use of swales and rain-gardens to attenuate stormwater flows and the use of attenuation tanks and soakpits on the individual sections.

### **Traffic effects**

The Commissioners noted that the applicant had provided a comprehensive transportation assessment and a concept road safety audit prepared by Traffic Design Group (TDG). The Roading Asset Manager, Geoff Strand, stated that he was happy with TDG's conclusion in their transportation assessment. TDG concluded that "*Given the existing volumes in the area are modest, it is assessed that the additional trips generated can be readily accommodated within the established road network with no discernible impact on other road users.*"

The transport assessment has determined that the existing road network is capable of carrying the extra traffic generated by the proposed development.

The Commissioners noted, however that there are some issues with the current intersections, particularly the Waikare Road/Titoki Road/Anaru Road intersection and that improvements may be required to these intersections in a road safety audit. Anecdotal evidence was provided by several submitters with respect to their experiences and opinions with respect to the potential adverse effects of the expected increase in traffic resulting from the proposed development.

The Commissioners concluded that the capacity of the roading network to carry the total amount of traffic conveniently and safely would be maintained as a result of the proposed mitigation measure recommended in the proposed conditions.

### **The Titoki Road Stopbank**

The Commissioners noted the comments from the Manager, Sustainable Design which were that "*the works proposed by the applicant will not cause any adverse flooding effects. In fact the works will provide a benefit to the existing properties. There may be some temporary effects arising from the construction works*" and agreed with the conclusions drawn, accepting that the proposed works will provide an engineered storage solution that will benefit the wider environs.

### **Earthworks**

The Commissioners agreed with the comments in the planner's report to the effect that the scope of the earthworks proposed is not unreasonable for this scale of development, being required to provide reasonable access and raise areas above the Q<sub>100</sub> flood levels.

The Commissioners also concluded that any effects will be temporary and will arise from the construction activity and could be effectively managed by the imposition of appropriate conditions.

### **Amenity**

The Commissioners noted the advice of the Sustainable Development Manager as to the history of the site with respect to its zoning, which confirmed the information which had been contained in the notification report in this regard and which had been circulated with the Planner's report. The Commissioners noted, as a result, that the site had been zoned for residential use from the 1960's except for a period between 1995 and 2005 where it had been zoned as open space. The return to Residential Zoning in 2005 had confirmed the rights to develop the land in accordance with that zoning and had confirmed the reasonable expectations for its use as a result. The proposed development will provide a fully equipped recreation reserve area that will be an asset to the wider community and will provide a safer environment for children's play than in the street.

### **Design**

The Commissioners noted that the subdivision design meets all of the Controlled Activity standards of the Kapiti Coast District Plan.

The Commissioners were of the view that the design of this particular subdivision displays an innovative and constructive approach to the challenges associated with the disposal of stormwater and the management of the effects arising from it by the use of swales and rain gardens.

The design of the roading will provide a disincentive to through traffic while at the same time providing for linkages between parts of the development for both vehicular and pedestrian traffic.

### **Water Supply**

The Commissioners note that the Council is able to provide water and wastewater connections to the proposed development. Some submissions made reference to problems in providing a supply of water. With the supplementary water bores on line there are no problems for the Council to supply water to the proposed 50 lots.

### **Sewerage**

One submission mentioned the sewage resource as being stretched. The Commissioners agree with the advice from the Team Leader, Sustainable Design that there are no problems related to Council's ability to handle wastewater from the proposed lots

### **Lifestyle**

The Commissioners noted the evidence presented at the hearing relating to the long standing residential zoning of this site and the reasonable expectation that such a form of development would ultimately be established on the land.

### **Parking**

The Commissioners noted that the proposed lots will provide adequate space for on site parking to meet the District Plan requirements and that additional parking has been provided for in the roading design.

## **Effects Summary**

The Commissioners agreed that the proposal is not in contravention of the relevant objectives and policies of the District Plan which were identified by the planner. It is considered that the effects of the proposed development are no more than minor and can be mitigated through the application of appropriate consent conditions.

## **STATUTORY CONSIDERATIONS**

The Commissioners agreed that the proposal overall has the status of a Discretionary Activity in terms of the District Plan, although it is noted that those aspects of the development relating to the quantum of earthworks and the requested reduction in the size of the front yards on the allotments were those that determined the Discretionary Activity status. The subdivision itself meets all of the Controlled Activity provisions of the Kapiti Coast District Plan if taken in isolation.

