



Council LIM

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

8 June 2026

HGRE Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 10 Charlotte Way, Raumati.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property, please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.

Jackie Adams

Jackie Adams
Consenting Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

10 Charlotte Way, Raumati

Document information

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

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

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

Application details

Applicant	HGRE Limited
LIM number	L260520
Application date	27/05/26
Issue date	08/06/26

Property details

Property address	10 Charlotte Way, Raumati
Legal description	LOT 1 DP 361445 C/T 249960
Area (hectares)	0.0627

Valuation information

Valuation number	1529160367
Capital value	\$1,030,000
Land value	\$370,000
Improvements value	\$660,000

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

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Attachments

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

1. Rates

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

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

Current rates year Current Rates Year 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$6,006.97
This includes Greater Wellington Regional Council rates

Next instalment date 09/06/26

Arrears for previous years \$0.00

Water rates \$528.45 last year (2024/25)

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

Water balance due \$0.00

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

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

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

29/12/05 BUILDING CONSENT 056327: New residential dwelling
: Code Compliance Certificate issued 24/08/06

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

Council have been made aware there is a small, heated pool (spa) at this property. Council have been unable to inspect this spa for compliance under the Building Act 2004. If an inspection is required, please contact The Building Compliance Team. Please note, a fee for this inspection is applicable.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

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

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

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

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

District Plan Features and Overlays

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

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

This property was initially created via subdivision in 2007 under resource consent number RM990315 (To carry out a subdivision creating 28 residential allotments, two allotments to vest as reserve, and one as a roading allotment at Matai Road, Raumati (Lot 5 DP 88076 and Lots 5 & 9 DP 17177)). A copy of the Decision is provided with this LIM.

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

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

Copies of the Deposited Plan (DP 361445) and Record of Title are provided with this LIM.

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

Resource Consent number RM050213 was granted in 2005 for a boundary adjustment at 30 & 32 Lorna Irene Drive, Raumati. A copy of the Decision and final approved plans are provided with this LIM.

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

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

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

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

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

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

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

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

Climate Change

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

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/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. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

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

Other Information

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

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

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

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

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

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

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

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

The adjoining road carriageway (Matai Road) is shown to be subject to a fill control area on the Operative District Plan (2021), Natural Hazard maps, and the latest Flood Hazard Maps.

Fill control areas are un-drained `crater` type catchments where filling will raise the level of flooding on the property and on adjoining land.

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

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

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

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

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

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

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. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

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

8. Drinking water supply

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

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

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

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

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

Deposited Plan

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

Building Information (if requested)

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

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

District Plan

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

Latest Flood Hazards

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

Aerial Photography

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



0 10 20 Metres

Scale @ A4 - 1:600

Date Printed: May 28, 2026

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**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 **249960**
Land Registration District **Wellington**
Date Issued 15 August 2007

Prior References
WN57C/217

Estate Fee Simple
Area 627 square metres more or less
Legal Description Lot 1 Deposited Plan 361445
Original Registered Owners
Michael Wayne Clement and Nicola Mary Clement

Interests

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

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

Subject to a right of way and rights to electricity, water supply, cable TV, telephone, sewage drainage and water drainage over part marked A on DP 361445 specified in Easement Certificate B803122.11 - 21.9.2000 at 3.49 pm

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

Subject to a telephone right (in gross) over part marked A on DP 361445 in favour of Telecom New Zealand Limited created by Transfer B803122.12 - 21.9.2000 at 3.49 pm

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

Subject to an electricity right (in gross) over part marked A on DP 361445 in favour of Horowhenua Energy Limited created by Transfer B803122.13 - 21.9.2000 at 3.49 pm

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

Subject to a sewage drainage right (in gross) over parts marked A & B on DP 361445 in favour of The Kapiti Coast District Council created by Transfer B803122.14 - 21.9.2000 at 3.49 pm

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

Subject to a cable TV and telecommunications right (in gross) over part marked A on DP 361445 in favour of Saturn Communications Limited created by Transfer B803122.15 - 21.9.2000 at 3.49 pm

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

Appurtenant hereto are rights to electricity supply, water supply, cable TV, telephone, sewage drainage and water drainage created by Transfer B803122.16 - 21.9.2000 at 3.49 pm

The easements created by Transfer B803122.16 are subject to Section 243 (a) Resource Management Act 1991

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

7503918.4 Partial Surrender of the right of way, rights to electricity, water supply, cable TV, telepone, sewage and water drainage specified in Easement Certificate B803122.11 - 15.8.2007 at 9:00 am

Appurtenant hereto is a electricity and water supply, cable television, telephone and sewage and water drainage rights created by Easement Instrument 7503918.7 - 15.8.2007 at 9:00 am

Some of the easements created by Easement Instrument 7503918.7 are subject to Section 243 (a) Resource Management Act 1991

7520961.1 Transfer to Peter William McCulloch and Helen Mary McCulloch - 7.9.2007 at 2:08 pm

7520961.2 Mortgage to Bank of New Zealand - 7.9.2007 at 2:08 pm

12413179.1 Transmission to Peter William McCulloch as survivor(s) - 7.4.2022 at 3:23 pm



Digital Title Plan - DP 361445

Survey Number DP 361445
Surveyor Reference 19204 STEPHENSON
Surveyor Julius Leon Newman
Survey Firm Cuttriss Consultants Ltd (Kapiti)
Surveyor Declaration I Julius Leon Newman, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Declared on 03/03/2006.

Survey Details

Dataset Description	LOTS 1 AND 2 BEING A SUBDIVISION OF LOTS 55 AND 56 DP 89871		
Status	Deposited		
Land District	Wellington	Survey Class	Class I Cadastral Survey
Submitted Date	03/03/2006	Survey Approval Date	06/03/2006
		Deposit Date	15/08/2007

Territorial Authorities

Kapiti Coast District

Comprised In

CT WN57C/217

CT WN57C/216

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 361445	Fee Simple Title	0.0627 ha	249960
Lot 2 Deposited Plan 361445	Fee Simple Title	0.0741 ha	249961
Lot A Deposited Plan 361445	Easement		
Lot B Deposited Plan 361445	Easement		
Lot C Deposited Plan 361445	Easement		
Lot D Deposited Plan 361445	Easement		
Lot E Deposited Plan 361445	Easement		
Lot F Deposited Plan 361445	Easement		
Total Area		0.1368 ha	

Schedule / Memorandum

Land Registration District

Wellington

Plan Number

DP 361445

Territorial Authority (the Council)

