

# STATEMENT OF PASSING OVER INFORMATION

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

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

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



**SOLD ON KĀPITI**  
real estate

25 February 2026

Craig Service & Natalie Manos

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

The attached LIM provides you with information about 87 The Esplanade, Raumati South.

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:

**87 The Esplanade, Raumati South**

## Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

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

## Application details

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<b>Applicant</b>	Craig Service & Natalie Manos
<b>LIM number</b>	L260184
<b>Application date</b>	16/02/2026
<b>Issue date</b>	25/02/26

## Property details

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<b>Property address</b>	87 The Esplanade, Raumati South
<b>Legal description</b>	LOT 63 DP 13746
<b>Area (hectares)</b>	0.0975

## Valuation information

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<b>Valuation number</b>	1529218200
<b>Capital value</b>	\$1,410,000
<b>Land value</b>	\$610,000
<b>Improvements value</b>	\$800,000

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 \$7,818.75 This includes Greater Wellington Regional Council rates
<b>Next instalment date</b>	9/03/26
<b>Arrears for previous years</b>	\$0.00
<b>Water rates</b>	\$687.19 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

- 24/07/20 BUILDING CONSENT 200133: 2 storeys, 4-bedroom house on concrete slab and timber framing mid floor.: Code Compliance Certificate issued 9/05/22  
AMENDMENT 200133A: Window size change only in height. replace magnum board as rigid air barrier for gib weather line 10mm  
AMENDMENT 200133B: Change balustrade from provista to timber frame and battens. delete deck on ground floor. delete vertical staves at the entry porch.
- 05/07/77 Building Permit 94101 ADD BEDROOM 9-8 SQ M
- 13/10/58 Building Permit 16302 ADDITION TO GARAGE
- 05/12/51 Building Permit 9058 DWELLING & GARAGE 38-53PERCHES

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

Building Consent 200133 has been granted under Section 72 of the Building Act 2004. A notification, that is registered against the title, identifies a hazard in respect to inundation/ponding.

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

### 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

SW2059: The last inspection completed on 29/10/20 confirmed the former small, heated pool has been removed.

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 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website [www.gw.govt.nz/](https://www.gw.govt.nz/).

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

## District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned: General Residential in the Operative District Plan (2021).

This property is located within PREC3 - Beach Residential Precinct and PREC62 - Coastal Qualifying Matter Precinct (General Residential Zone). There are specific provisions in the Operative District Plan (2021) for these Precincts.

This property was created via subdivision in 1947. A copy of the Deposited Plan (DP13746) and Record of Title is provided with this LIM.

There are no known easements.

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

Below is a list of resource consents issued for this property and further detail can be found in the decision letters provided with this LIM. For information about the resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

RM020309 - Proposed high density development, subdivide two lots into five, proposed dwellings encroaching yards.

RMPB200037 - Construct pergola (above deck) to proposed dwelling which encroaches the minimum 3 metre side yard setback on the Northern boundary.

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

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

This property is located within the Approach Surface Grade 1:40, Distance 3000m Operations Area of the Paraparaumu Airport. Refer to The Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

## 5. Special Features and Characteristics of the land

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*This section identifies information held by Council about:*

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

### **Climate Change**

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

### **Contaminated Sites**

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

### **Natural Hazards**

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

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

### **Coastal Erosion and Inundation Hazards**

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

Currently, information specific to the Kapiti Coast District includes:

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

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

## Earthquakes

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

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

## Fire

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

## Liquefaction

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

## Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the area's residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at [www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).

## Other Information

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

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

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

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

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

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

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://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

## Glossary of Terms and Maps attached

### **Aerial Photograph**

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

### **Deposited Plan**

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

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

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

### **Services Network Map**

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

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

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

### **Resource Consents**

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

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

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

### **District Plan**

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

### **Latest Flood Hazards**

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

# Aerial Photography

87 The Esplanade, Raumati South (LOT 63 DP 13746)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 17, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **WN559/15**  
**Land Registration District** **Wellington**  
**Date Issued** 26 May 1950

**Prior References**  
WN551/255

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**Estate** Fee Simple  
**Area** 975 square metres more or less  
**Legal Description** Lot 63 Deposited Plan 13746  
**Original Registered Owners**  
John David Stanley

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**Interests**

B756018.1 Mortgage to Public Nominees Limited - 22.11.1999 at 3:15 pm  
5116199.1 Discharge of Mortgage B756018.1 - 28.11.2001 at 9:23 am  
5116199.2 Transfer to Graeme John Boucher (1/2 share) and Bernadette Anne Robb (1/2 share) - 28.11.2001 at 9:23 am  
5116199.3 Mortgage to Bank of New Zealand - 28.11.2001 at 9:23 am  
11563340.1 Discharge of Mortgage 5116199.3 - 15.10.2019 at 2:52 pm  
11563340.2 Transfer to Craig Service and Natalie Anne Manos - 15.10.2019 at 2:52 pm  
11563340.3 Mortgage to ANZ Bank New Zealand Limited - 15.10.2019 at 2:52 pm  
11838109.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation/ponding as a natural hazard - 21.8.2020 at 7:00 am  
13178637.1 Discharge of Mortgage 11563340.3 - 6.12.2024 at 2:58 pm  
13178637.2 Mortgage to Bank of New Zealand - 6.12.2024 at 2:58 pm

NEW ZEALAND



(Land and Deeds)

Form B

Reference: Vol. 551, Folio 255  
Transfer No. 327931  
Application No.  
Order for N/C No.

Register-book  
Vol. 559, folio 15

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-sixth day of May one thousand nine hundred and fifty  
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that  
LAURENCE GUY CUMMINS of Wellington Manufacturer's Representative

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, easements and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bearing green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY EIGHT DECIMAL FIVE THREE (38.53) PERCHES more or less situate in Block II of the Paekakariki Survey District being part of Section 4 of the Waimui District and being also Lot 63 on Deposited Plan No. 13746 (Town of Raumati Extension No. 69).



*W. A. R.*  
Assistant District Registrar

Fencing covenants contained in Transfers Nos. 300657 and 327931

*W. A. R.*

Transfer 341274 Laurence Guy Cummins to Robert Warner  
Edward Walker of Pahiatua Farmer produced 26/6/51 at  
10.1 a.m. *W. A. R.*

Transfer 311674 Robert Warner to Robert Warner  
Edward Walker of Pahiatua Farmer produced 26/6/51 at  
10.1 a.m. *W. A. R.*

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Edward Walker of Pahiatua Farmer produced 26/6/51 at  
10.1 a.m. *W. A. R.*

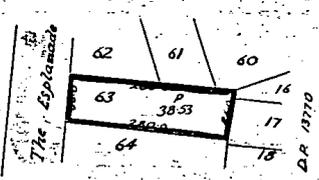


Image Quality due to Condition of Original

EQUIVALENT METRIC AREA IS 975 m<sup>2</sup>

Scale - 1/2 Chains to an inch

DISCHARGE

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.  
*J. S. Shield* A.L.R.

*Over*

559-15

Transmission 885863 of the share of  
Hugh Hunter in Mortgage 761719 to  
Doris Hunter as Executrix - 31.8.1971  
at 9.53 am

*J. Howl*  
A.L.R.

Transfer ACO7356 to Alison Mary  
Boniface of Lower Hutt, Married Woman  
- 12.11.1973 at 11.21 a.m.

*J. Howl*  
A.L.R.

211732.1  
DISCHARGE

Mortgage AOC7357 to Hogg Gillespie  
Nominees Limited - 12.11.1973 at  
11.22 a.m.

*J. Howl*  
A.L.R.

B.383988.1 Transfer to John David Stanley  
of Lower Hutt, Property Manager - 21.9.1994  
at 1.30 pm.

*[Signature]*

A.L.R.  
B756018.1 Mortgage to Public Nominees  
Limited  
22.11.1999 at 3.15

*Mahy*  
for RGL



Land Transfer Office

Received 16/2/47 No. 13746  
Title Ref. 13746  
Referred to Draughtman 15/2/47

Deposited this 22<sup>nd</sup> day

of September 1947

District Land Registrar

13746

4 field notes  
14 traverse sheets  
Plans 13746  
K26749  
551-  
165147  
16

For Minister's Approval see D. 889

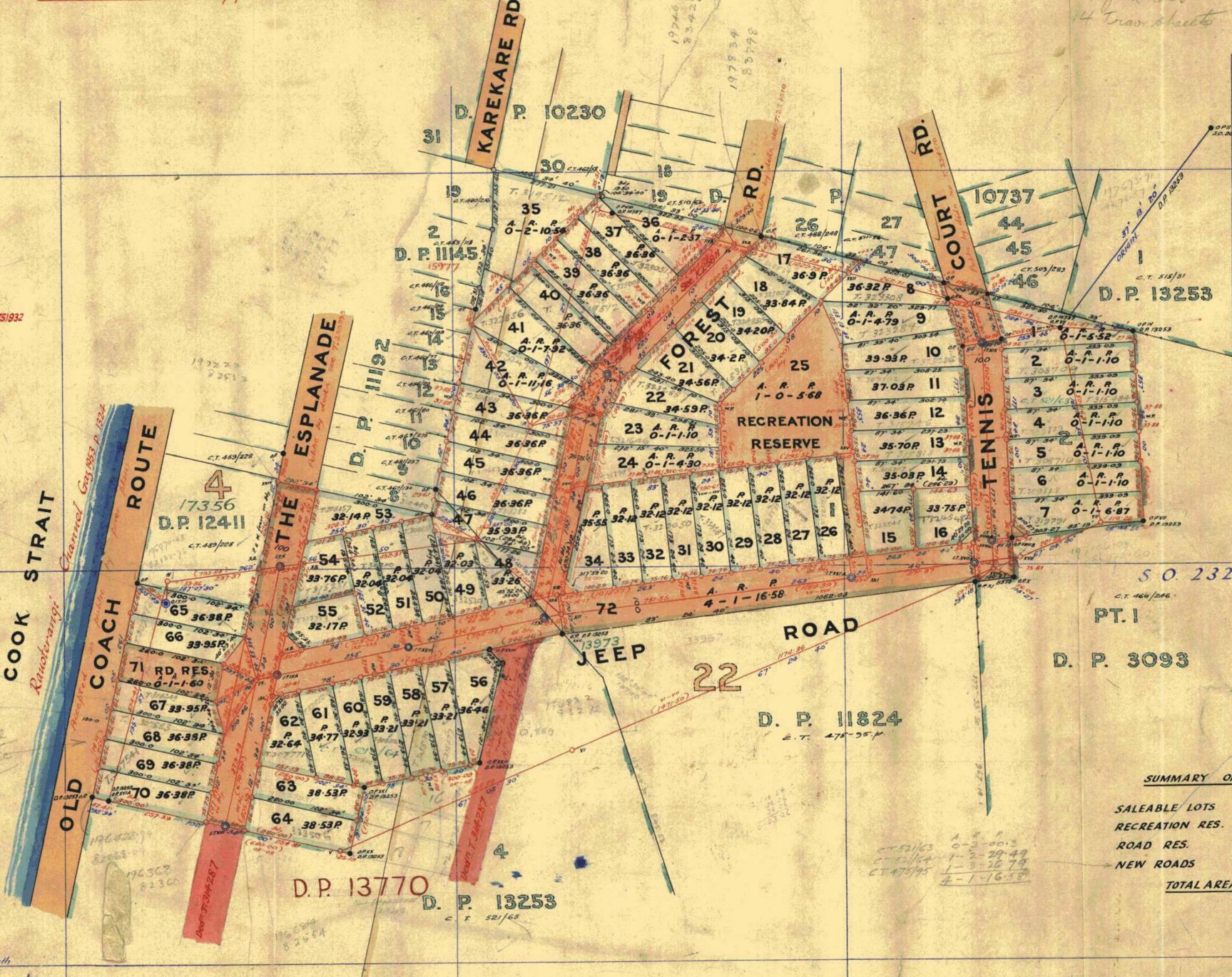
13746

- Lot 1 524/247
- Lot 2 524/256
- Lot 3 524/265
- Lot 4 524/274
- Lot 5 524/283
- Lot 6 524/292
- Lot 7 524/301
- Lot 8 524/310
- Lot 9 524/319
- Lot 10 524/328
- Lot 11 524/337
- Lot 12 524/346
- Lot 13 524/355
- Lot 14 524/364
- Lot 15 524/373
- Lot 16 524/382
- Lot 17 524/391
- Lot 18 524/400
- Lot 19 524/409
- Lot 20 524/418
- Lot 21 524/427
- Lot 22 524/436
- Lot 23 524/445
- Lot 24 524/454
- Lot 25 Now Part Paraparaumu Domain Doc 751932
- Lot 26 524/463
- Lot 27 524/472
- Lot 28 524/481
- Lot 29 524/490
- Lot 30 524/499
- Lot 31 524/508
- Lot 32 524/517
- Lot 33 524/526
- Lot 34 524/535
- Lot 35 524/544
- Lot 36 524/553
- Lot 37 524/562
- Lot 38 524/571
- Lot 39 524/580
- Lot 40 524/589
- Lot 41 524/598
- Lot 42 524/607
- Lot 43 524/616
- Lot 44 524/625
- Lot 45 524/634
- Lot 46 524/643
- Lot 47 524/652
- Lot 48 524/661
- Lot 49 524/670
- Lot 50 524/679
- Lot 51 524/688
- Lot 52 524/697
- Lot 53 524/706
- Lot 54 524/715
- Lot 55 524/724
- Lot 56 524/733
- Lot 57 524/742
- Lot 58 524/751
- Lot 59 524/760
- Lot 60 524/769
- Lot 61 524/778
- Lot 62 524/787
- Lot 63 524/796
- Lot 64 524/805
- Lot 65 524/814
- Lot 66 524/823
- Lot 67 524/832
- Lot 68 524/841
- Lot 69 524/850
- Lot 70 524/859
- Lot 71 524/868
- Lot 72 524/877

137000 North Mt. Cook

137000 North Mt. Cook

136000 North Mt. Cook



SUMMARY OF AREAS	
SALEABLE LOTS	A. R. P. 16-0-0255
RECREATION RES.	1-0-0-68
ROAD RES.	0-1-01-60
NEW ROADS	4-1-16-58
TOTAL AREA	A. R. P. 21-2-26-81

BUILDING LINE CANCELLED AS TO PART LOT 40 SEE DOC 784236

# PLAN OF TOWN OF RAUMATI EXTENSION

NO. 69 BEING SUBDIVISION OF LOTS 2 & 3 D. P. 13253 & PT. LOT I D. P. 11824 BEING PT. SECNS. 4 & 22 WAINUI REGN. DIST. BLOCK II PAEKAKARIKI S. D. HUTT COUNTY

WELLINGTON LAND DISTRICT  
SURVEYED BY TRUEBRIDGE & CALLENDER FEB. 1947

Comprised in C.T.s. 521/64, 521/63, 475/95 P.  
Scale = 1/2 Chains to an inch

I, *James Callender*, of Wellington, Registered Surveyor and the holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938.