### **Section 104 – Consideration of Application**

Section 104(1) of the Act sets out matters to which a Consent Authority shall have regard in considering an application for resource consent. Any consideration under Section 104(1) of the Act is subject to Part 2 of the Act.

Section 104(1) of the Act is correctly cited in the Planner's report, and accordingly the Commissioners gave consideration to: any actual or potential effects on the environment (Section 104 (1)(a)); any relevant Objectives, Policies, Rules or other provisions of the District Plan (Section 104 (1)(b)); and any other matters it considers relevant and reasonable necessary to determine the application (Section 104 (1)(c)). Section 104 does not give any of these matters primacy and all are given such weight as the Consent Authority sees fit in the circumstance.

The Commissioners have considered the directions given under Section 104 and agreed that the application meets the requirements. The Commissioners may therefore grant or refuse consent as a Discretionary Activity under Section 104B of the Act and, if granted, may impose conditions under Sections 108 and 220 of the Act. The Commissioners are satisfied that the effects of the development can be avoided, remedied or mitigated by imposing conditions as proposed by the planner.

### **Objectives and Policies of the District Plan**

Having assessed the application and the accompanying assessment of effects for this development, the Commissioners are of the opinion that it will not detract from the amenity of the area and will meet the general assessment criteria for development. The Commissioners are satisfied that the proposal will not be contrary to and will meet the Objectives and Policies of the District Plan.

### **Long Term Council Community Plan (LTCCP)**

The Commissioners noted that while the LTCCP is not yet incorporated into the District Plan that the proposal appears to have been formulated with regard to it and meets the aspirations overall of the LTCC Plan, in particular Outcomes 1, 2 & 4.

### **Kapiti Coast Subdivision and Development Principles and Requirements**

The Commissioners agreed that acceptable solutions had been incorporated within the proposed design in line with the Council's Subdivision and Development Principles and Requirements and that appropriate conditions could be incorporated into the decision.

#### **Part 2 of the Resource Management Act 1991**

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purposes and principles of the legislation. In addition Part 2 of the Act requires Council to recognize and provide for matters of national importance (Section 6) have particular regards to other matters (Section 7) and, to take into account the principles of the Treaty of Waitangi (Section 8).

- Section 5 - Purpose**

The Commissioners considered that this proposal represents the provision of a form of residential development where the effects on the environment can be avoided and mitigated.

The Commissioners recognised that the adjacent land to the south and west was already developed residential land and that the applicant's site was also zoned appropriately for this form of development and had been for many years. The form of the development proposed is considered, in the context of the District Plan, to be that of a low density residential development that will assist in the containment of urban sprawl. The proposal, therefore, is regarded as a sustainable means of managing the land resource. For these reasons the Commissioners considered that this development is in accordance with the Purpose of the Act.

- Section 6 – Matters of National Importance**

It is considered that there are no matters of national importance relating to this application.

- Section 7 – Other Matters**

As discussed previously it is considered that the proposed development allows for the efficient use and development of the physical residential zoned land resource, while maintaining the existing amenity of the surrounding environment. Therefore it is considered that the proposal is also in accordance with Section 7 of the Act.

- Section 8 – Treaty of Waitangi**

Representatives of Te Ati Awa ki Whakarongotai have been consulted with regard to the application, and the Commissioners noted that Te Ati Awa ki Whakarongotai will be advised immediately should a waahi tapu or other cultural site be unearthed during earthworks. The Commissioners accordingly consider that there are no Treaty of Waitangi issues relating to this application.

## CONCLUSION

Having assessed the application and after consideration of all of the evidence presented at the hearing, the Commissioners concluded that under Section 106 of the Act no reason could be found to decline the application.

The Commissioners considered that the proposed development is not out of character with the existing residential development in the vicinity of the site and that the subdivision is in keeping with the relevant Subdivision and Development Policies and Objectives of the District Plan and will not, therefore, compromise the development and character of the wider residential area.