Kapiti Coast District Council

Memorandum of Easements

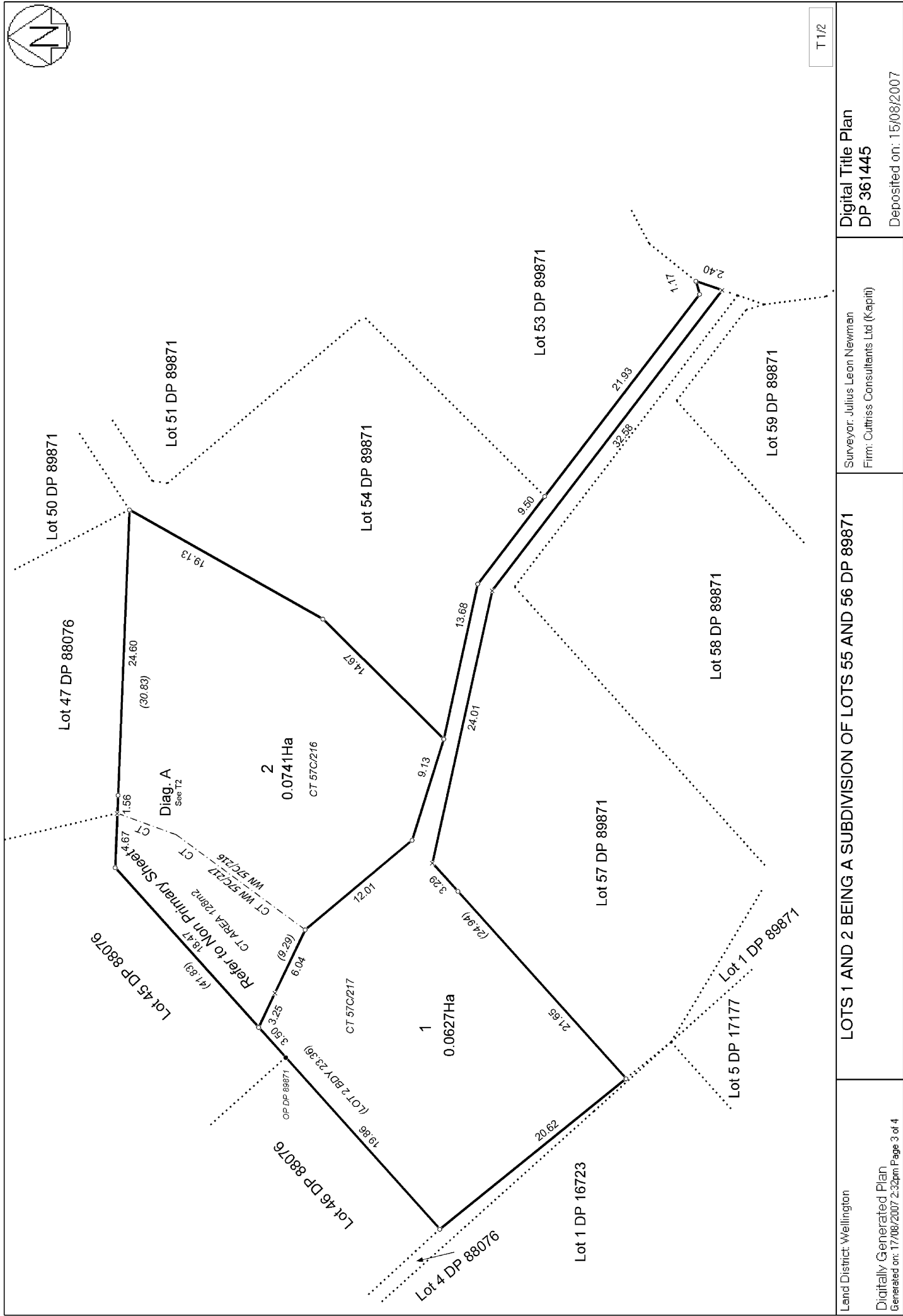
(Pursuant to s243 Resource Management Act 1991)

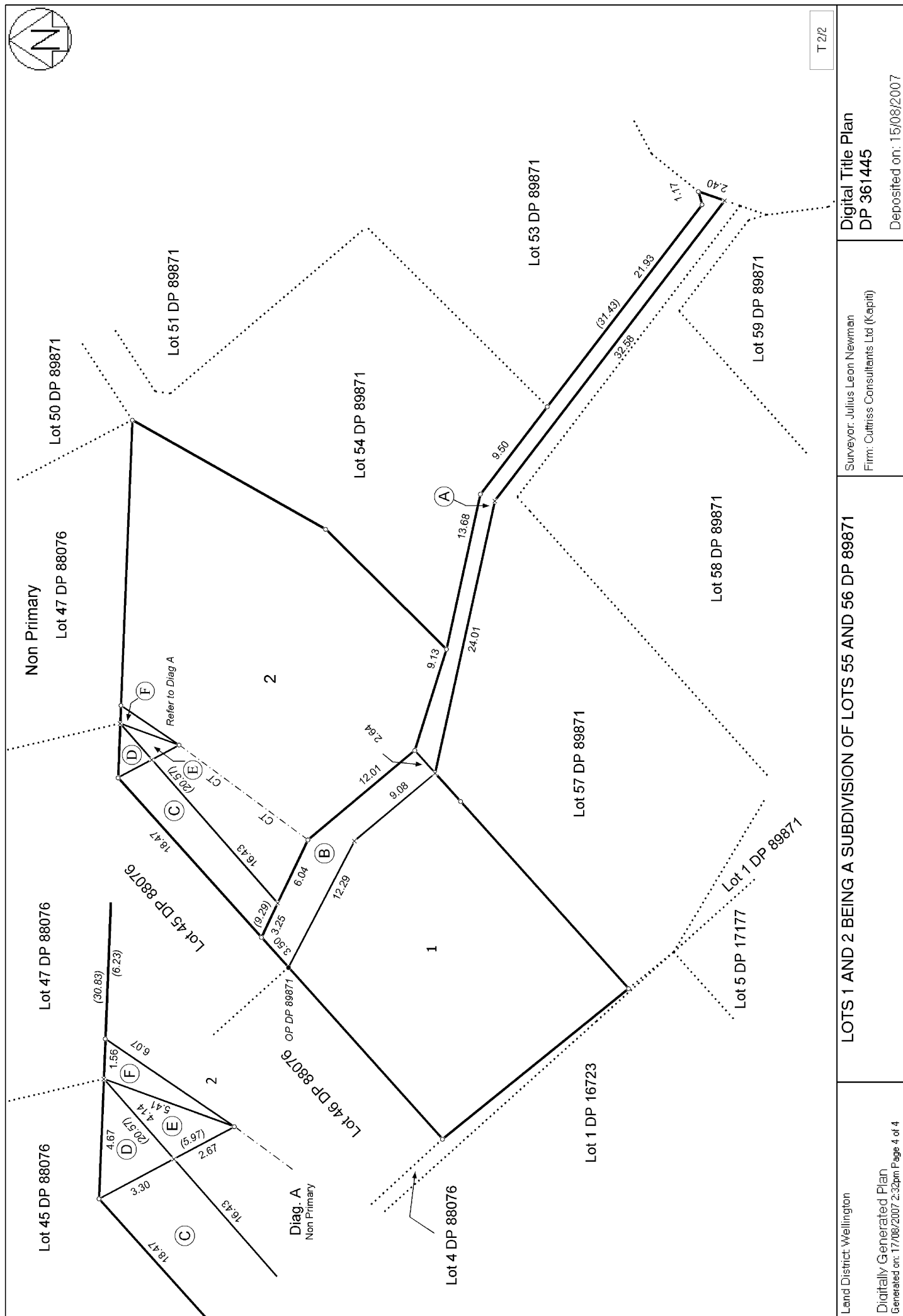
Purpose	Shown	Servient Tenement	Dominant Tenement
Electricity, Water Supply, Cable TV, Sewage Drainage, and Water Drainage	C D	Lot 2	Lot 1