Declared at Wellington this 15<sup>th</sup> day of 1947  
before me  
*J. Russell*  
Solicitor

Registered Surveyor

Approved as to Survey

Chief Surveyor

L.T. Draughtman

Received 16/2/47  
Reference Plans D.P. 10230, 11824, 13253, 13770, 10230, 10237, 11824, 13253, 13770  
Field book 12A p. 173-176  
Traverse book CXXXI p. 141-154  
Examined by *W. L. Russell*  
Recorded Sheet C. Kaumati  
Correct *L. T. Draughtman*

13746

13746

Approved

The Common Seal of Economy Homes Limited was hereto affixed by

*Raymond Wilson* Directors  
*John Todd* Secretary  
Registered Owners

13746

# Operative District Plan 2021 - Zones and Precincts

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

-  Precinct
-  Coastal Qualifying Matter Precinct
-  General Residential Zone
-  Natural Open Space Zone
-  Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: February 17, 2026

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

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

 Coastal Environment

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



0 40 80 Metres

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# Operative District Plan 2021 - Designations & Miscellaneous Features

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

 Designation

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



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# Operative District Plan 2021 - Natural Features

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  Special Amenity Landscapes
-  Areas of High Natural Character

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



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# Operative District Plan 2021 - Natural Hazards

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

-  Fill Control Area
-  Ponding Area
-  20m Building Line Restriction
-  30m Relocatable Area

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



0 40 80 Metres

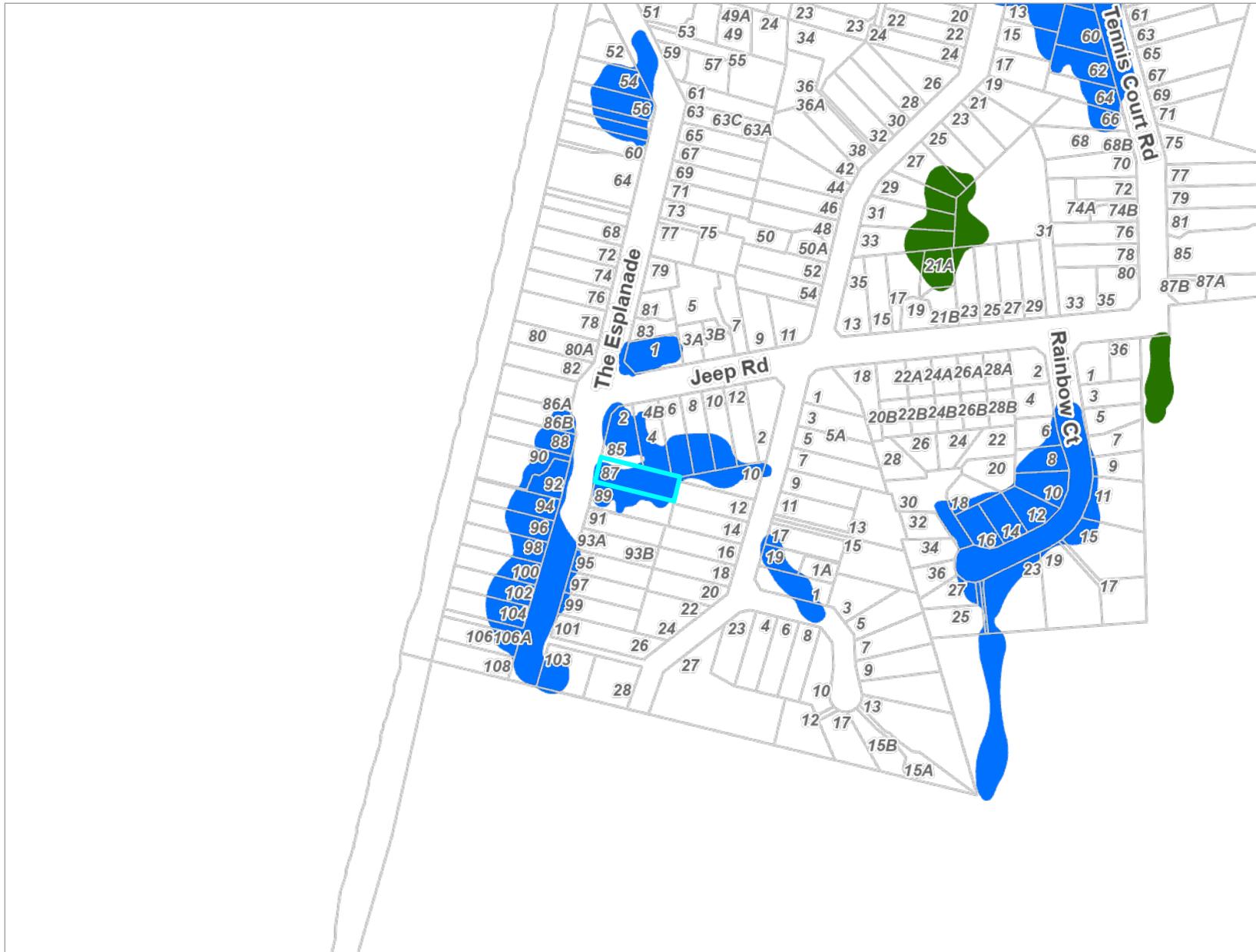
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# Latest Flood Hazards

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

-  Fill Control
-  Ponding

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0 90 180 Metres

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# Resource Consents Map

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## 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.



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## Resource Consents Report

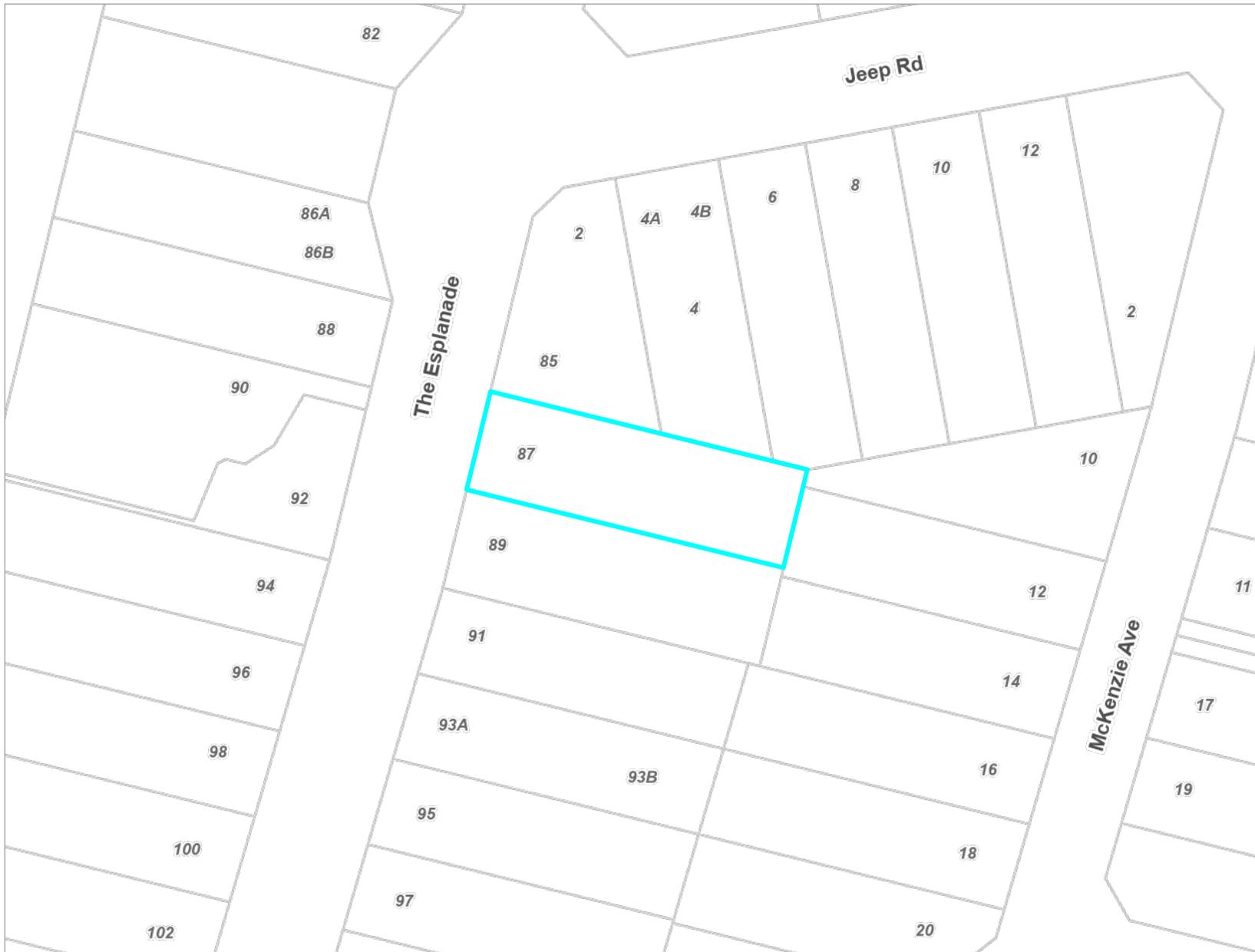
Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
010128	86B The Esplanade, Raumati South	1529201200A	FLAT 1 DP 77756 1/2 INT 859 M2 BEING	LD	PROPOSED EXTERNAL STAIRWAY ENROACHES 3M SIDE YARD	N	N	Decision Issued	19/9/2001	21/5/2001
030291	94 The Esplanade, Raumati South	1529200800	LOT 1 DP 13770 CT 541/204	LD	Construction of second dwelling including	N	N	Decision Issued	23/8/2004	8/10/2003
020309	87 The Esplanade, Raumati South	1529218200	LOT 63 DP 13746	LSD	PROPOSED HIGH DENSITY DEVELOPMENT, SUBDIVIDE TWO	Y	Y	Appeal Withdrawn	27/3/2003	15/11/2002
040017	90 The Esplanade, Raumati South	1529200900	LOT 69 and 70 DP 13746	CC	CONSTRUCT A DWELLING AFTER REMOVAL OF EXISTING	N	N	Decision Issued	10/2/2004	2/2/2004
030349	90 The Esplanade, Raumati South	1529200900	LOT 69 and 70 DP 13746	SC	Subdivision - one additional residential lot	N	N	s.221 Consent Notice	18/3/2004	21/1/2004
040337	90 The Esplanade, Raumati South	1529200900	LOT 69 and 70 DP 13746	CC	Certificate of Compliance for new dwelling.	N	N	Decision Issued	10/2/2005	9/11/2004
030408	90 The Esplanade, Raumati South	1529200900	LOT 69 and 70 DP 13746	CC	Construct a dwelling after removal of existing	N	N	Decision Issued	30/1/2004	5/1/2004
080052	96 The Esplanade, Raumati South	1529200700	LOT 2 DP 13770 CT 541/189	LC	Commercial kitchen for sole purpose of producing school	N	N	Decision Issued	25/3/2008	10/3/2008

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
090170	88 The Esplanade, Raumati South	1529201100	LOT 68 DP 13746 CT 533/68	LD	Second dwelling, retaining wall and earthworks within 20	N	N	Decision Issued	26/11/2009	28/9/2009
120051	88 The Esplanade, Raumati South	1529201100	LOT 68 DP 13746 CT 533/68	LD	Additions to existing house - HIRB and boundary	N	N	Decision Issued	29/5/2012	9/5/2012
170135	85 The Esplanade, Raumati South	1529218300	LOT 62 DP 13746 CT 532/224	LD	Proposed additions to an existing dwelling and relocate a	N	N	Decision Issued	17/7/2017	21/6/2017
210146	12 McKenzie Avenue, Raumati South	1529219100	LOT 17 DP 13770 CT 541/195	LD	Alterations and additions including a rebuilt garage,	N	N	Decision Issued	6/12/2021	29/6/2021
900042	20 McKenzie Avenue, Raumati South	1529219500	LOT 21 DP 13770 CT E3/874	LC	TO ERECT A NEW DWELLING AND EXCEED THE MAXIMUM HEIGHT	Y	Y	Decision Issued	20/9/1990	24/7/1990
910050	6 Jeep Road, Raumati South	1529218500B	BAL LAND INT 833 M2 BEING LOT 60	SC	CROSSLEASE APPLICATION	N	N	Decision Issued	23/12/1991	27/11/1991
930194	4 Jeep Road, Raumati South	1529218400A	FLAT 1 DP 77265 1/2 INT 879 M2 BEING	SC	CROSSLEASE	N	N	Decision Issued	29/4/1993	4/2/1993
960287	97 The Esplanade, Raumati South	1529217700	LOT 12 DP 13770 CT 806/23	LC	TO REFURBISH AN EXISTING SLEEPOUT	N	N	Decision Issued	13/9/1996	28/7/1996

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
980342	90 The Esplanade, Raumati South	1529200900	LOT 69 and 70 DP 13746	LC	RELOCATE TWO DWELLINGS TO 90 - 92 THE ESPLANADE, RAUMATI STH	N	N	Decision Issued	29/10/1998	27/8/1998
PB200037	87 The Esplanade, Raumati South	1529218200	LOT 63 DP 13746	PB	Construct pergola (above deck) to proposed dwelling which	N	N	Decision Issued	28/9/2020	18/8/2020