The Commissioners consider that the proposal is consistent with the relevant Objectives, Policies and Assessment Criteria of the District Plan and that the proposal will allow for more efficient use of an existing residentially zoned site and promote enhanced functioning of the surrounding roading network, whilst at the same time maintaining amenities of surrounding land users. At a macro level, the proposal may assist in reducing the need for peripheral urban growth and the negative environmental effects that result from such urban sprawl.

The Commissioners concluded that consent can be granted subject to the imposition of appropriate conditions.

## DECISION

Having heard the evidence presented at the Resource Consent Hearing, that the Resource Consents Hearings Commissioners, pursuant to Section 104B of the Resource Management Act 1991 grant consent to, Raumati Developments Ltd for

1. a 50 Lot Residential Subdivision;
2. Land Use Consent for Earthworks;
3. and Front Yard Dispensation,

at Rewa Road and Titoki Road, Raumati (Part Lot 1 Block IV DP 2767) subject to the following conditions, which are imposed pursuant to sections 108 and 220 of the Resource Management Act 1991.

**Moved: Cr. Strachan**

**Seconded: Cr. Chapman**

**Carried**

### Conditions of Consent:

#### Monitoring

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

the costs of consultants or other reports or investigations which may have to be obtained.

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

## General

3. The title plan or e - survey dataset must generally conform to the subdivision consent proposal shown on **Connell Wagner Limited Project No. 146C:50LL Drawing No. C31 Revision 02 dated 27/06/06** submitted with application no. RM060081.
4. The earthworks must generally conform to the proposals shown on **Connell Wagner Limited Project No. 146C:50LL Drawing No. C09 Revision 01 dated 2/03/06** submitted with application no. RM060081.
5. A reserves agreement between the consent holder and Council shall be formalised prior to any Section 223 certificate being issued in relation to the subdivision. The agreement shall address the manner in which the reserves contribution liable in relation to the subdivision will be met, that is via a combination of the transfer of land to Council, the undertaking of works and, if necessary, the payment of cash to Council to make up any shortfall.

The total reserves contribution liable for the subdivision shall not exceed 7.5% of the market value of the 49 additional residential allotments being created (to a capped maximum of \$150,000 per lot) plus GST (\$620,156.25).

The reserves contribution may be made up by a combination of land, works and financial contributions to the total value.

Note: Usable land above that required for stormwater purposes will be accepted as recreation reserve and credited as reserves contribution. The value of improvements to the recreation reserve (play equipment, seating, landscaping, etc) and works such as lighting, paths, and "bridges" through the stormwater reserve will be credited as reserves contribution. The land required for stormwater/flooding purposes and required riparian planting within that land is not a credit towards reserves contribution and shall be shown as a separate allotment on the title plan or e-survey dataset.

## Engineering - General.

6. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 20005 unless alternatives are proposed by the consent holder and approved by the Council.
7. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development Principles and Requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.
8. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the

Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.

9. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
  - Geotechnical Engineering
  - Foundation recommendations
  - Stormwater and flood issues
  - Traffic engineering
  - Landscape Design
10. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
11. A bench mark, level reference point, with respect to Mean Sea Level, (Wellington) shall be provided within close vicinity of the subdivision to the approval of the Council.
12. Hours of work shall be between 7.30am to 6.00pm Monday to Friday and 7.30am to 5pm on a Saturday. Start up of plant is included within these times. No work shall be undertaken on Sundays or public holidays unless required for emergency work.

### **Engineering – Earthworks**

13. The consent holder shall comply with the requirements of the approved earthworks management plan dated 15 March, 2006. Any proposed amendments to the earthworks management plan shall be submitted to the Council for approval. If approved, then the amended earthworks management plan becomes the approved plan.
14. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
15. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
  - (a) cease operations;
  - (b) inform local iwi (Te Ati Awa ki Whakarongotai);
  - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
  - (d) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

**Note:**

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

16. The consent holder shall comply with the requirements of the New Zealand Historic Places Trust Authority No. 2006/236 as outlined in their letter of 23 May 2006 to Raumati Developments Limited.
17. The consent holder shall notify Te Ati Awa ki Whakarongotai in writing a minimum of 48 hours prior to undertaking any earthworks on the site and shall facilitate the observation by Iwi of those earthworks.
18. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.

**Engineering – Subdivision**

19. The consent holder shall pay Council Engineering Fees of \$450, plus \$270 per lot, (total \$13,950 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.  
Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 12 December 2002.