Schedule of Existing Easements

Purpose/Interest	Shown/Document Number	Servient Tenement	Specified In, or Created By:
Right of Way, Electricity, Water Supply, Cable TV, Telephone, Sewage Drainage, and Water Drainage.	A	Lot 1	EC B803122.11
Sewage Drainage	A,B	Lot 1	T. B803122.14
Cable TV, Telecommunications	A	Lot 1	T B803122.15
	D,E,F	Lot 2	
Electricity	A	Lot 1	T. 803122.13
	D,E,F	Lot 2	
Telephone	A	Lot 1	T. 803122.12
	D,E,F	Lot 2	

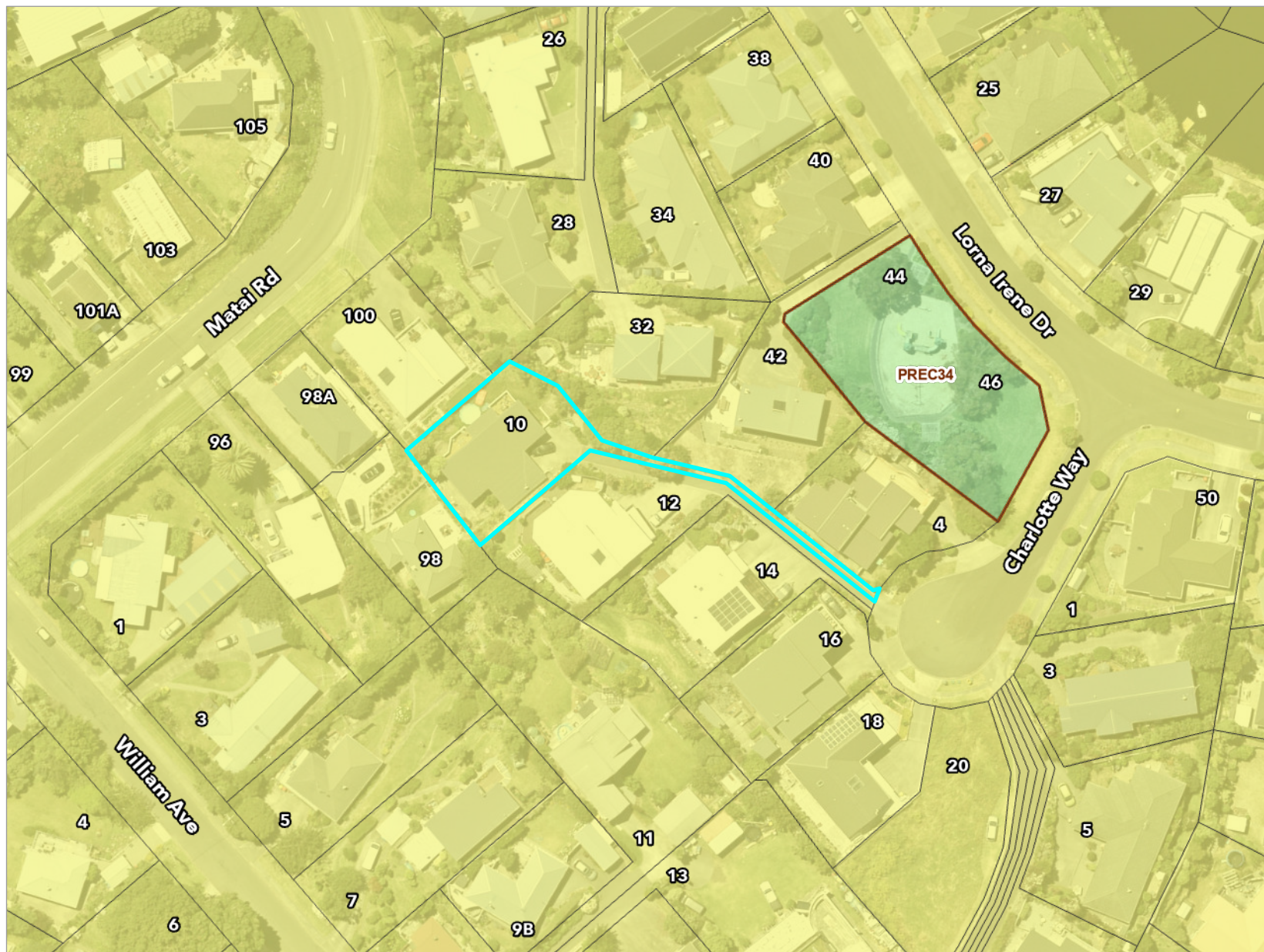
Certifying parties must sign or initial this box