# Health and Alcohol Licenses

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

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



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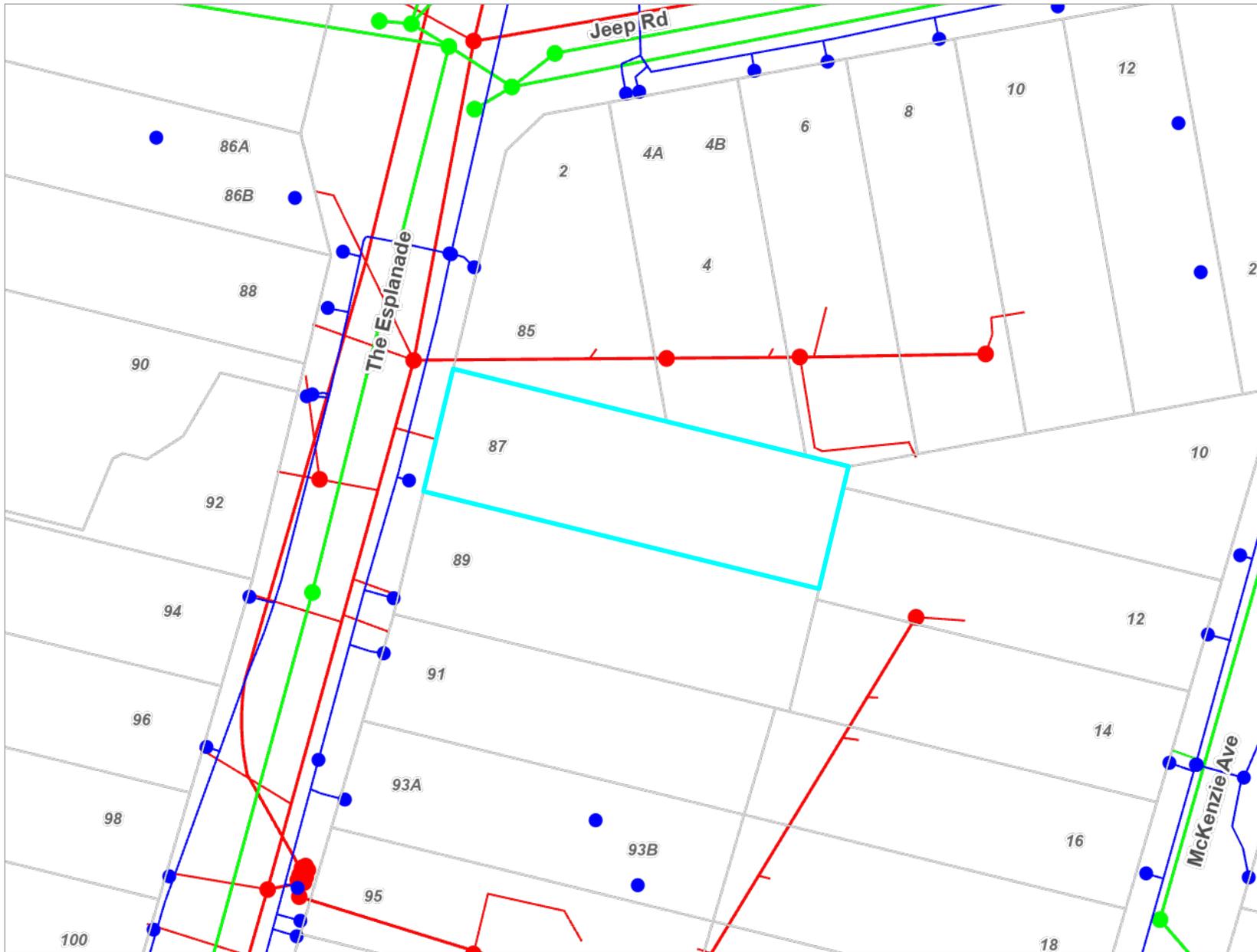
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# Services Network

87 The Esplanade, Raumati South (LOT 63 DP 13746)



## Key to map symbols

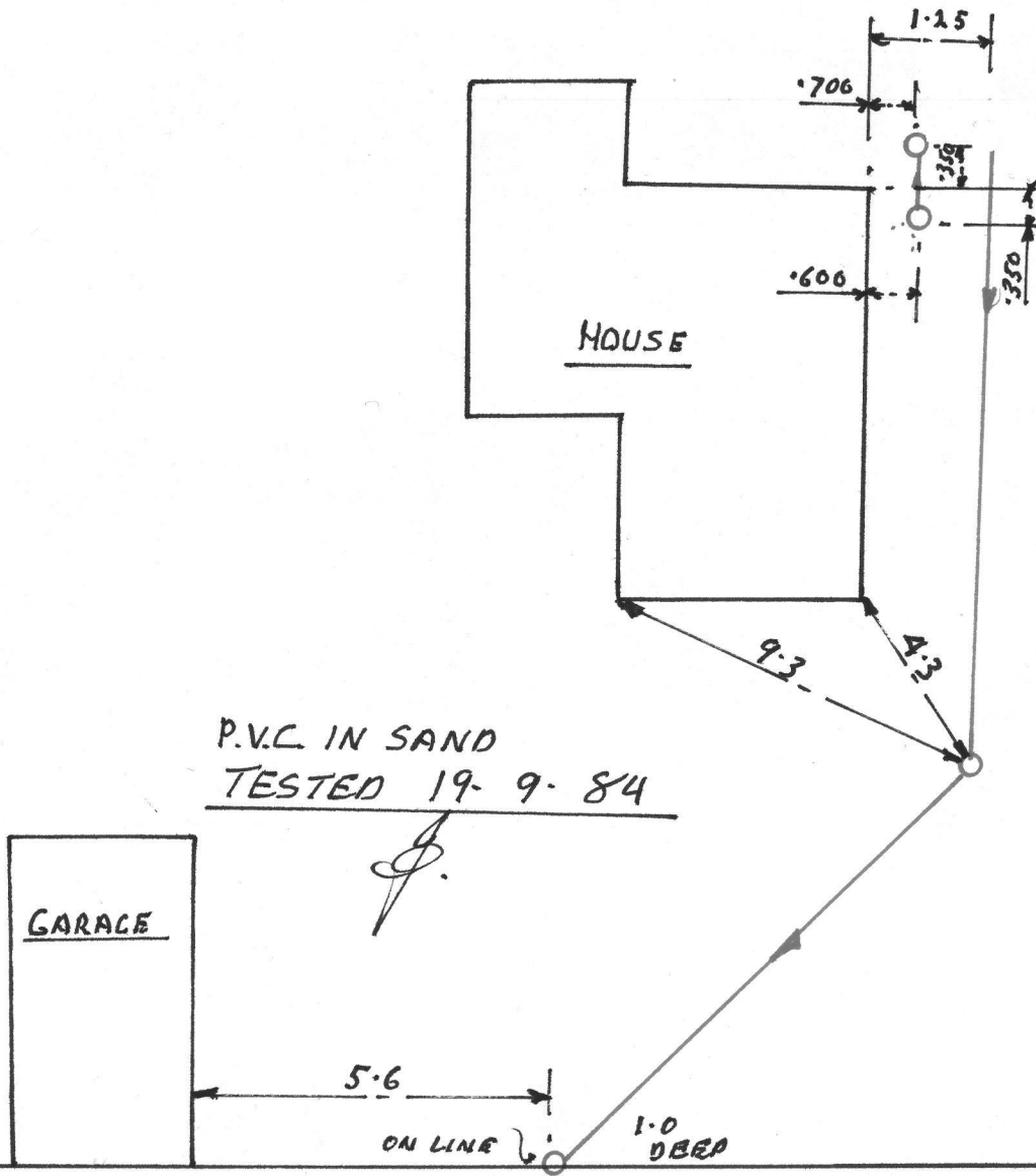
-  WS Node
-  WS Pipe
-  SW Point
-  SW Pipe
-  SW Lateral
-  WW Point
-  WW Pipe
-  WW Lateral

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



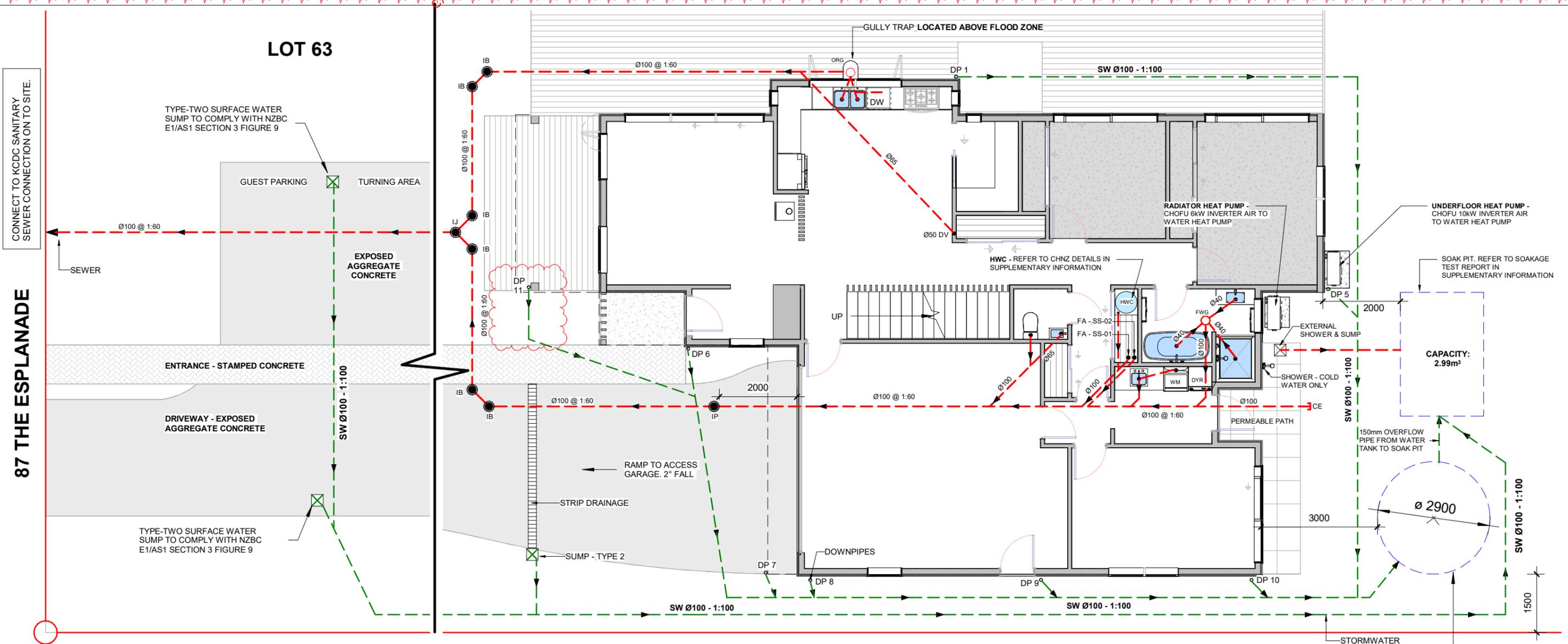
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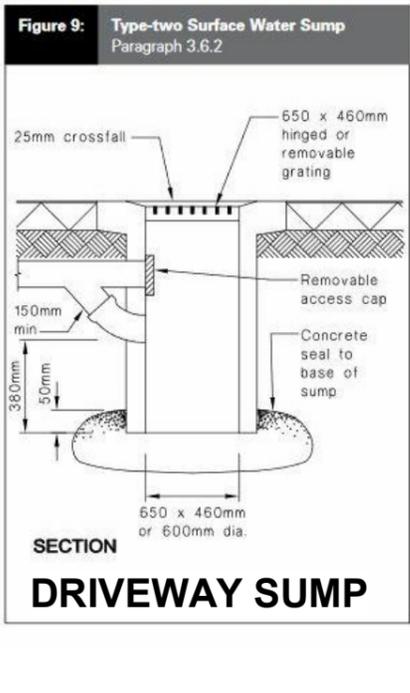


87 THE ESPLANADE.

T M' VENZIE.



1  
A901  
DRAINAGE PLAN - SANITARY WASTES  
1 : 100



NOTE	DESCRIPTION
DOWNPIPES	COLORCOTE ALUMIGARD 80mm ON STAND OFF BRACKETS TO MATCH SPOUTING 3 OFF - LOCATION TO BE CONFIRMED ON SITE WITH OWNER
EXTERNAL HOSE TAPS	
GULLY TRAP	TO BE 150mm BELOW LOWEST FIXTURE INVERT LEVEL AND 75mm ABOVE SURROUND GROUND LEVELS
INTERNAL HOUSE DRAINS	MARLEY OPTIM UPVC PIPE, MINIMUM GRADIENTS 1:40 FOR 40mm, 50mm, 65mm PIPES, AND 1:60 FOR 80mm, 100mm PIPES. PLUMBER TO CHECK LOCATION OF ALL FIXTURES ON DIMENSIONED FLOOR PLAN BEFORE INSTALLING WASTES.
PIPE INSULATION	ALL POTABLE HOT WATER SUPPLY PIPEWORK OUTSIDE THE THERMAL ENVELOPE OF THE BUILDING AND WITHIN 2m FROM WATER HEATER TO BE INSULATED TO COMPLY WITH NZBC NZS4305 Clause 3.7.3. KITCHEN SINK DISTRIBUTION PIPE FROM WATER HEATER TO THE OUTLET SHOULD BE INSULATED TO COMPLY WITH NZS4305 Clause 3.7.2.
PIPE PENETRATION SEAL	TRADE SEAL EPDM SLEEVE WITH FLANGE TO SUIT PIPE DIAMETER
PIPE WORK	DUX SECURAGOLD WATER PIPING SYSTEM FOR COLD AND HOT WATER. FLOW RATES AND PIPE SIZES TO COMPLY WITH NZBC G12/AS1 Tables 3 & 4. HOT WATER MAXIMUM TEMPERATURE IN KITCHEN SINK AND SANITARY FIXTURES NOT TO EXCEED 55°C, TO COMPLY WITH NZBC G12/AS1 Section 6.14(b).
SEWER	TO KCDC SEWER MAIN ON SITE
STORMWATER	ALL DP'S CONNECT TO 10,000 LITS BURIED WATER TANK. OVERFLOW CONNECTED TO SOAK PIT. REFER TO SOAKAGE TEST REPORT IN SUPPLEMENTARY INFORMATION
STRIP DRAINAGE	MARLEY uPVC SLOT DRAIN ON END OF DRIVEWAY FOR STORMWATER CONTROL TO COMPLY WITH NZBC E1/AS1
SUMP - TYPE 2	TYPE-TWO SURFACE WATER SUMP TO COMPLY WITH NZBC E1/AS1 SECTION 3 FIGURE 9
UPVC PIPE	UPVC PIPE HANGERS TO BE STAINLESS STEEL
WATER PUMP	GRUNDFOS SS SUBMERSIBLE PUMP
WATER SUPPLY	FROM KCDC WATER MAINS - WATER METER TO BE INSTALLED

- KEY:**
- ORG: OVERFLOW RELIEF GULLY TRAP
  - IB: INSPECTION BEND
  - IJ: INSPECTION JUNCTION
  - IP: INSPECTION POINT
  - SS: SOIL STACK
  - SSV: SOIL STACK VENT
  - TA: TO ABOVE
  - TB: TO BELOW
  - FA: FROM ABOVE
  - SS: SEPTIC SEWER

- NOTE:**
- \* STACK DESIGN IS AS/NZS 3500.2 SECTION 9 TOP MOST SECTION NOMINAL HORIZONTAL ( DOMESTIC ) 100MM. GROUND FLOOR IS SECTION 3.1 DRAINAGE PRINCIPLES.
  - \* THERE WILL BE NO DIRECT CONNECTION FROM THE RETICULATED WATER SUPPLY TO ANY OUTSIDE TAPS.
  - \* THERE WILL BE A DIRECT CONNECTION FROM THE RAINWATER STORAGE TANKS TO ALL INTERNAL TOILET CISTERNS AND ANY EXTERNAL TAPS.
  - \* THERE WILL BE NO DIRECT CONNECTION FROM THE RETICULATED WATER SUPPLY TO ANY TOILET CISTERN.