Note: The current charge out rate is \$90.00 (GST inclusive) per hour.

20. All lots shall have formed drive-on access no steeper than 1 in 5 to an appropriately formed building site. The locations and the extent of earthworks for the driveways and building platforms shall be clearly shown on the earthworks drawings. Any subsequent earthworks for the formation of the drive-on access and the building platform shall be limited to minor trimming in order to construct driveways and place floor pads. The Council will issue a Consent Notice under Section 221 of the Resource Management Act to ensure that this requirement is met on an on-going basis.
21. All lots shall contain a building site above the estimated 1 in 100 year flood event. Any habitable buildings constructed on the sites shall have floor levels no lower than the recommended building levels for the 1 in 100 year flood event applicable at the time. The Council will issue a Consent Notice under Section 221 of the Resource Management Act to ensure that this requirement is met on an on-going basis.

Note: Floor level in this context means the underside of a concrete floor slab or the underside of floor joists. The recommended building levels for the 1 in 100 year flood event is currently Reduced Level 4.75m (Wellington Datum).

22. Where drive-on accesses to lots cross proposed swales then the consent holder shall construct formed crossings in accordance with a design to be submitted by the consent holder and approved by the Council.
23. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for those allotments not subjected to earthworks in accordance with NZS 4431.

Where specifically designed foundations may be required in accordance with the Building Act 2004, then the Council may issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations may be required.

24. Those new roads and rights-of-way that require to be second coat sealed may have this requirement met by lodging a cash contribution with the Council calculated at \$6.50 per square metre of the area for first coat seal.
25. The consent holder shall submit a road safety audit report in accordance with Part 3D(iv) of the Subdivision and Development Principles and Requirements when engineering drawings are submitted for approval. The audit shall include all the intersections from Ngaio Road/Anaru Road to Alexander Road/Ngaio Road. Any works identified as being required at any of the intersections shall be undertaken by the consent holder.
26. The consent holder shall provide all signs and install all road markings for compliance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings, unless otherwise approved by the Council. The associated costs of legalising any no stopping lines, give way and compulsory stops that are required shall be met by the consent holder.
27. If the consent holder proposes to name streets and/or rights-of-way then three names per street/right-of-way shall be provided by the consent holder to the Council for approval. To meet the requirement for sign posts and/or name plates to be provided for each road the consent holder shall pay a fee of \$250 (GST inclusive) per required sign.
28. The consent holder shall submit for approval by the Council a stormwater disposal design in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements. The design shall meet the intentions of the Connell Wagner Stormwater report submitted with the application. Construction shall be in accordance with the approved design.
29. The residential lots shall not discharge concentrated stormwater onto roads or into systems that will be taken over by the Council. This includes during the construction of houses. Specific design for stormwater attenuation and disposal to cater for up to the 1 in 10 years event shall be required for each lot and shall include control and disposal of stormwater during house construction. This design shall accompany any building consent application and approval of the design by the Council is required before any site works or construction of buildings commences. As a minimum stormwater from roof areas, drive ways and impermeable yards shall be disposed of on site.

Consent Notices under Section 221 of the Resource Management Act 1991 will be issued by the Council recording these requirements on an ongoing basis.

30. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision.

The Council may require other easements.

Easement documents shall be prepared by solicitors at the consent holder's expense.

31. That part of Lot 53 above the level for the 1 in 10 year flood event and containing the proposed children's playground shall be defined as a separate lot and vested as a Local Purpose Reserve (Recreation). The balance of Lot 53 shall vest as Local Purpose Reserve (Stormwater) and shall be fenced adjoining Lots, 31, 32, 33, 35, 37, 38, 47, 48 and 51, and Lot 85 DP 16362, in accordance with Part 8 of NZS4404 and Schedule 8 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 and as approved by the Council.
32. Lot 54 shall vest as a Local Purpose Reserve (Stormwater) and shall be fenced adjoining Lots 24 and 25 in accordance with Part 8 of NZS4404 and Schedule 8 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 and as approved by the Council.
33. The consent holder shall enter into a fencing covenant as appropriate on the new lots developed 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 boundaries. The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.
34. In lieu of a fencing covenant for Lot 85 DP 16362 the consent holder shall pay a commuted sum of \$1,000, which is the net present value for the share of future maintenance and replacements for the fence.
35. The consent holder shall submit to the Council for approval a comprehensive Landscape and Planting Plan with written specifications prepared by a suitably qualified person, covering berm planting, swales, rain gardens, wetlands and other riparian planting in the stormwater reserves. Landscape work shall be completed in accordance with the approved plan.
36. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

#### **Advice Notes.**

1. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.