Operative District Plan 2021 - Zones and Precincts

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

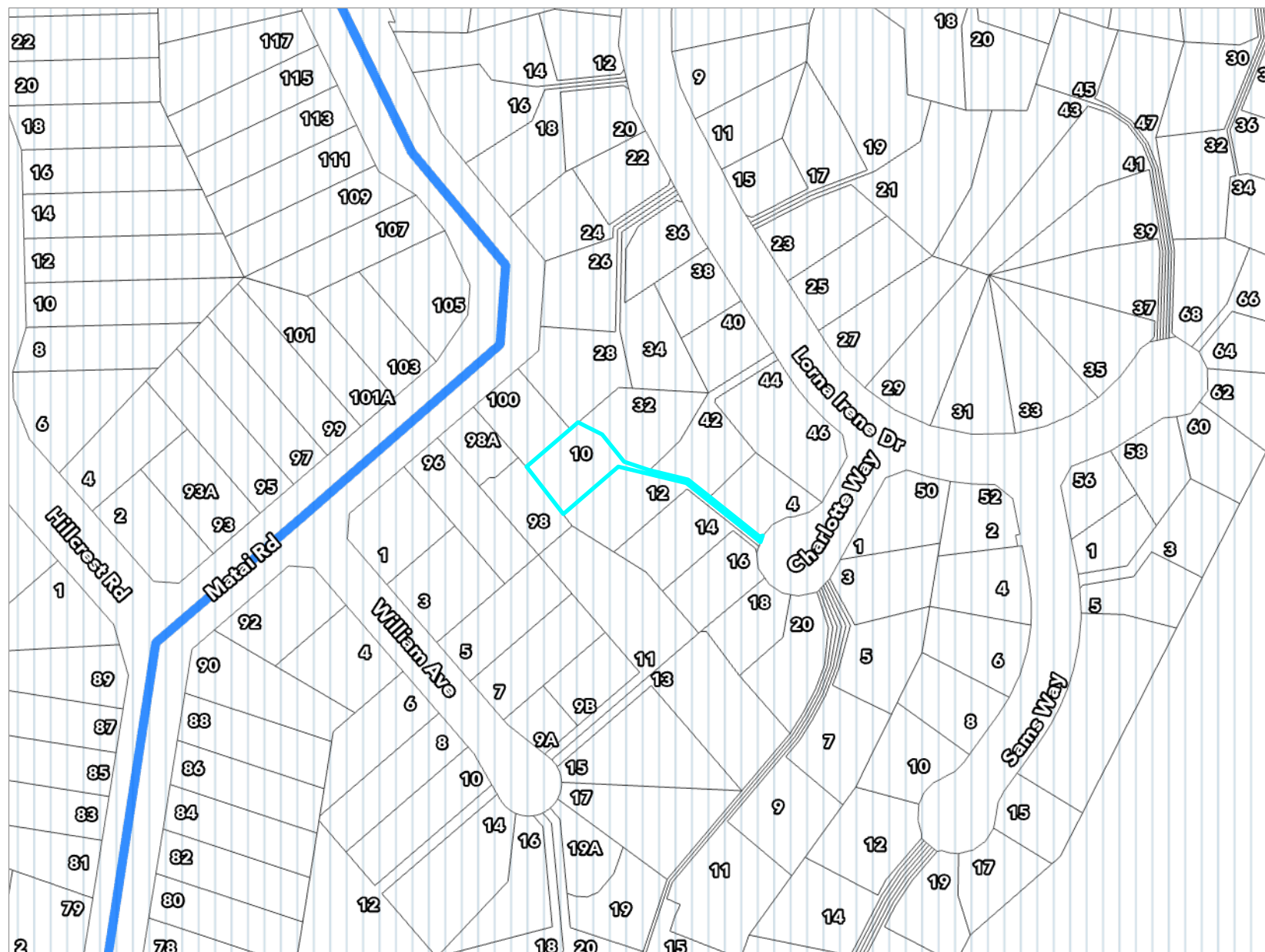
Scale @ A4 - 1:1,000

Date Printed: May 28, 2026

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

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

-  Local Community Connectors
-  Coastal Environment

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



0 40 80 Metres

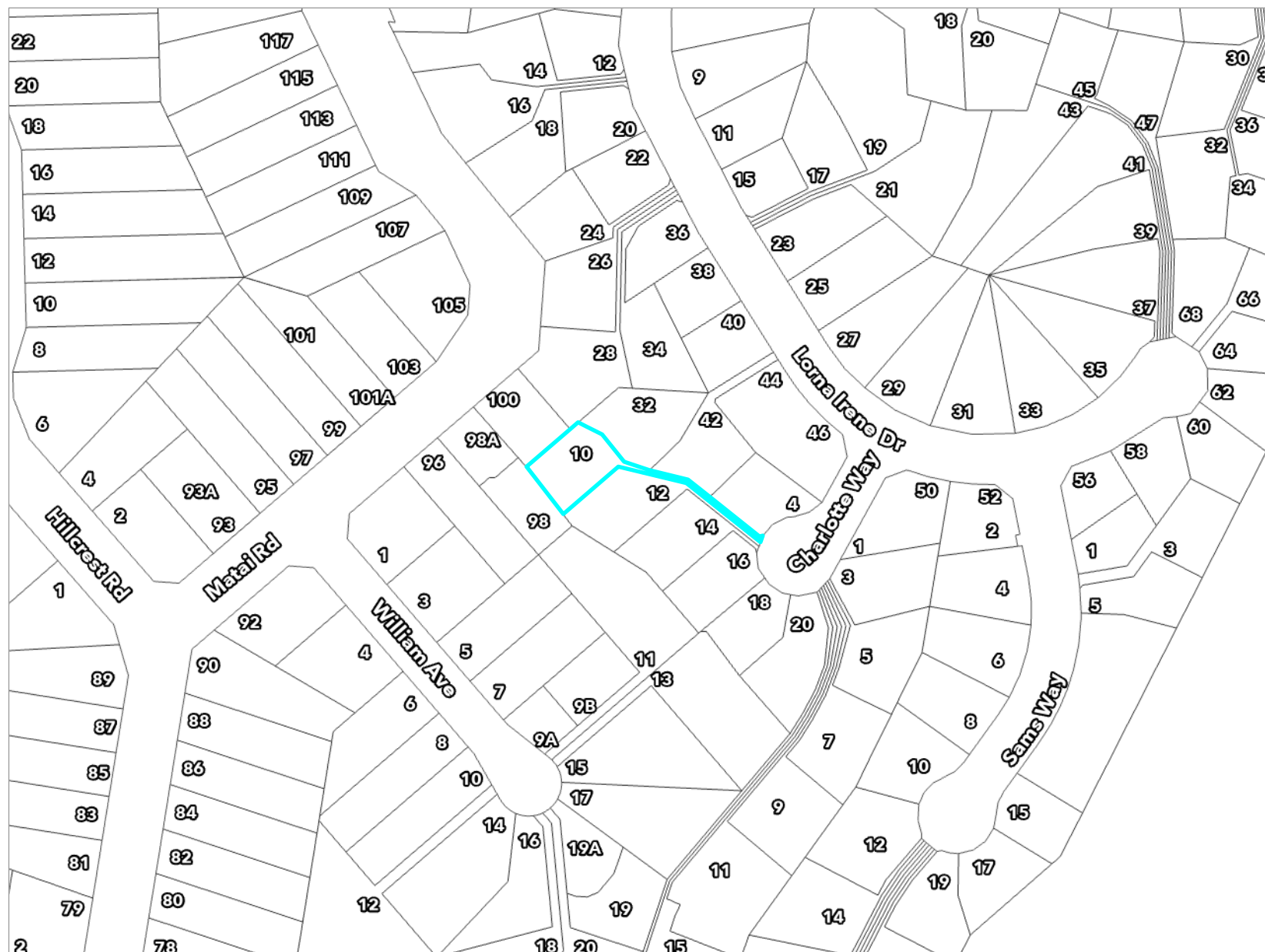
Scale @ A4 - 1:2,000

Date Printed: May 28, 2026

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Operative District Plan 2021 - Designations & Miscellaneous Features