PIPEWORK GRADIENT	
SANITARY SEWER	= 1 IN 60
STORMWATER	= 1 IN 100
WASTE PIPES	= 1 IN 40

AS/NZS 3500.2 DISCHARGE UNIT AND FIXTURE DISCHARGE PIPE SIZE			
FIXTURE TYPE	DISCHARGE UNIT	MIN DISCHARGE PIPE (mm)	RECOMMENDED PIPE (mm)
BASIN	1	32	40
WASHING MACHINE	5	40	40
DISH WASHER	3	40	40
KITCHEN SINK	3	40	40
LAUNDRY SINK	5	40	40
SHOWER	2	40	40
TOILET	4	80	100

<b>PROJECT</b>		<b>SHEET TITLE</b>	
MANOS HOUSE		DRAINAGE PLAN - STORMWATER & SANITARY WASTES - GROUND FLOOR	
87 THE ESPLANADE RAUMATI SOUTH PARAPARAUMU, 5032		STAGE BUILDING CONSENT	
LOT 63 DP 13746		DESIGNED PHILLIPS	DRAWN FARRI
SCALE 1:100	SHEET SIZE A3	DATE 06-03-20	
JOB NUMBER 0540	SHEET NUMBER A901	REV/REV DATE 1 06-07-20	
COPYRIGHT NOVARE ARCHITECTURE © 2020		 www.novarearchitecture.co.nz a 302 Rosetta Road, Raumati 5032 e gary@novarearchitecture.co.nz m +64 (0)21 424 842 p +64 (0)4 891 0188	



**IN THE MATTER OF**      the Resource Management Act 1991

**AND**

**IN THE MATTER OF**      Land-use & Subdivision Consent

---

**DECISION OF THE HEARING COMMITTEE  
FOR APPLICATION: RM 020309**

**Applicant:** Mr. G Boucher & Others

Crs. Drake (Chairperson) Brown and Jack

---

**Date of Hearing**

Thursday: 6 March 2003.

**Kapiti Coast District Council**

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)

---

**APPLICANT:** Graeme Boucher, Bernadette Robb, Kevin O'Hagan and Lyn Davies

**SITE ADDRESS:** 87 & 89 The Esplanade, Raumati South

**LEGAL DESCRIPTION:** Lot 63 & 64 DP 13746 (CT 559/15 & CT 564/8)

**ZONE:** Residential, Kapiti Coast District Plan

**PROPOSAL:** To subdivide two existing allotments to create a total of 5 Fee-simple allotments. Land use consent is required for yard encroachments on all lots and for removal of a karaka tree.

**ACTIVITY STATUS:** Subdivision: Discretionary  
Land use: Discretionary

---

### Introduction:

The Kapiti Coast District Council was represented by Olivia Campbell, Resource Consents Planner. ("the Planner")

The Applicant was represented by Mr. D. Rodie, Senior Resource Consents Planner, and of Cuttriss Consultants Limited.

### Submissions

Submissions were received from:

Ms Janice Sheldon – 91 The Esplanade  
 Mr. Rob Williams – 85 The Esplanade  
 Mr. Richard Bolland and Mrs. Lynley Bolland – 14 McKenzie Avenue  
 Mr. Nick Edmundson and Mrs. Diana Edmundson - 12 McKenzie Avenue  
 Mr. Greg Mayson and Mrs. Kae Mayson Steiner – 80a The Esplanade  
 Mr. Albert Linden and Mrs. Janet Linden – 4a Jeep Road  
 Mr. Richard Byrne – 23 McKenzie Avenue

The one submission in support of the application considered that the development would be an asset to the community.

The submissions opposed to the proposed development listed a variety of reasons as are listed below:

High density not in character with surrounding neighbourhood;  
 Lack of footpaths along The Esplanade;  
 The number of encroachments impacting upon local character is significant;  
 Privacy and sunlight issues;

Loss of views;  
 Visually offensive;  
 Development becoming rental properties resulting in increased noise;  
 Survey information disputed;  
 Filling of the site impacting on storm water flows;  
 Chemical contamination of the groundwater;  
 Corrugated iron not a traditional material of the neighbourhood;  
 Increased burden on Queen Elizabeth Park;  
 Precedent effect;  
 Narrow road access: resulting in traffic and parking implications;  
 Air pollution due to smoke from chimneys;  
 Extensions to the houses and additional windows being added after built;  
 Impact on resale value of neighbouring properties;  
 Proposal not in keeping with the policies and objectives of the District Plan, specifically high density;  
 Removal of existing vegetation;

### **The Proposal**

The two sites have a combined area of 1950m<sup>2</sup>. The Planner stated that "*The proposal seeks to subdivide two existing allotments to create 5 fee-simple allotments. Proposed Lots 1-3 and 5 will each be 350m<sup>2</sup> in area, with proposed Lot 4 being 550m<sup>2</sup>. A right of way is to be located over a common driveway in the centre of the proposed allotments which will provide access to and from The Esplanade for the three rear allotments.*" The proposed Lot 4 will contain the existing dwelling at 89 The Esplanade.

### **Land use Consent**

The Planner stated that land use consent is required for a number of bulk and location infringements. The Planner listed the infringements of the proposed development as:

1. *LOT 1: The carport encroaching the front yard fully; Carport encroaching the side yard adjacent to the right of way; dwelling encroaching the rear yard fully; height in relation to boundary encroachment along the front boundary of up to 0.4m and rear / eastern boundary of up to 1.3m.*
2. *LOT 2: Dwelling encroaching western and eastern yards and the yard encroaching the proposed right of way; the carport for this dwelling will encroach the height in relation to boundary standard by up to 1.3m where it is attached to the dwelling within Lot 1.*
3. *LOT 3: Dwelling encroaching northern and southern yards where the carport abuts those boundaries; the carport and front portion of the dwelling will encroach the height in relation to boundary standards by up to 0.3m and 1.7m respectively where the dwelling abut the boundaries of this lot.*

*Note that the encroachment on the western boundary is allowed as it relates to an internal boundary and the applicants have consented to it.*

4. *LOT 4: Rear Yard encroachment of existing dwelling on northern boundary up to 1.6m; height in relation to boundary encroachment of up to 1.7m.*



5. *LOT 5: The carport encroaching the front yard fully; carport encroaching the side yard (1.0m setback although as the carport is attached to the dwelling, it becomes part of the dwelling and a 1.5m setback is required).*
6. *The application also involves the removal of a karaka tree protected under the District Plan provisions due to its size and girth. The karaka tree is approximately 4.4m in height and located near the front of 87 The Esplanade approximately 5m from the northern boundary of the site.*

### **The Kapiti Coast District Plan**

The Planner stated that “[t]he rules of the District Plan provide for high density residential subdivision as a discretionary activity where the relevant high density standards for subdivision can be complied with.”

The Applicant stated that the comprehensive residential development complies fully with the discretionary standards (D.1.2.3) for subdivision in the residential zone. The Planner noted that the proposal complies with all other relevant controlled activity standards of the District Plan (D.1.2.2). The Applicant noted that the four dwellings to be constructed have “a small number of very minor encroachments of the permitted activity standards relating to yards and height in relation to boundary.”

The Applicant submitted that Mr. Boucher had, in his evidence and the design statement, demonstrated compliance with Policy 4, High Density General. It was Mr. Rodie’s opinion “that due to the high standard of the design with respect to all aspects of this development that it will be seen as an example of how medium to high density development should be undertaken within the District.”

The Applicant submitted that the “development is compatible with the diverse architectural styles within the local neighbourhood and also current and future residential development that is occurring, and will occur within this neighbourhood.”

The Applicant submitted that the retention of many native trees on the site provides for screening and as landscape features.

The Committee notes the design statement (appendix 3 of the application) specifically paragraph 5 and the supporting drawings and additional drawings supplied at the hearing.

The Planner states that as “the development meets the relevant controlled and discretionary activity standards for high density developments it can be assumed that as long as the adverse effects of the proposal are not significant [then] the proposal would be in accordance with the Objectives and Policies of the District Plan.”

The Committee notes the Planner’s observation that the Plan does not contain any specific design guidelines to assist in assessing what attributes make up a well designed high density development or how to incorporate high density designs into existing residential environments and therefore value judgments must be made.

The Committee notes that neither the Applicant's Planner or the Council Planner in their reports discussed the District Plan's Objectives and Policies in an ordered sense and that they focused solely on that related to High Density Subdivision and Development (C.7. Policy 4)

For the purpose of completeness the relevant policies are set out below:

## **C.1. RESIDENTIAL ZONE**

### **OBJECTIVE 1.0 – GENERAL**

**ENSURE THAT THE LOW DENSITY, QUIET CHARACTER OF THE DISTRICT'S RESIDENTIAL ENVIRONMENTS IS MAINTAINED AND THAT ADVERSE EFFECTS ON THE AMENITY VALUES THAT CONSTITUTE THIS CHARACTER AND MAKE THE RESIDENTIAL ENVIRONMENTS SAFE, PLEASANT AND HEALTHY PLACES FOR RESIDENTS ARE AVOIDED, REMEDIED OR MITIGATED.**

*The residential environments within the Kapiti Coast District generally have a low density character, typified by low building heights and density and a high proportion of public and private open space. In some areas such as the 'Garden' area of Waikanae, extensive vegetation particularly indigenous species is a dominant feature of the environmental character. The urban form comprises a series of small beach and inland settlements which have over time expanded and become interlinked. The layout and features of the residential environments still retain qualities that are reminiscent of small communities and the noise levels within the environments are generally low.*

*The development of new housing and associated development with a high density including buildings of a greater height and scale can compromise the character of the residential environments and have significant adverse effects on the amenity values as a consequence. The effects include loss of privacy for residents, removal of vegetation and open spaces, overshadowing of existing dwellings, increased traffic movement and greater noise levels.*

*To achieve this objective Council will implement the following policies (refer also C.7.1):*

### **POLICY 1 - AMENITY VALUES**

**Activities locating and/or operating in the district's residential environments shall display a residential appearance and be at a density which enables the existing character to be maintained and, in particular, which does not cause a decline in the amenity values of these environments through the:**

- clearance of vegetation;
- changes to the landform;
- loss of private gardens and open space;
- creation of hard surfaces and lack of permeable area;
- loss of landscaped frontages;
- overshadowing and overlooking of neighbouring residential properties;
- generation of excessive levels of noise, vibration, glare, dust or odour associated with the activities themselves;
- generation of additional traffic movements resulting in excessive noise, vibration, glare, dust or odour and a decline in traffic safety;
- imposition of buildings, structures, signs or other features that are visually obtrusive and out of character with the character of these environments;
- degradation of the natural environment and/or modification of natural processes likely to lead to degradation;
- inadequate provision for access to sites of activities and also manoeuvrability for associated traffic movements;

hazards to human health and residential convenience of inadequate or inappropriate supply of water, disposal of effluent and stormwater;  
 creation of neighbourhoods with inadequate availability of network utility services;  
 generation of nuisance or health risks to adjoining residents of farming activities and/or the keeping of animals/birds.  
 lack of off-street parking  
 siting of buildings  
 storage of goods  
 generation of traffic

*The "amenity values" of the residential environment are separately defined as a term and mean those natural or physical qualities and characteristics that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. Maori consider "amenity" in the context of their cultural beliefs that advance feelings of maturity and a sense of belonging to the environment rather than owning it. Without controls (performance standards) on possible adverse effects resulting from building, use and development, the environmental quality of the residential environment could be impaired.*

*The Council has adopted a standard approach to controlling the scale and other effects of activities in the Residential Zone. These are the controls which are placed on activities within the residential zone. Activity standards specify a maximum permissible level at which an activity may operate, for example, in relation to noise or vehicle movements. Activities not able to meet these standards are deemed to have potential adverse environmental effects beyond what is considered acceptable. Such activities or structures would require a resource consent application at which stage a full assessment of the potential effects may be ascertained.*

*The standards allow flexibility for a range of building types, building locations and activities, while also ensuring that the amenities of neighbouring occupiers are not adversely affected. Limits have also been placed on building bulk, siting, height and site coverage which are both measurable and able to be uniformly applied across the district. They all contribute to ensuring an acceptable density and size of development sufficient to maintain minimum levels of sunlight, daylight and privacy.*

*Controls should enhance the amenity values for the future residents by minimising the need for steep accesses, high walls and extra foundation costs where alternative earthworks could modify the landscape, improve ground bearing strength, provide better roads with enhanced sight distances and require less service pumps and stormwater drainage and mitigate potential flooding.*

*These controls are minimum performance standards for residential activities. They must be met to ensure that adverse effects are minimised to promote the residential environment as a good place in which to live.*

*However, where one or more of these minimum standards cannot be met, and is therefore subject to a resource consent, the Council, will on a case by case basis, give full consideration to the impact of such a development on the amenity values of the residential environment including effects on neighbours properties.*

## **C.7 SUBDIVISION AND DEVELOPMENT**

As noted in B.8 subdivision and consequent development has a significant effect on the character of the district. While the issues regarding subdivision and development are closely related to the wider issues for each specific environment, they warrant separate consideration. To ensure a consistent planning strategy for managing the effects of subdivision and development, objectives and policies are required to guide controls on this matter in addition to the objectives and policies for the affected zones.