2. All costs arising from any of the above conditions shall be borne by the consent holder.
3. This Land use consent incorporates the approval for Earthworks required under the Kapiti Coast District Council Earthworks Bylaw
4. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
5. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
6. A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
7. The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lot/s.
8. Prior to the issue by Council of building consent for any dwelling or for any addition or alteration to a dwelling, an acoustic certificate shall be provided to the Council by a suitably qualified and experienced acoustic engineer to demonstrate that the building has been designed to achieve an internal noise environment of no more than 45dBA Ldn in all habitable rooms with ventilating windows open. Where necessary to have windows closed to achieve the acoustic design requirements an alternative ventilating system shall be provided. Any such ventilating system shall be designed to satisfy the requirements of the Building Code and achieve a level of no more than NC30 in any habitable room.
9. Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the 2006/2007 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time of uplifting the Section 224(c) certificate:

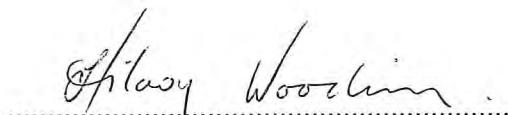
There are 49 additional allotments created by this resource consent.

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

Currently contributions are expected to be required for:

- Water Supply
- Waste Water
- Community Facilities
- Roads
- (Stormwater contributions are not required due to the stormwater mitigation measures proposed)

Signed:



Cr. Hilary Wooding  
Chairperson, Resource Consents Hearings Committee

Dated at Paraparaumu this 7th day of September, 2006.

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

**IN THE MATTER OF A PLAN LODGED FOR**  
**DEPOSIT UNDER NUMBER 401543**  
**AND RESOURCE CONSENT NO. RM060081**

**Kapiti Coast District Council**

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Paraparaumu 5254

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W: [www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)



**(BEING THE SUBDIVISION OF PART LOT 1 BLOCK IV DP 2767),**  
**AT TITOKI ROAD AND REWA ROAD, RAUMATI**  
**FOR RAUMATI DEVELOPMENTS LTD**

**The Regional Regulatory Titles Officer at Wellington**

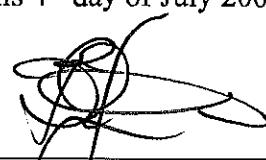
**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 1 to 33 and 35 to 51:** All lots shall have a formed drive-on access no steeper than 1 in 5 to an appropriately formed building site. Any subsequent earthworks for the formation of the drive-on access and the building platform shall be limited to minor trimming in order to construct driveways and place floor pads.
2. **With respect to Lots 1 to 33 and 35 to 51:** All lots shall contain a building site above the 1 in 100 year flood event. Any habitable buildings shall have floor levels no lower than the recommended building levels for the 1 in 100 year flood event applicable at the time.
3. **With respect to Lots 1 to 33 and 35 to 51:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the document titled 'Raumati Developments Limited Geotechnical Earthworks Completion Report Raumati Heights' dated 19 December 2007, submitted to Council in relation to application No. RM060081. A copy of the report is available within Volume 7 of file RM060081 in Council's Office at any time the office is open to the public.
4. **With respect to Lots 1 to 33 and 35 to 51:** There shall be no discharge of stormwater onto roads or systems owned by Council. Specific design for stormwater attenuation and disposal to cater for up to the 1 in 10 year return period flood event shall be required for each lot and shall include control and disposal of stormwater during house construction. This design shall accompany any building consent application and approval of the design by the Council is required before any site works or construction of building commences. As a minimum stormwater from roof areas, driveways and impermeable yards shall be disposed of on site.

Issued in respect of application No. RM060081 on this 4<sup>th</sup> day of July 2008.



**Dean Philip Raymond**  
**AUTHORISED OFFICER**



**David Wayne Gair**  
**AUTHORISED OFFICER**