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

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0 40 80 Metres

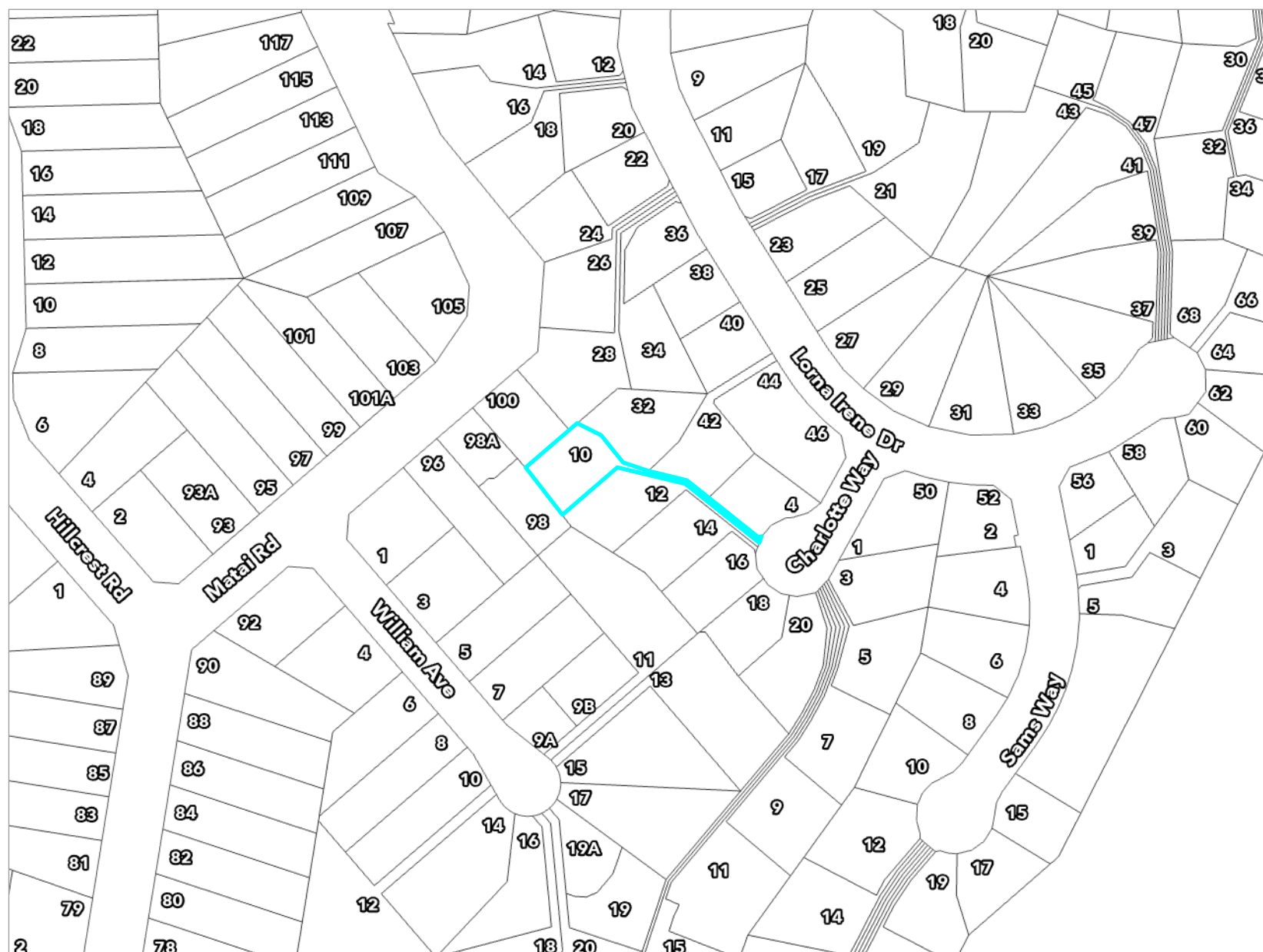
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Operative District Plan 2021 - Natural Features

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

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0 40 80 Metres

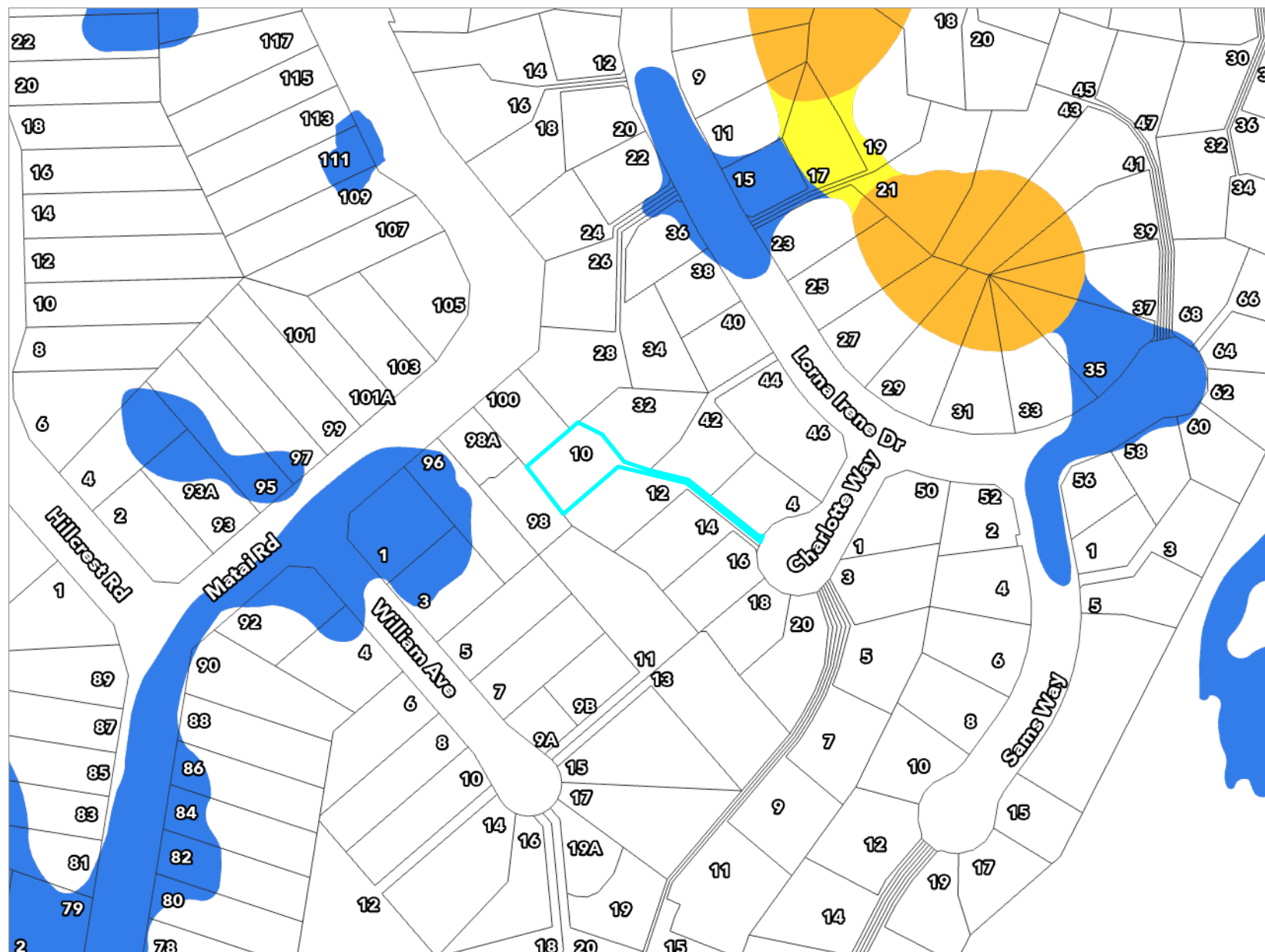
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Operative District Plan 2021 - Natural Hazards