The objectives and policies set out below in sections C.7.1 to C.7.4 are intended primarily to address the significant resource management issues

identified in B.8 but also relate to issues identified in other sections of Part B, particularly B.2, B.3, B.11 and B.19.

### **C.7.1 Residential Subdivision**

Residential subdivision and development are the driving force to changes in the urban environment of the Kapiti Coast district. The effects of this activity are central to concerns at the consequences of urban growth and changes in character and amenity values of residential areas. This activity is the subject of or impacts on many environmental issues including effects of activities on the landscape, ecological processes and provision of open spaces and reserves.

The objectives and policies set out in this section are intended primarily to address the significant resource management issues identified in B.8.4 but also relate to issues identified in other sections of Part B, particularly B.2 and B.11 - B.13.

#### **OBJECTIVE 1.0 – DENSITY**

**ENSURE THAT EXCEPT FOR HIGHER DENSITY DEVELOPMENT AT APPROPRIATE LOCATIONS, SUBDIVISION AND DEVELOPMENT MAINTAINS AND ENHANCES THE LOW DENSITY ENVIRONMENTAL CHARACTER AND ASSOCIATED AMENITY VALUES OF RESIDENTIAL AREAS AND AVOIDS OR MINIMISES ADVERSE IMPACTS ON THE NATURAL AND PHYSICAL ENVIRONMENT.**

*The residential environments within the Kapiti Coast District are predominantly low density. Unless the community wishes a change in character of its residential environment, it is imperative that there be controls on density. Lower density allows more open space and landscaping, retention of views, lesser concentrations of people, and enjoyment of an existing type of lifestyle which many Kapiti Coasters have expressed a preference for. However, lower density also creates longer lengths of services and roads (requiring greater initial costs and ongoing maintenance). Infill housing provides additional sites with little additional costs to Council and can be designed to fit in with the general character of residential areas. While the opportunities for this are limited within the district, higher density development is appropriate in specific locations, where the character of the area is not so sensitive to more intensive development and higher density land uses will have positive effects in regard to the community services and infrastructure. In addition, specific development proposals may be appropriate throughout the wider residential environments, where it can be demonstrated that adverse environmental effects can be avoided or minimised.*

To achieve this objective Council will implement the following policies (refer also C.1.1):

#### **POLICY 1 - LOW DENSITY CHARACTER**

**Maintain and enhance the low density of dwellings and associated amenity values of the residential environment (except where high density development is appropriate).**

*The ratio of dwellings to land area is the key determinant of the overall density and character of the residential environment. Appropriate control of the density of dwellings and site development will achieve the objective of a low density environment and will prevent overloading of services and community facilities. An effective means to control the number of households on a site is a requirement for a minimum land area for each dwelling. The higher the minimum area required the lower the density.*

### **POLICY 3 - HIGH DENSITY DEVELOPMENT AREA**

**Provide for a higher density of development within one kilometre of the edge of the Commercial/Retail Zones in Paraparaumu.**

*Council considers it appropriate to allow a higher density of development in close proximity to the Commercial/Retail areas of Paraparaumu. Higher densities in this area provide for an efficient use of the existing infrastructure and land and will enhance public transport usage. The character of the residential environment within this area is generally not as sensitive to more intensive land use than the outlying areas and communities (refer to District Wide Zone Map 4).*

### **POLICY 4 - HIGH DENSITY GENERAL**

**(i) Allow higher densities where the design and quality of proposed buildings and site development will maintain or enhance the environment.**

**(ii) When considering applications for resource consent for Subdivision or Development at a higher density than the controlled activity standards in the Residential Zone, take into account the following:**

**The building materials, landscaping and/or design of the proposed dwellings which shall be of a very high standard**

**The development is compatible with the local neighbourhood**

**Whether removal of native vegetation is required**

**The location and design of the access where such development is located along significant arterial routes and State Highway 1.**

**Whether adequate measures are being taken to handle any increased runoff resulting from the subdivision and development.**

*There is a social need within the community for the provision of housing for the elderly. Kapiti Coast is noted for its attractively designed and landscaped retirement complexes which provide a wide range of social, medical and recreational facilities. It is important that the opportunity continue for these types of complexes and facilities to be established on the Kapiti Coast. Infill housing is also a means to enable people to remain in their present localities. It is also important that provision be made for residents who wish to live in higher densities where the quality of the housing and environs is of a very high standard.*

### **ASSESSMENT OF EFFECTS**

The Committee believes the first "test" in considering the application is the above District Plan Objectives and Policies (Emphasis added). The determination "is this application for a high density subdivision and development taking place in an appropriate location?" The District Plan makes provision as a Discretionary Activity and this is clearly an example of establishing this as provided for in the Plan on a case-by-case basis.

The submitters clearly affirmed that this was not an appropriate location for the proposed high density subdivision and development and the committee agrees. The location is at the southern extremity of the Raumati area, an area characterized by a gradual transformation of an old holiday seaside settlement on largely natural landform contours. The area is clearly characterized by low density subdivision and largely containing upgraded and renovated dwellings nestled in established vegetated coastal plantings. It is a considerable distance from most local community amenities and shopping.



The Planner indicated to the Committee that in assessing this proposal the Committee, in addition to assessing the integrity of the District Plan's high density development standards must also assess the effects of the subdivision and development in terms of the relevant Rules and Standards as provided in the Plan in terms of the criteria established for a Discretionary Activity. This includes not only the surrounding properties but also any effects relating to the future owners of the dwellings in the development.

The Committee notes that infringements mentioned above trigger the further discretionary consideration in respect to amenity provision primarily in relation to bulk and location requirements and that as far as possible these have been "internalised" within the development. These must also be considered when considering the permitted base line test.

### **The permitted base line**

What can legitimately occur on the site 'as of right'?

The Planner stated that *"a controlled activity subdivision could occur on the site creating four residential lots without the necessity to obtain written consent of adjoining landowners. The existing dwelling on 89 The Esplanade would require relocation or alterations as the bulk and location of the dwelling would not comply with the permitted activity standards as it would encroach the 3m rear yard and height in relation to boundary requirement. If the existing dwelling could not comply with the permitted activity standards of the District Plan, any proposed controlled activity subdivision (of four lots) would become a discretionary activity"*

*"In effect this could result in three new houses all being built to a maximum height of 8m, while complying with other bulk and location requirements."*

The committee regards the quantum from two to four dwellings clearly demonstrates the "density" consideration above.

### **Amenity effects**

The Applicant noting that the proposal is considered high density stated that *"large areas of outdoor space have been provided for each of the proposed dwellings"*.

The Planner stated that *"the design of the high-density development will provide a high standard of amenity for future residents and for adjoining properties. Both indoor and outdoor areas on all lots have good aspect to the sun and sensitive orientation with respect to the provision of privacy both in relation to the proposed dwellings and those that adjoin the development. The yards provided for Lots 1 – 3 along the northern boundary of the site are at least 4m except for the upper floor of the dwelling in Lot 2, where the yard for that 3.8m section of the dwelling will be 3.3m. Separate outdoor living spaces for each dwelling within the development will be screened from each other by the use of existing and proposed vegetation and 2.0m block walls."*

The Committee notes that while one submitter expressed concern as to the outdoor living court on proposed Lots 1 and 2 where they adjoin his boundary that submitter did indicate that the provision of existing and additional planting and a new 2.0m fence would act to mitigate his privacy issues.



The Committee also notes the design of the upper stories anticipates bedroom use. The Applicant stated that *“the orientation and spacing of the upper stories has provided large separation distances between each of them and windows have been orientated so they do not face each other or directly over the existing dwellings on adjacent sites.”*

The Planner stated that *“It can also be confirmed that due to the design and layout of the dwellings as a whole, each living area within the proposed dwellings will not look into another living area within an adjoining site.”*

The Planner stated that *“the outlook from dwellings on McKenzie Avenue, elevated above the site and from 91 The Esplanade, a two storey dwelling located to the south, will be considerable different from what exists at present.”* The Planner, however, concluded that *“due to the design of the dwellings (with set maximum heights) and the surrounding topography the proposed development will not significantly affect the views or sunlight access to any of the surrounding properties.”*

### **Internal Bulk and location infringements**

The Planner stated that *“the proposed development results in numerous bulk and location infringements where the proposed dwellings do not meet the Permitted Activity Standards of the District Plan. The proposed dwellings will not adversely affect the existing amenity values that the surrounding residents currently enjoy, as encroachments into the yards and height in relation to boundary in relation to the external boundaries of the site is very minor.”*

The Planner considered that *“the potential effects of the bulk and location infringements can be contained internally and will be minor because the living areas have been appropriately designed and orientated to provide good aspect and privacy.”*

### **Landscaping and Native vegetation**

The Applicant stated *“It is proposed to landscape each allotment once the dwellings have been completed to compliment the coastal nature of the area. The removal of some of the existing trees within the site will not create any more than minimal adverse effects due to the standard of landscaping that will be provided.”*

The Planner agreed with the Applicant that due to the standard of landscaping that is proposed to be provided the adverse effects would be no more than minor.

The Committee notes that those trees that may survive will be relocated. The Committee accepts that one karaka tree (approximately 4.4m in height) exceeds the maximum height and girth standards set out in the District Plan Permitted Activity Standards and land use consent is required to permit that activity.

### **Residential Character**

Both the Applicant and the Planner stated that development within the Raumati area has traditionally been low to medium density in nature. The Planner noted the character of the surrounding residential environment as diverse, *“with no one type of housing style or type.”*

The Applicant and the Planner while acknowledging that the proposal is of a higher density than most of the recent developments within this area considered that the proposal has been

specifically designed to compliment the character of the existing residential development within the area.

The Applicant stated the proposed dwellings have been specifically designed (low height, the appearance of the dwellings and the nature of their cladding) to resemble the traditional bach type nature of the original buildings within the area.

The Planner considered the proposal as high quality in terms of building materials and landscaping and therefore would add *“to the mixture of housing types by contributing an interesting modern aspect to the neighbourhood while maintaining and enhancing the residential environment.”*

The Planner noted that although the carport structures on Lots 1 and 5 are to be located directly on the front boundary such locations were historically a common occurrence in the Raumati South area. The Committee, on its site visit noted that there are some garages located directly on the front boundary of their respective sites.

The Planner concluded that *“[d]ue to the open nature of the carport structures and the wide separation distance between the road carriageway and the front boundary of the two properties (7 metres) the potential adverse effect on streetscape is considered to be no more than minor.”*

The Committee agrees with the Planner that concerns relating to the type of occupants of the proposed dwellings would house and the possibility of increased levels of noise is not relevant matters for the Committee to consider.

### **Traffic, Access and Parking**

Car parking: A number of submitters were concerned over the lack of car parking and the resulting effect of cars parking on the grass berm. The Applicant stated that *“[t]he development has been designed to provide two car parking positions within each allotment”* which the Planner confirmed met the requirement for car parking within Part J of the District Plan.

Access: The Planner noted that the proposal has three access points, two from the carports on Lots 1 and 5, and one from the right of way entrance to serve the three rear lots. The Applicant stated that *“[a]lthough the carports within Lots 1 and 5 encroach the front yard their open nature on the northern side and distance to the carriageway will provide sufficient sight lines to create safe entry and exiting from the carports.”* By implication the sight lines from the proposed right of way are also not obscured.

Traffic: The Committee notes that the traffic volumes on The Esplanade were last measured in 1994. Mr. Geoff Strand, Kapiti Coast District Council gave verbal evidence that in his opinion those volumes would not have changed much over the last 9 years as there had been very little additional housing in the area.

The Planner speculated that *“as all of the proposed dwellings will only have two bedrooms (potentially three within House E on Lot 5) it is anticipated that vehicle movements to and from the site will be lower than the average family household.”*

The Applicant and the Planner concluded *“that the traffic related effects of this development will be no greater than those that would occur through a development that more fully complied with the controlled activity standards for subdivision.”*

The Planner acknowledged that there is a traffic congestion problem at the end of The Esplanade when car parking space is in demand from weekend recreational activities in Queen Elizabeth Park. Nevertheless, the Planner stated that the proposal complies with Part J of the District Plan relating to parking, loading and access and is deemed to create the same type of traffic effects resulting from controlled activity subdivision.

The Planner acknowledged that visitors to the proposed dwellings may park on the street. However, the overall effect of this occurrence is deemed by the Planner to be no more than minor, based on the anticipated frequency of this type of event and the low traffic hazard potential based on the width and unobscured nature of the grass berms.

### **Earthworks**

The Applicant submitted that the amount of filling proposed will not alter the existing ground level by more than 1.0m, therefore does not require resource consent approval. *"The finished ground levels within the development site will not be higher than the existing ground level at the boundaries of the site except for the road boundary."*

The Applicant noted that maintaining existing ground levels at the boundaries of the site and sloping the finished levels storm water would flow toward the sump within the turning head for the right of way.

The Committee requested the Applicant to confirm that the ground level would not be altered by more than a metre.

### **Water Supply and Storm water Disposal**

The Applicant's objective is *"to minimise water usage by the future residents of the development and to ensure that the effects of increased storm water run-off from the development is catered for within the site."* The application notes that each dwelling will have a water tank (minimum capacity of 3,300 litres) which will collect storm water runoff from the roof.

The Planner noted that the use of gobi blocks (a permeable surface) within the driveway courtyard area will help to absorb storm water surface runoff.

The Planner was of the opinion that as it is anticipated the proposed dwellings will only have two bedrooms the potential water usage for the proposal would be similar to a development that complied with the Controlled Activity Subdivision Standards.

The Planner noted that *"[i]n addition, the inclusion of innovative features into the design of the development will result in less demand in water and the creation of minimal adverse effects from storm water discharge. This proposal is consistent with Councils recently approved water strategy."*

### **Evaluation**

Consideration under Section 104 (1) (a) and (d) of the Act, which relate to effects and to any relevant objectives, policies, rules and standards, or other provisions of the Plan are the essential considerations in determining this application.



In *Bruce Henderson v Papakura District Council (A013/2003)* the following is noted.

*“The Court, however, makes it clear that neither the Court of Appeal nor any other Court of competent jurisdiction has purported to elevate any of the subsections in s.104 to a primary status. Such matters as effects, plan integrity and public confidence in the objectives, policies and rules of a district plan are on an equal footing. We say that at this stage because there appears to drift through the submissions by the applicant the proposition that because the effects upon the environment under s.104, applying the base line test, were alleged to be minor then that in some way opened the gateway to subdivision without further impediment.”*

The committee considers that the same conclusion can be drawn from the approach taken in the application under consideration.

The Committee notes that Objective 1 of the Residential Zone Objectives & Policies (C.1.1) requires that the adverse effects on the amenity values that constitute the low density, quiet character of the Districts residential environments are avoided, remedied or mitigated.

The Committee notes that high density development can compromise the character of residential environments and have significant adverse effects on the amenity values as a consequence. The Committee is required to *“give full consideration to the impact of such a development on the amenity values of the residential environment including effects on neighbours’ properties.”*

The Committee determines that the proposal does not display a residential character or a density which enables the existing character to be maintained and therefore would cause a decline in the amenity values of the existing character. Particularly the proposal is an imposition of buildings that are out of character with the existing character.

The Committee must take into account the effects of the infringements. The Committee accepts that the front boundary encroachments are not significant and the effects are no more than minor. However, the internal encroachments are considered significant and their combined effects are more than minor.

The Plan’s explanatory note at C.7.1, Residential Subdivision Objectives and Policies, states that *“Unless the community wishes a change of its residential environment, it is imperative that there are controls on density.”*

The Committee notes that Policy 4, High Density General, of the Plan requires the development, amongst other things, to be compatible with the local environment. As stated above the Committee is of the opinion that the proposal is not compatible with the local environment.

The Committee also wishes to record the unsatisfactory provision in the District Plan in respect of “High Density Subdivision and Development.” It recommends that in light of this application and the previous general submission to Council over considerable time the Plan provisions be reviewed at the earliest opportunity.

## **Conclusion**

The Committee endorses the explanatory note in Policy 4 that *“higher density development is appropriate in specific locations where the character of the area is not so sensitive to more intensive development and higher density land uses will have positive effects in regard to the*



*community services and infrastructure.*" Number 87 & 89 The Esplanade is not such a specific location.

## DECISION

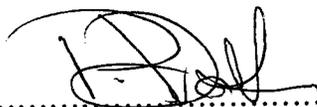
Resolved: Moved Cr. Brown; Seconded Cr. Jack

That pursuant to section 105(1)(b) of the Resource Management Act 1991 the Hearing Committee acting under delegated authority **DECLINE** subdivision and land-use consent to Mr. Boucher and others to subdivide two existing allotments to create a total of 5 fee simple allotments.

### Reasons for Decision

Pursuant to section 113 of the Resource Management Act 1991 the reasons for this notified discretionary subdivision and land-use consent decision are contained within this notice of decision.

Signed



.....  
Cr. Paul Drake  
Chairperson, Environmental Management Committee

DATED at Paraparaumu this 27<sup>th</sup> day of March 2003.

### Record of Dissent of Cr. Paul Drake

The diverse character of the area reflects its transition from weekend bachs, to investment property, to permanent residential, to up-market, low maintenance residential housing. That transition has moved the character of the area from low density to medium density which now is ideally suited to a small enclave of high density housing.

The design of the development is to a very high standard, sympathetic with the existing coastal character of the area. The development provides for either the retention of existing native vegetation or where retention is not practical the relocation elsewhere in the redeveloped site. The development provides a comprehensive storm water management plan, which will be an asset in times of drought.

The location of the development while away from the larger shopping complexes is still ideally located to public transport and key connector roads. The Raumati South shops and a boutique café are within a leisurely stroll. Queen Elizabeth II Regional Park and the beach make this location an attractive and relatively secluded site. The development proposed one house more than that which can be built as of right. It is my opinion that the existing amenity would not be affected when compared with a controlled activity development.



Scale @ A3 - 1:500



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<p><b>PROJECT</b></p> <p>MANOS HOUSE 87 THE ESPLANADE RAUWATI SOUTH PARAPARAUMU, 5032 LOT 63 DP 13746</p>		<p><b>SHEET TITLE</b></p> <p>LOCALITY PLAN</p>	
<p>STAGE BUILDING CONSENT</p>		<p>DRAWN FARRI</p>	
<p>DESIGNED PHILLIPS</p>		<p>DATE 06-03-20</p>	
<p>SCALE A3</p>		<p>SHEET NUMBER A101</p>	
<p>JOB NUMBER 0540</p>		<p>REV DATE</p>	
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**RIM PB 2000.37.**  
**FINAL APPROVED PLANS**  
**28./09./2020**

*ms*  
*WFB*

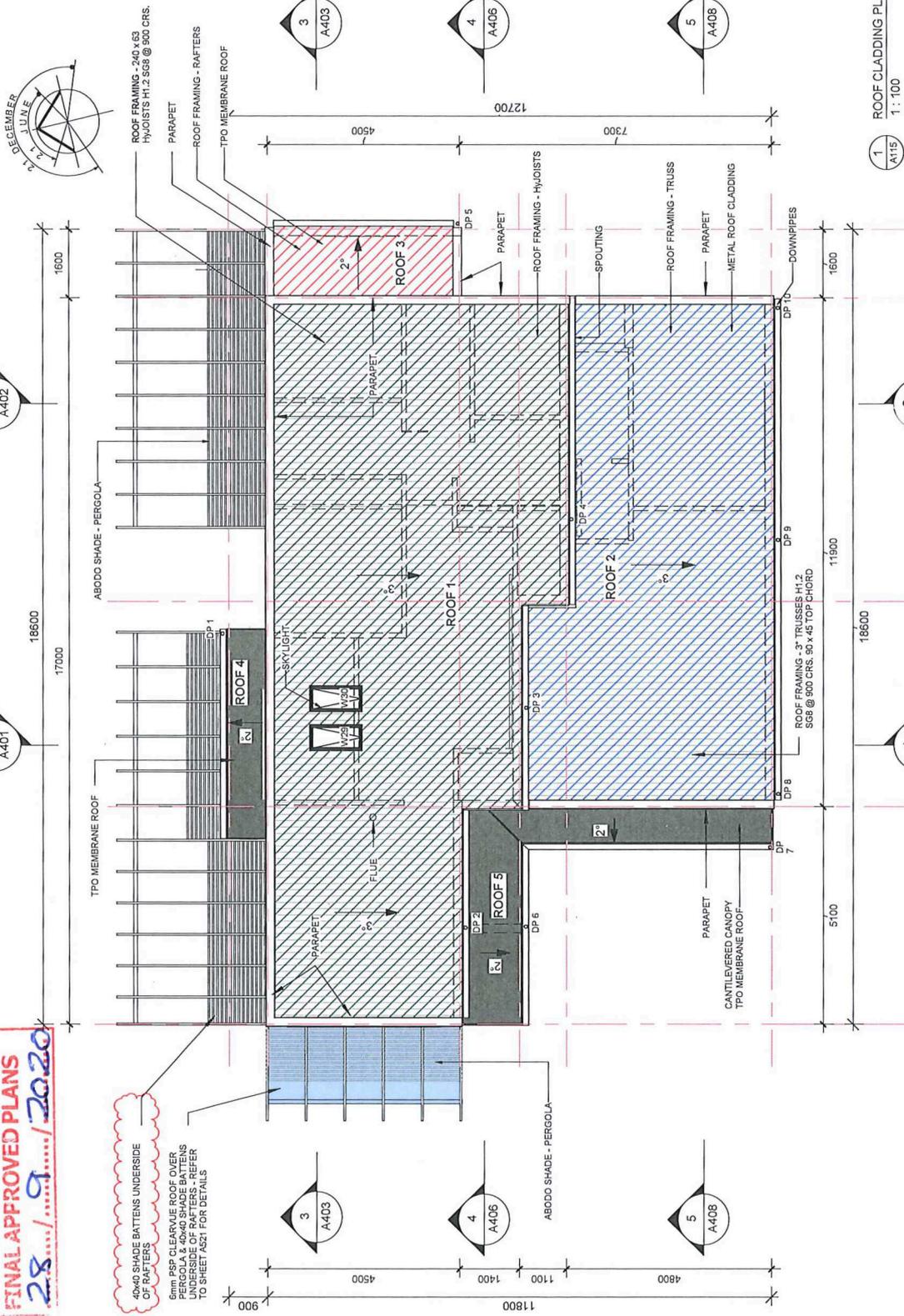








**RM P.B. 2000.37**  
**FINAL APPROVED PLANS**  
**28/09/2020**



1 A115  
 ROOF CLADDING PLAN  
 1 : 100

**DOWNPIPE CALCULATION**

**ROOF AREAS:**

FIRST FLOOR ROOF  
 - ROOF 1 = 101.80m<sup>2</sup>  
 - DOWNPIPE REQUIREMENT = 101.80 / 85 = 1.2 (2 DP)  
 TOTAL NUMBER OF DOWNPIPES = 3 (OK)

GROUND FLOOR ROOF  
 - ROOF 2 = 61.10m<sup>2</sup> / 85 = 0.70 (1 DP)  
 TOTAL NUMBER OF DOWNPIPES = 3 (OK)

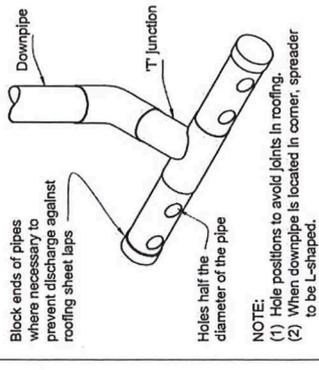
- ROOF 3 = 7.40m<sup>2</sup> / 85 = 0.08 (1 DP)  
 TOTAL NUMBER OF DOWNPIPES = 1 (OK)

- ROOF 4 = 4.40m<sup>2</sup> / 85 = 0.05 (1 DP)  
 TOTAL NUMBER OF DOWNPIPES = 1 (OK)

- ROOF 5 = 10.50m<sup>2</sup> / 85 = 0.12 (1 DP)  
 TOTAL NUMBER OF DOWNPIPES = 1 (OK)

DOWNPIPE: FIT SPREADER TO DP 2, 3 & 4

NZBC E2/AS1 SECTION 8 FIGURE 20  
**Figure 20: Spreader for roof discharge**  
 Paragraph 8.1.6



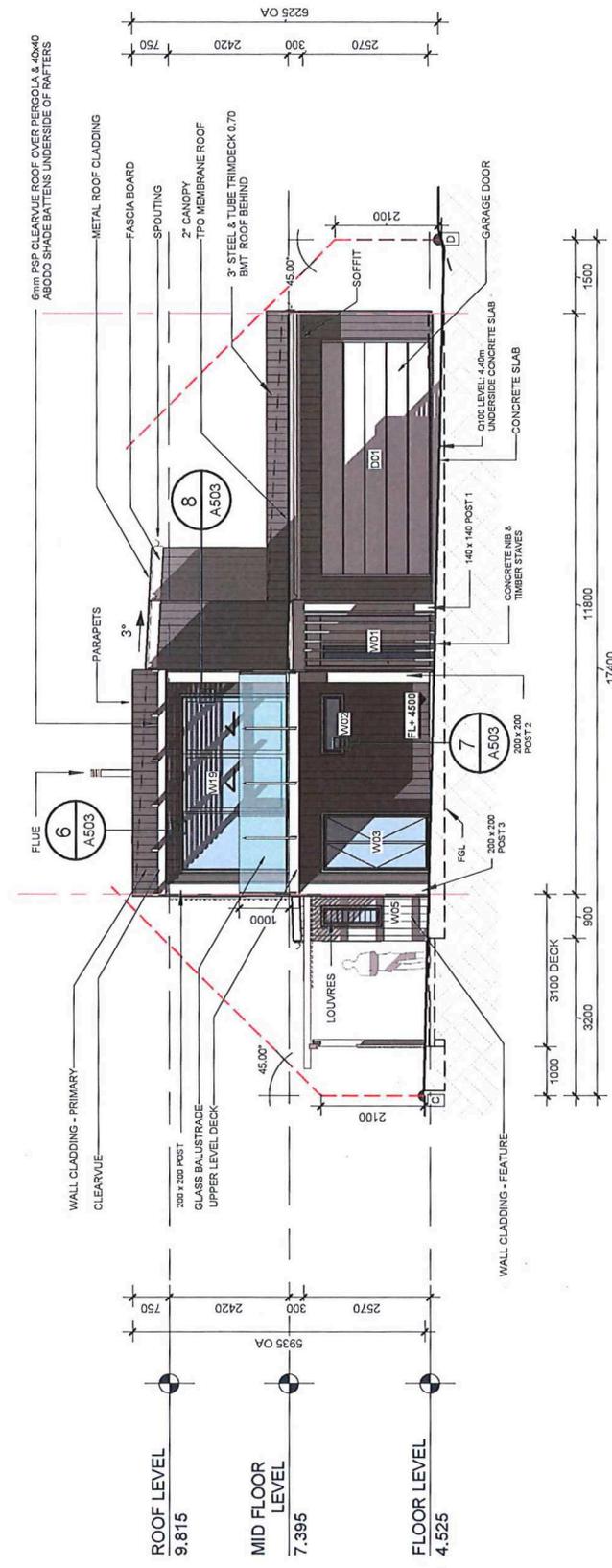
Rev	RT'S	Description	Issued
1			25-06-20