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

-  Overflow Path
-  Flood Storage Area
-  Ponding Area

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0 40 80 Metres

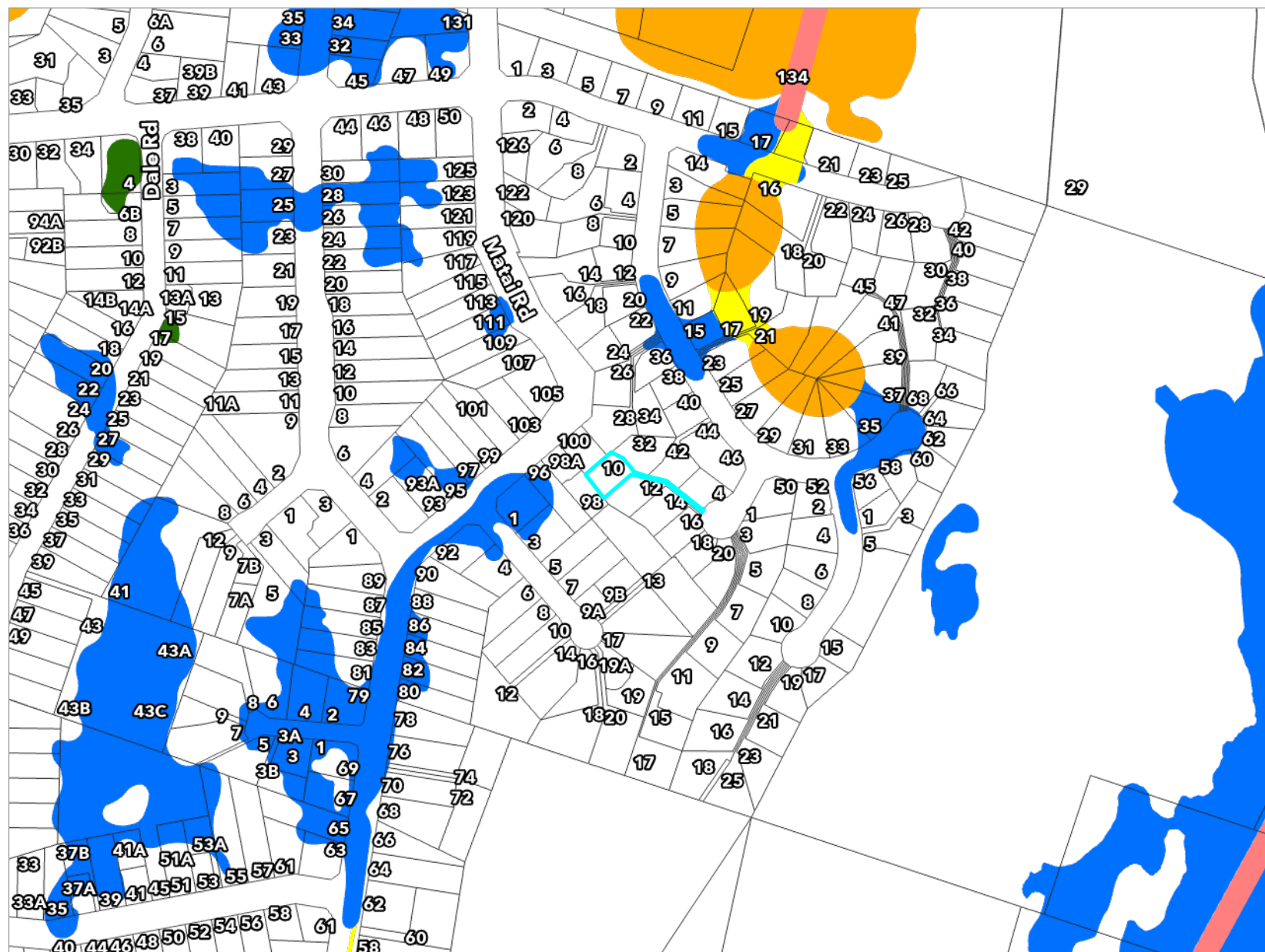
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Latest Flood Hazards

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

- Stream Corridor
- Overflow Path
- Fill Control
- Storage
- Ponding

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



0 90 180 Metres

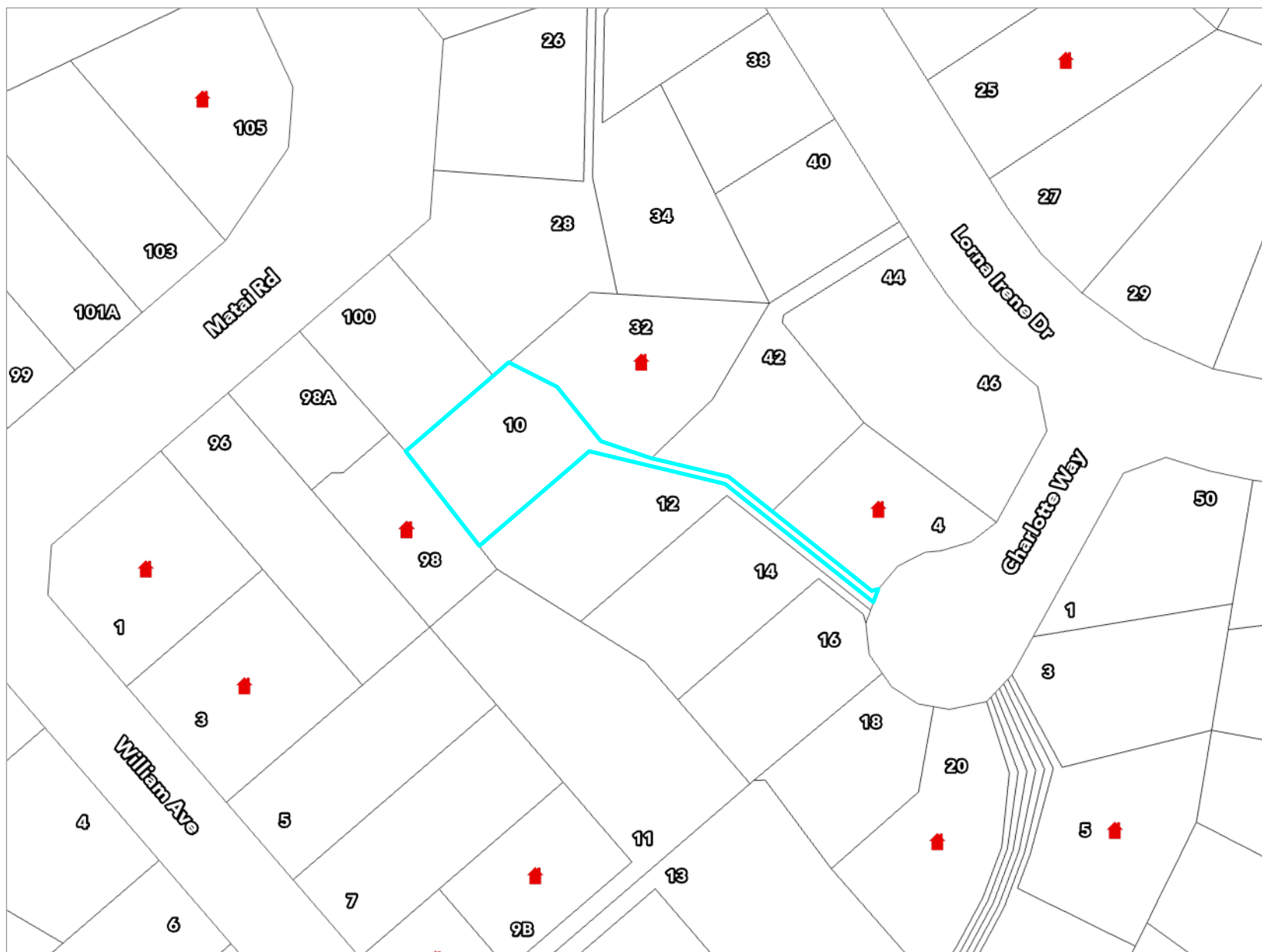
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Resource Consents Map