PROJECT		SHEET TITLE	
MANOS HOUSE		ROOF CLADDING PLAN	
87 THE ESPLANADE RAUMATI SOUTH PARAPARUUMU, 5032		STAGE: BUILDING CONSENT	
LOT 63 DP 13746		DESIGNED: PHILLIPS	
COPYRIGHT NOVARE ARCHITECTURE ©2020		DRAWN: NOVARE	
		SHEET SIZE: A3	
		SCALE: 1:100	
		JOB NUMBER: 0540	
		REV: REV DATE	
		1 A115 1 23-06-20	

*Handwritten signatures and initials in blue ink.*

ITEM	DESCRIPTION
ABODO SHADE - PERGOLA	40 x 40 ABODO BATTENS FIXED UNDERSIDE RAFTERS WITH ANZOR SS SCREWS. FINISHED WITH T COAT NATURAL OIL STAIN IN FACTORY AND 2 COATS ON SITE
PERGOLA	COLORCOTE ALUMIGARD 80mm ON STAND OFF BRACKETS TO MATCH SPOUTING
DOWNPIPES	17 HEX HEAD SCREWS AND NEOPRENE WASHERS TO 70x40mm PULPINS @ 900 CRS. FIXED WITH 1 LUMBERLOK BLUE SCREW
CLADDING	240 x 63 mm H401ST H1.2 @ 900 CRS. SET TO 3 DEG. FALL. FIXED TO TOP PLATE WITH SS CPC60 LUMBERLOK 90X NAIL FIXING CLEAT BOTH SIDES - REFER TO DESIGN IT DETAILS IN SUPPLEMENTARY INFORMATION
ROOF FRAMING - RAFTERS	140 x 45 mm RAFTERS H1.2 @ 400 CRS. SET TO 2 DEG. FALL. FIXED TO TOP PLATE WITH SS CPC60 LUMBERLOK 90X NAIL FIXING CLEAT BOTH SIDES
ROOF FRAMING - TRUSSES	TOP CHORD 90 x 45 mm H1.2 S68 @ 900 CRS. REFER TO PRENAL SYSTEM DESIGN IN SUPPLEMENTARY INFORMATION
SKYLIGHT	VELUX ELECTRIC OPENABLE OVER MITCHEN OPENING (VCS MODEL 2246 692 x 1302mm) FLASHED WITH CRICKET FLASHING TO COMPLY WITH NZRM CODE OF PRACTICE V3.0 SECTION 9.6 - REFER TO SUPPLEMENTARY INFORMATION FOR MANUFACTURER'S DETAILS
SPOUTING	COLORCOTE ALUMIGARD HALF ROUND 125mm CONTINUOUS SPOUTING ON EXTERNAL BRACKETS
TPO MEMBRANE	ENVIROCLAD 1.5mm TPO MEMBRANE 2" FALL ON 17mm ECOPLY H3.2 CCA PLYWOOD SUBSTRATE FIXED TO 140x45 H1.2 S68 @ 400 CRS RAFTERS WITH 10g x 50mm SS COUNTERSINK HEAD SCREWS INSTALLED TO MANUFACTURER'S DETAILS.
ROOF	

**RM TB 20.0037**  
**FINAL APPROVED PLANS**  
**28.09.2020**



**ELEVATION: WEST**

RISK FACTOR	RISK SEVERITY						SUBTOTALS FOR EACH RISK FACTOR
	VERY LOW	LOW	MEDIUM	HIGH	VERY HIGH	EXTRA HIGH	
WIND ZONE (UP TO EXTRA HIGH)	0	1	1	1	2	2	
NUMBER OF STOREYS	0	1	X	2	4	1	
ROOF WALL INTERSECTION DESIGN	0	1	3	X	5	3	
EAVES WIDTH	0	1	2	5	X	5	
ENVELOPE COMPLEXITY	0	1	X	3	6	1	
DECK DESIGN	0	2	X	4	6	2	
<b>TOTAL RISK SCORE</b>							<b>14</b>

1 WEST ELEVATION  
 1:100

ITEM	DESCRIPTION
CLEARVUE	6mm PSP CLEARVUE ROOF OVER PERGOLA. REFER TO MANUFACTURER'S DETAILS IN SUPPLEMENTARY INFORMATION. 40 x 40mm ABOODO SHADE BATTENS UNDERSIDE RAFTERS
CONCRETE SLAB	120mm FIRTH RIB-RAP SLAB ON GROUND WITH 300mm EDGE BEAM AND FIRTH RIB-RAP POLYSTYRENE PODS UNDERSLAB INSULATION. REFER TO ENGINEER DETAILS IN SUPPLEMENTARY INFORMATION
FASCIA BOARD	180 x 30mm T&T PINE FIXED WITH 60mm SS JH NAILS AND FINISHED WITH 2 COAT PAINT FINISH
GLASS BALUSTRADE	SEMI-FRAMELESS PROTECTIVE GLASS BALUSTRADE SYSTEM WITH 1000mm CLEAR HEIGHT AND 1000mm CLEAR SPACING. REFER TO UPPER LEVEL DECK DETAIL ON SHEET A519 AND TO MANUFACTURER'S PSI IN SUPPLEMENTARY INFORMATION
METAL ROOF CLADDING	COLORCOTE ALUMIGARD STEEL & TUBE TRIMDECK 0.70 BMT PROFILE OVER THERMAKRAFT COVERTEK 401 SELF SUPPORTING UNDERLAY FIXED WITH 12x65mm TYPE 17 HEX HEAD SCREWS AND NEOPRENE WASHERS TO 70x40mm PURLINS @ 800 CRS. FIXED WITH TULMERLOK BLUE SCREW
PARAPETS	0.70 BMT COLORSTEEL ALUMIGARD CUSTOM MADE TOP FLASHING SCREW FIXED THROUGH SIDES ONLY. REFER SHEET A513 FOR FINISH
SPOUTING	12mm ECOLY GROOVED LINING FIXED TO UNDERSIDE OF RAFTERS WITH 50mm SS JH NAILS AND 2 COAT PAINT FINISH
TPO MEMBRANE ROOF	COLORCOTE ALUMIGARD HALF ROUND 125mm CONTINUOUS SPOUTING ON EXTERNAL BRACKETS
UPPER LEVEL DECK	ENVIROGLAD 1.5mm TPO MEMBRANE 2" FALL ON 17mm ECOLY H3.2 COA PLYWOOD SUBSTRATE FIXED TO 140x45 H1.2 SGB @ 400 CRS RAFTERS WITH 10g x 50mm SS COUNTERSUNK HEAD SCREWS INSTALLED TO MANUFACTURER'S DETAILS
WALL CLADDING - FEATURE	GARAPA 140x18mm HARDWOOD TIMBER. 4mm GAP BETWEEN PLANKS. ON 190x45mm H3.2 SGB JOISTS @ 400 CRS FIXED WITH ANZOR 60mm ABOODO PINE VULCAN 180 x 20 VERTICAL SHIP LAP CLADDING SYSTEM FIX WITH 60x1.15 SS FLAT HEAD NAILS TO 70 X 45 H3.1 AT 480 CRS
WALL CLADDING - PRIMARY	HORIZONTALLY FINISH - NATURAL OIL STAIN-1 COAT IN FACTORY. 2 COATS ON SITE. RE-STAIN AFTER 3 YEARS. THEN AFTER 10 YEARS HORIZONTALLY FINISH - CHARCOAL OIL STAIN-1 COAT IN FACTORY. 2 COATS ON SITE. RE-STAIN AFTER 3 YEARS. THEN AFTER 10 YEARS

*[Handwritten signatures]*

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**PROJECT**  
 MANOS HOUSE  
 87 THE ESPLANADE  
 RAUMATI SOUTH  
 PARAPARAUMU, 5032  
 LOT 63 DP 13746

**STAGE**  
 BUILDING CONSENT

**DESIGNER**  
 PHILLIPS

**SCALE**  
 1:100

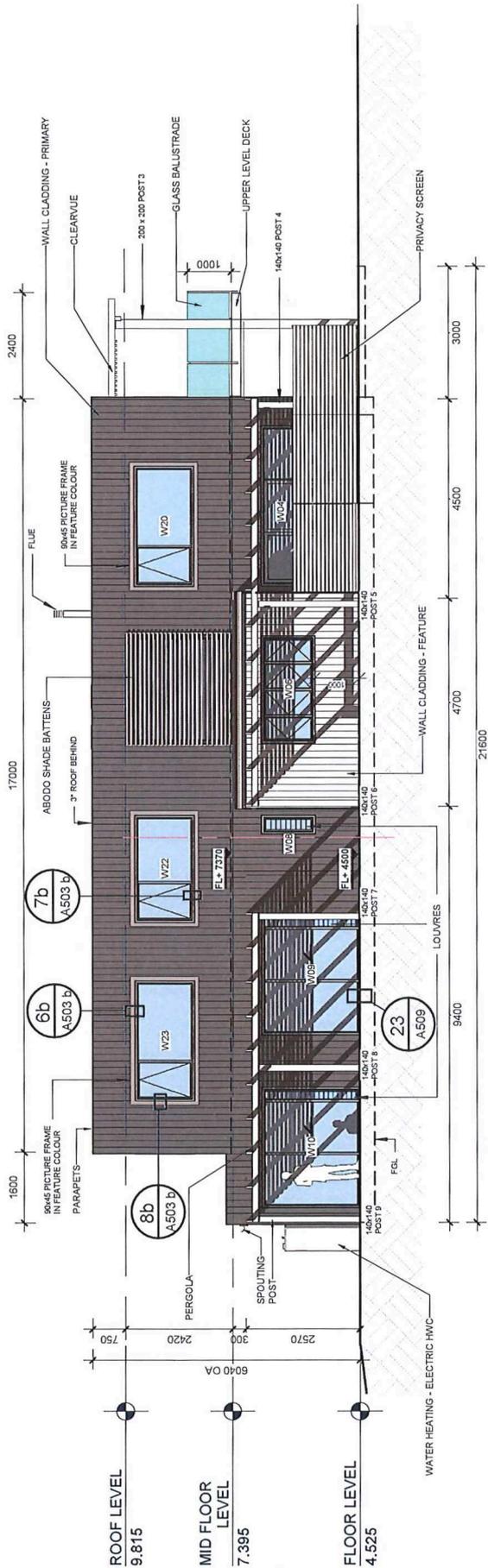
**SHEET NUMBER**  
 A3

**DATE**  
 05-03-20

**REVISION DATE**  
 A201

**SHEET TITLE**  
 ELEVATIONS - WEST

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2 NORTH ELEVATION  
A-202 1:100

RISK FACTOR	RISK SEVERITY				SUBTOTALS FOR EACH RISK FACTOR	
	LOW	MEDIUM	HIGH	VERY HIGH		
WIND ZONE (UP TO EXTRA HIGH)	0	1	1	2	X	2
NUMBER OF STOREYS	0	1	X	2	4	1
ROOF WALL INTERSECTION DESIGN	0	1	3	X	5	3
EAVES WIDTH	0	1	2	5	X	5
ENVELOPE COMPLEXITY	0	1	X	3	6	1
DECK DESIGN	0	X	2	4	6	0
<b>TOTAL RISK SCORE</b>						<b>12</b>

NOTE	DESCRIPTION
ABODO SHADE BATTENS	40 x 40mm ABODO BATTENS @ 80 CRS, FIXED TO FRAME WITH 70mm SS SCREW AND FINISHED WITH 1 COAT NATURAL OIL STAIN IN FACTORY AND 2 COATS ON SITE.
CLEARVUE	40mm PERGOLA, REFER TO MANUFACTURER'S DETAILS IN SUPPLEMENTARY INFORMATION. 40 x 40mm PERGOLA BATTENS UNDERSIDE RAFTERS.
GLASS BALUSTRADE	50mm CLEARVUE GLASS BALUSTRADE SYSTEM, 1000H FROM FFL WITH 10mm TOUCHED SAFETY GLASS. REFER TO UPPER LEVEL DECK DETAIL ON SHEET A519 AND TO MANUFACTURER'S PS1 IN SUPPLEMENTARY INFORMATION.
PARAPETS	10 BIT COLORSTEEL ALUMIGARD CUSTOM MADE TOP FLASHING SCREW FIXED THROUGH SIDES ONLY. REFER SHEET A513 FOR DETAILS.
PERGOLA	140x90mm H3.2 S68 @ 1100 CRS PERGOLA RAFTERS FIXED TO VERANDAH BEAM AND STRINGER.
SPROUTING	140 X 140 H5 S68 POST - REFER TO ENGINEER DESIGN IN SUPPLEMENTARY INFORMATION.
UPPER LEVEL DECK	70 X 20 ABODO SLATS @ 80 CRS HORIZONTAL.
WALL CLADDING - FEATURE	COLORCOTE ALUMIGARD HALF ROUND 725mm CONTINUOUS SPOUTING ON EXTERNAL BRACKETS GARAPA 140x19mm HARDWOOD TIMBER, 4mm GAP BETWEEN PLANKS. ON 190x45mm H3.2 S68 JOISTS @ 400 CRS FIXED WITH ANZOR 60mm STAINLESS STEEL GROOVED SHANK DOME HEAD DECK SCREWS.
WALL CLADDING - PRIMARY	ABODO PINE VULCAN 180 X 20 VERTICAL SHIPLAP CLADDING SYSTEM FIX WITH 60x3.15 SS FLAT HEAD NAILS TO 70 X 45 H3.1 AT AFTER 10 YEARS.
WATER HEATING - ELECTRIC HWC	ABODO PINE VULCAN 180 X 20 VERTICAL SHIPLAP CLADDING SYSTEM FIX WITH 60x3.15 SS FLAT HEAD NAILS TO 70 X 45 H3.1 AT AFTER 10 YEARS. FINISH - CHARCOAL OIL STAIN, 1 COAT IN FACTORY, 2 COATS ON SITE. RE-STAIN AFTER 3 YEARS, THEN 300 LTRS ECOSPRING ESS300+ AIR TO WATER HEAT PUMP HWC.

RM DP 2000.37  
FINAL APPROVED PLANS  
28/09/2020

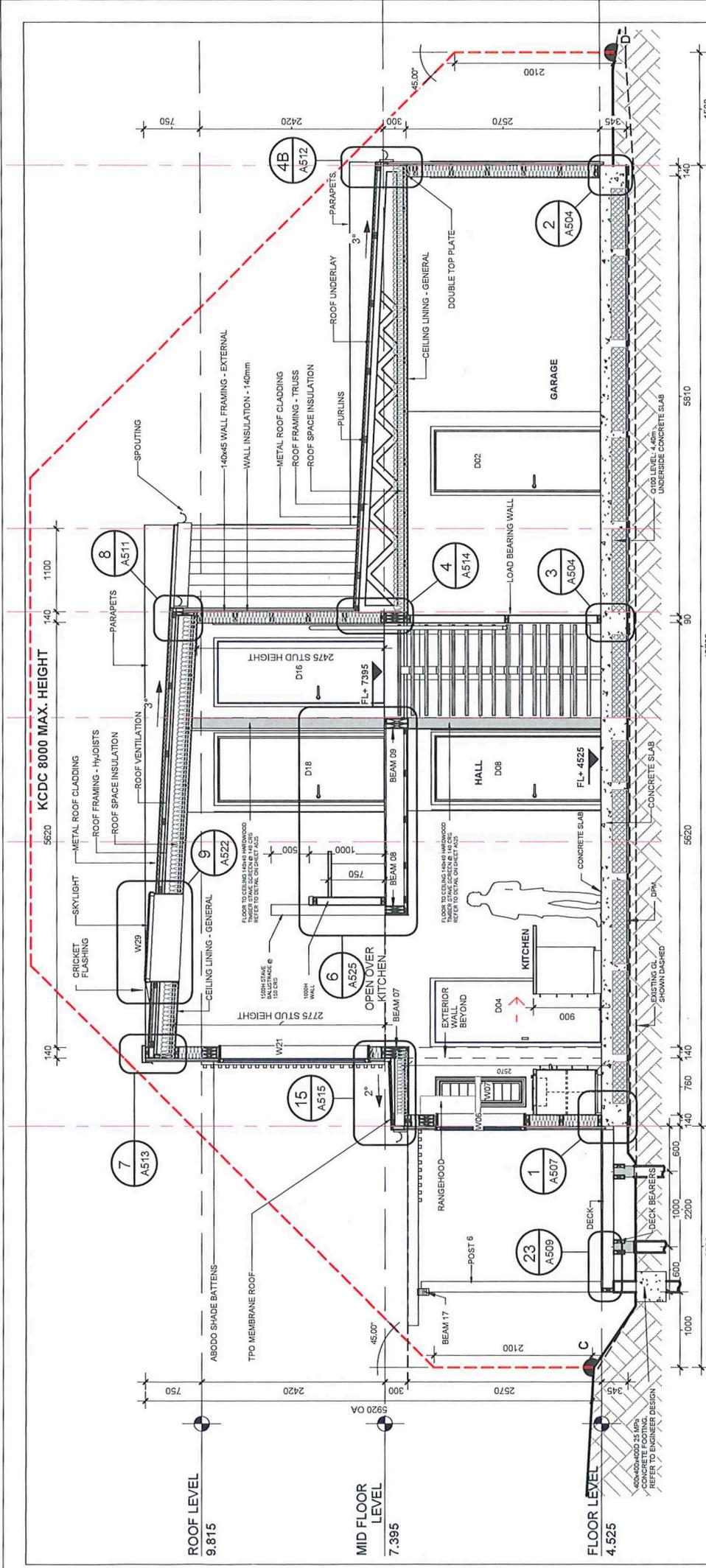
*Handwritten signatures and initials.*

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**PROJECT**  
MANOS HOUSE  
87 THE ESPLANADE  
RAUMATI SOUTH  
PARAPARAUMU, 5032  
LOT 63 DP 13746  
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**SHEET TITLE**  
ELEVATIONS - NORTH

**STAGE** BUILDING CONSENT  
**DESIGNED** PHILLIPS  
**SCALE** As indicated  
**DATE** 06-03-20  
**SHEET NUMBER** A3  
**SHEET SIZE** A3  
**REV NUMBER** 0540  
**REV DATE** A202



RM: P.B. 2000.37  
**FINAL APPROVED PLANS**  
 28/09/2020

*Handwritten signature*

SECTION 1  
 1:50

NOTE	DESCRIPTION
140x45 WALL FRAMING - EXTERNAL	140 x 45 mm H1.2 SGB PINE @ 600 CRS WITH DWANGS @ 1200 CRS. WALL HEIGHT 3000mm MAX.
ABODO SHADE BATTENS	40 x 40mm ABODO BATTENS @ 80 CRS. FIXED TO FRAME WITH 70mm SS SCREW AND FINISHED WITH 1 COAT NATURAL OIL STAIN IN FACTORY AND 2 COATS ON SITE
CEILING LINING - GENERAL	9MM MAGNUM BOARD GLUE AND SCREW FIXED TO 70 x 35 mm H1.2 SGB PINE BATTENS @ 600 CRS. 3 COAT PAINT FINISH
CONCRETE SLAB	125mm FIRTH RIB-RAFT SLAB ON GROUND WITH 300mm EDGE BEAM AND FIRTH RIBRAFT POLYSTYRENE PODS UNDERSLAB
DECK	GARAPA 140x19mm HARDWOOD TIMBER. 4mm GAP BETWEEN PLANKS. ON 140x45mm H3.2 SGB JOISTS @ 400 CRS FIXED WITH ANZOR 60mm STAINLESS STEEL GROOVED SHANK DOME HEAD DECK SCREWS.
DECK BEARERS	2/140 x 45 mm H3.2 SGB PINE WITH 30mm SEATING FIXED TO DRIVEN PILE WITH 2No. SS NAILON PLATES (6 NAILS INTO BEARER AND PILE) AND 2No. 90mm SS NAILS SKEW DRIVEN UP INTO BEARER
DOUBLE TOP PLATE	140 x 45 mm plus 140x35mm H1.2 SGB TIMBER FIXED TO STUD WITH MITEK STUD-LOC SL170 DOUBLE TOP PLATE SCREW FIX SYSTEM
LOAD BEARING WALL	REFER TO ROOF FRAMING PLAN, FOUNDATION PLAN AND ENGINEER'S DESIGN
METAL ROOF CLADDING	COLORCOLE ALUMIGARD STEEL & TUBE TRIMDECK 0.70 BMT PROFILE OVER THERMAKRAFT COVERTEK 401 SELF SUPPORTING UNDERLAY FIXED WITH 12x65mm TYPE 17 HEX HEAD SCREWS AND NEOPRENE WASHERS TO 70x40mm PURLINS @ 900 CRS. FIXED WITH 1/10UMBERLOK BLUE SCREW
PARAPETS	0.70 BMT COLORSTEEL ALUMIGARD CUSTOM MADE TOP FLASHING SCREW FIXED THROUGH SIDES ONLY. REFER SHEET A513 FOR DETAILS
POST	140 x 140 H5 SGB POST - REFER TO ENGINEER DESIGN IN SUPPLEMENTARY INFORMATION
PURLINS	70 x 40 mm H1.2 SGB PINE @ 900 CRS FIXED TO RAFTERS & TRUSSES WITH 160x100 LUMBERLOK BLUE SCREW
RANGEHOOD	600W WALL-MOUNTED RANGEHOOD AS SELECTED BY OWNER. VENT TO SOFFIT WITH 125mm DIA FLEXIBLE DUCTING. INSTALL WEATHERPROOF COVAL AS REQUIRED.
ROOF FRAMING - HYJOISTS	200 x 65 mm HYJOIST H1.2 @ 900 CRS. SET TO 3 DEG. FALL. FIXED TO TOP PLATE WITH SS CP60 LUMBERLOK 90N FIXING CLEAT BOTH SIDES - REFER TO DESIGN IT DETAILS IN SUPPLEMENTARY INFORMATION
ROOF SPACE INSULATION	TERRA LANA WOOL 180mm R4.0 FOR TRUSS ROOF & 180mm R3.5 FOR SKILLION ROOF.
ROOF UNDERLAY	THERMAKRAFT COVERTEK 401 SELF SUPPORTING UNDERLAY
ROOF VENTILATION	18mm CAVIBATS ON TOP OF EACH PURLIN AND ALONG EDGE OF UPPER EAVES BETWEEN FLASHING AND FASCIA BOARD. FIXED TO PURLIN AND TO RAFTER WITH 1/60x10g LUMBERLOK BLUE SCREW
SKYLIGHT	VELUX ELECTRIC OPERABLE OVER KITCHEN OPENING (VCS MODEL 2246 692 x 1302mm) FLASHING WITH CRICKET FLASHING TO COMPLY WITH NZMRM CODE OF PRACTICE v3.0
SPROUTING	SECTION 9.6 - REFER TO SUPPLEMENTARY INFORMATION FOR MANUFACTURER'S DETAILS
TPO MEMBRANE ROOF	COLORCOLE ALUMIGARD HALF ROUND 125mm CONTINUOUS SPROUTING ON EXTERNAL BRACKETS
WALL INSULATION - 140mm	ENVIROCLAD 1.5mm TPO MEMBRANE 2" FALL ON 17mm ECOPLY H3.2 CCA PLYWOOD SUBSTRATE FIXED TO 140x45 H1.2 SGB @ 400 CRS RAFTERS WITH 10g x 50mm SS COUNTERSUNK HEAD SCREWS INSTALLED TO MANUFACTURER'S DETAILS.

PROJECT		MANOS HOUSE	
STAGE		BUILDING CONSENT	
DESIGNED BY	PHILLIPS	DRAWN BY	FARRI
SCALE	1:50	SHEET SIZE	A3
JOB NUMBER	0540	SHEET NUMBER	A401
DATE	06-03-20	REVISED DATE	
www.novarearchitecture.co.nz 302 Beavon Road, Raumati South 04-401 424 182 04-401 891 0188			

SECTION 1-1  
 SHEET TITLE  
 87 THE ESPLANADE  
 RAUMATI SOUTH  
 PARAPARAMU, 5032  
 LOT 63 DP 13746  
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28 September 2020

Craig Service & Natalie Manos  
53 Tiromoana Road,  
Raumati South  
Attention: Craig Service & Natalie Manos

Via Email to: [craig.service@fultonhogan.com](mailto:craig.service@fultonhogan.com)

Dear Craig Service & Natalie Manos

#### **Written Notice – Deemed Permitted Boundary Activity Application**

Application number:	PB200037
Applicant:	Craig Service & Natalie Manos
Location:	87 The Esplanade, Raumati South
Legal	LOT 63 DP 13746
Proposal:	Construct pergola (above attached deck) to proposed dwelling which encroaches the minimum 3 metre side yard setback on the Northern boundary.

This written notice is to certify that the Kapiti Coast District Council is satisfied that the proposed activity (described above) meets the requirements of Section 87AAB and 87BA of the Resource Management Act 1991 (the Act) and is therefore a Deemed Permitted Boundary Activity under Section 87BA(1) of the Act.

This written notice is based on the assessment of the plans that have been provided by Novare Architecture and listed below:

- Site Plan - titled 'Manos House 87 The Esplanade Raumati South, Paraparaumu, 5032' Job Number 0540, Sheet No. A102 (dated 6.3.2020).
- Floor Plan - titled 'Manos House 87 The Esplanade Raumati South, Paraparaumu, 5032' Job Number 0540, Sheet No. A103 (dated 6.3.2020) (Rev Date 23.6.2020)
- Mid Floor Plan Floor Plan - titled 'Manos House 87 The Esplanade Raumati South, Paraparaumu, 5032' Job Number 0540, Sheet No. A104 (dated 6.3.2020). (Rev Date 23.6.2020)
- Roof Cladding Plan - titled 'Manos House 87 The Esplanade Raumati South, Paraparaumu, 5032' Job Number 0540, Sheet No. A115 (dated 6.3.2020). (Rev Date 23.6.2020).
- Elevations (West) - titled 'Manos House 87 The Esplanade Raumati South, Paraparaumu, 5032' Job Number 0540, Sheet No. A201 (dated 6.3.2020).

- Elevations (North) - titled 'Manos House 87 The Esplanade Raumati South, Paraparaumu, 5032' Job Number 0540, Sheet No. A202 (dated 6.3.2020)
- Section 1-1 - titled 'Manos House 87 The Esplanade Raumati South, Paraparaumu, 5032' Job Number 0540, Sheet No. A401 (dated 6.3.2020).

All stamped as 'Final Approved Plans' on 28 September 2020.

The owners of the infringed boundaries that have signed the plans are as follows:

- Michael Timothy Burke & Meghan Victoria Stephens -  
85 The Esplanade, Raumati South (dated 27 July 2020)
- Jessica Godfrey & Sven Wiig –  
Flat 1 / 4 Jeep Road, Raumati South (dated 27 September 2020)
- Marcella Jane Gregan –  
Flat 2 / 4 Jeep Road, Raumati South (dated 26 September 2020)

#### **Advice Notes**

- Under Section 87BA (6) of the Resource Management Act 1991, this notice will lapse in five years, unless the activity permitted by this notice is undertaken within that time.
- This notice is valid for the activity described above and shown on the signed plans referenced. If the activity changes or construction is not in accordance with these plans, resource consent may be required.
- A certificate of compliance (under Section 139 of the Act) cannot be applied for in respect of this activity.
- Please note that a written notice is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

If you have any questions about this written notice, please contact me on (04) 296 4700 or 0800 486 486 or email me at [janice.lee@kapiticoast.govt.nz](mailto:janice.lee@kapiticoast.govt.nz) and quote the application number PB200037.

A handwritten signature in blue ink, appearing to read 'Janice Lee', written in a cursive style.

Janice Lee

**Planning Technician, Resource Consents**

Signed under delegated authority on behalf of the Kapiti Coast District Council