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

 Resource Consents

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



0 20 40 Metres

Scale @ A4 - 1:1,000

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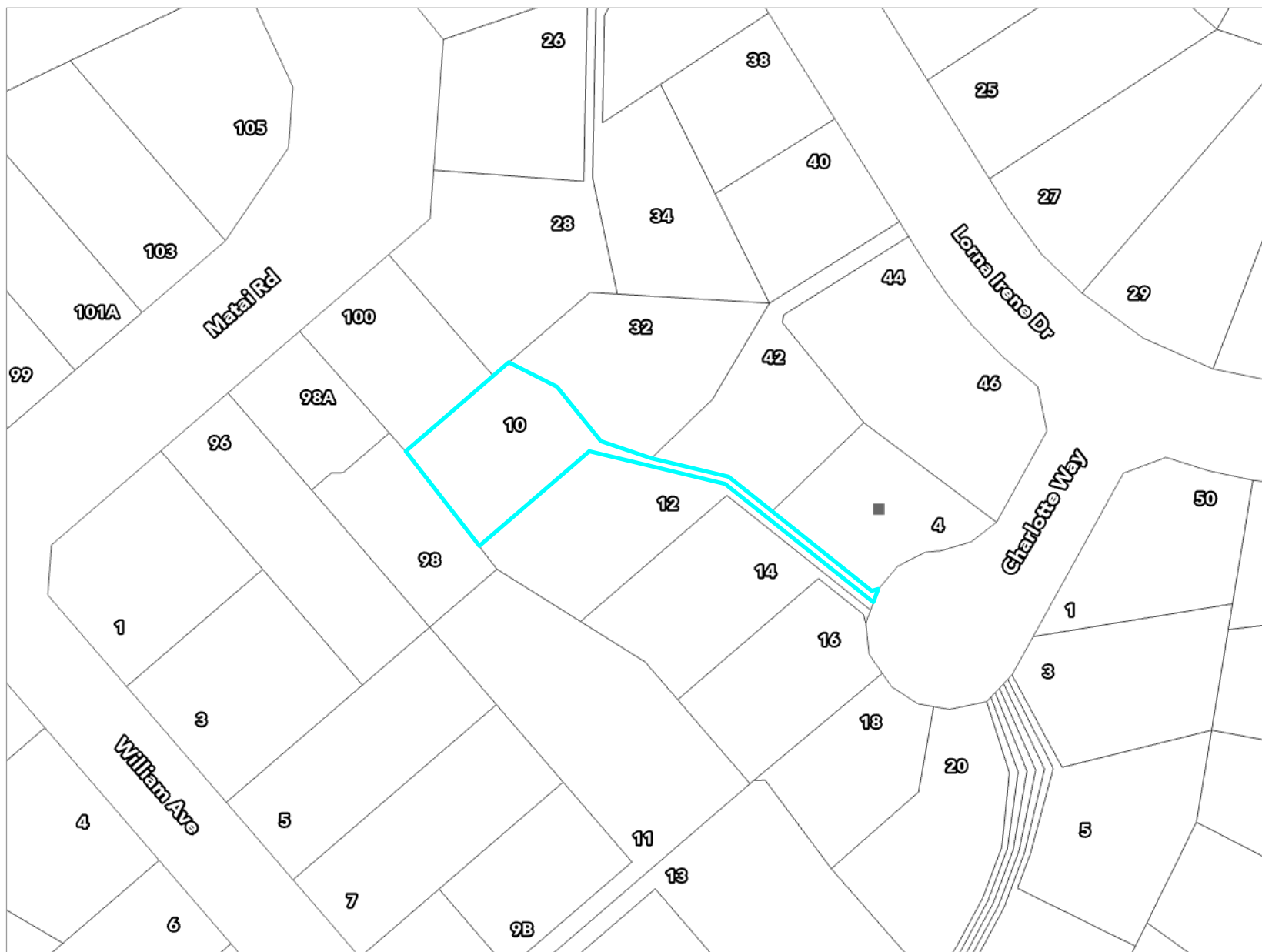
Resource Consents Report

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

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
060113	105 Matai Road, Raumati	1529159200	LOT 66 DP 15376 CT 864/3	LC	To relocate a garage	N	N	Decision Issued	16/5/2006	24/4/2006
170133	98 Matai Road, Raumati	1529160700	LOT 1 DP 16723 LOT 4 DP 88076	SD	To undertake a two lot residential subdivision and construct	N	N	s.224 Issued	14/7/2017	9/6/2017
250182	97 Matai Road, Raumati	1529158800	LOT 71 DP 15376	LDR	Construct a non-habitable building (garage) that	N	N	Letter Generated	12/1/2026	22/10/2025
970332	101A Matai Road, Raumati	1529159000B	BAL OF LAND WITH INT IN 875 M2 BEING	LC	RELOCATE DWELLING TO 101 MATAI ROAD, RAUMATI	N	N	Decision Issued	1/12/1997	2/10/1997
980220	101 Matai Road, Raumati	1529159000A	FLAT 1 DP 67776 1/2 INT 875 M2 BEING	SC	PROPOSED SECOND STAGE CROSS LEASE	N	N	s.223 Approval	10/9/1998	10/6/1998
PB180018	98 Matai Road, Raumati	1529160700	LOT 1 DP 16723 LOT 4 DP 88076	PB	Building of a deck 300mm from boundary from north easter.	N	N	Decision Issued	5/4/2018	27/3/2018
CE230020	20 Charlotte Way, Raumati	1529160362	LOT 61 DP 89871 CT 57C/222	LD	Construct new dwelling with associated earthworks which	N	N	Decision Issued	22/12/2023	27/10/2023
990315	23 Lorna Irene Drive, Raumati	1529160338	LOT 78 DP 89871	SC	28 LOT RESIDENTIAL LOTS - 2 RESERVE LOTS - ROAD TO VEST	N	N	s.224 Issued	17/9/1999	12/8/1999

Health and Alcohol Licenses

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

■ Health

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



0 20 40 Metres

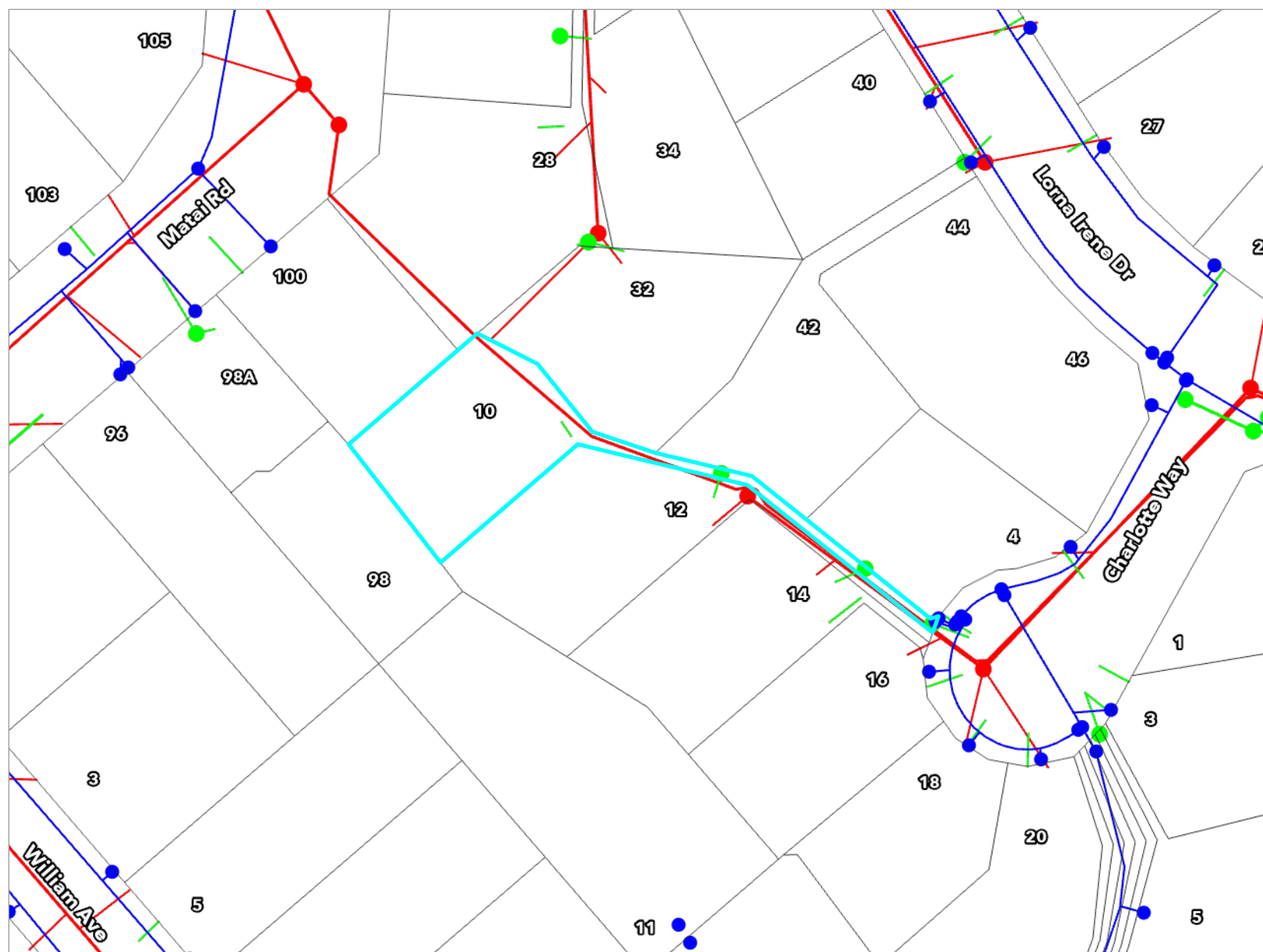
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Services Network

10 Charlotte Way, Raumati (LOT 1 DP 361445 C/T 249960)



Key to map symbols

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

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0 10 20 Metres

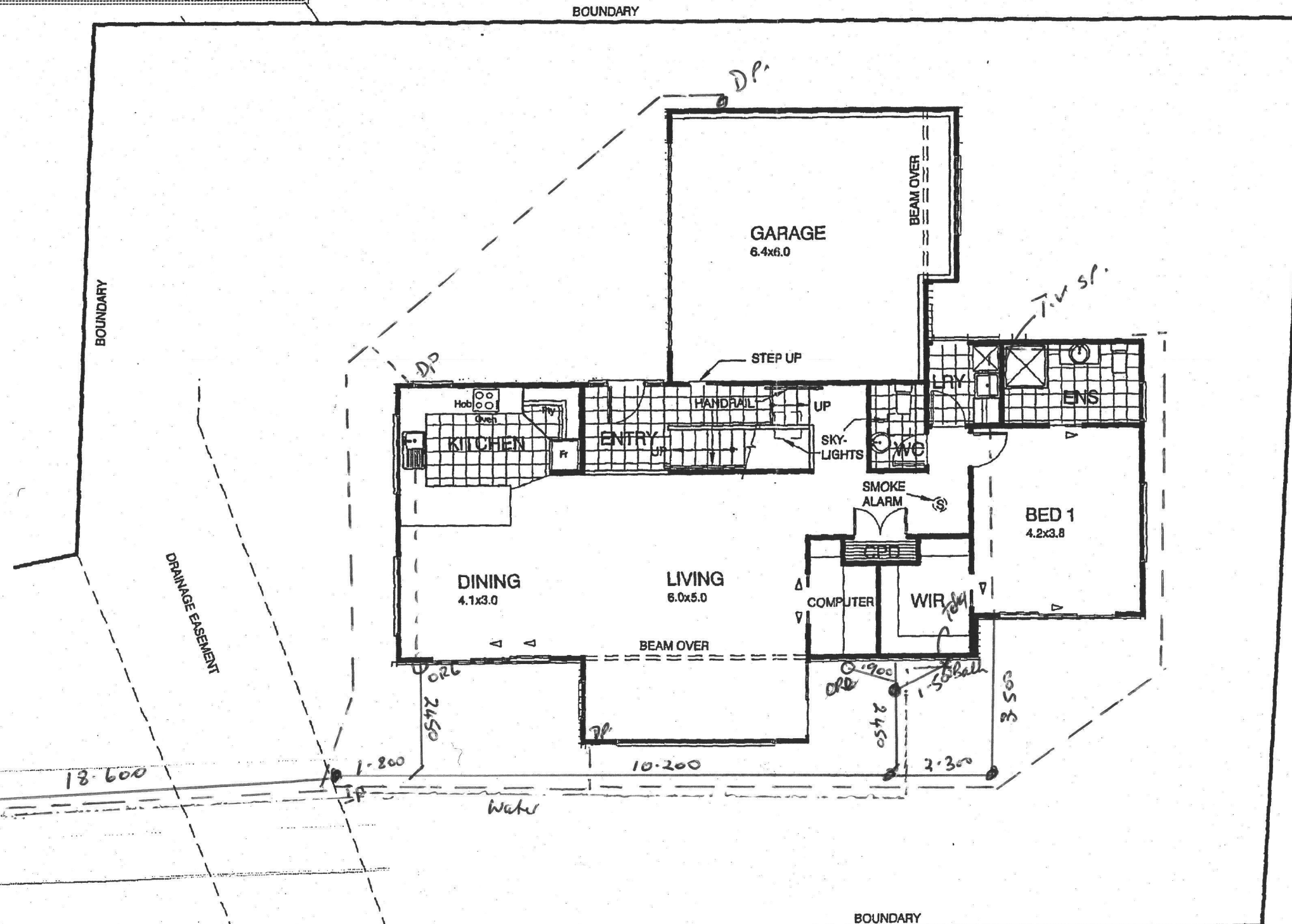
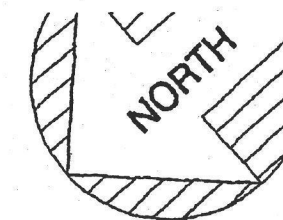
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ENSURE THE BUILDING AND SERVICES ARE CLEAR OF THE EASEMENT.

PLEASE SHOW SEWER, WATERMAIN AND TOBY AND STORMWATER DRAINS



- NOTES
- PQ 60x12 BEVELLED SKIRTINGS THROUGHOUT
 - PQ BEVELLED CORNICE THROUGHOUT
 - 13mm GIB ULTRALINE CEILINGS THROUGHOUT
 - 10mm AQUALINE TO BATHROOM AND ENSUITE WALLS, 13mm AQUALINE TO CEILINGS
 - ALL INTERNAL DOORS TO BE PQ PLYCO MANHATTEN IN PQ SLIMLINE JAMBS

NEW HOUSE
LOT 56 RAUMATI ESTATE
RAUMATI
BY JCK DEVELOPMENTS

UPPER LEVEL FLOOR PLAN

Scale	Date	Job	Rev.	Sheet
1:100	SEPT 05	3725	A	2

PDA PETER DAVIS
architecture

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

ELEVATION KEY



Stormwater

Sewer

Water

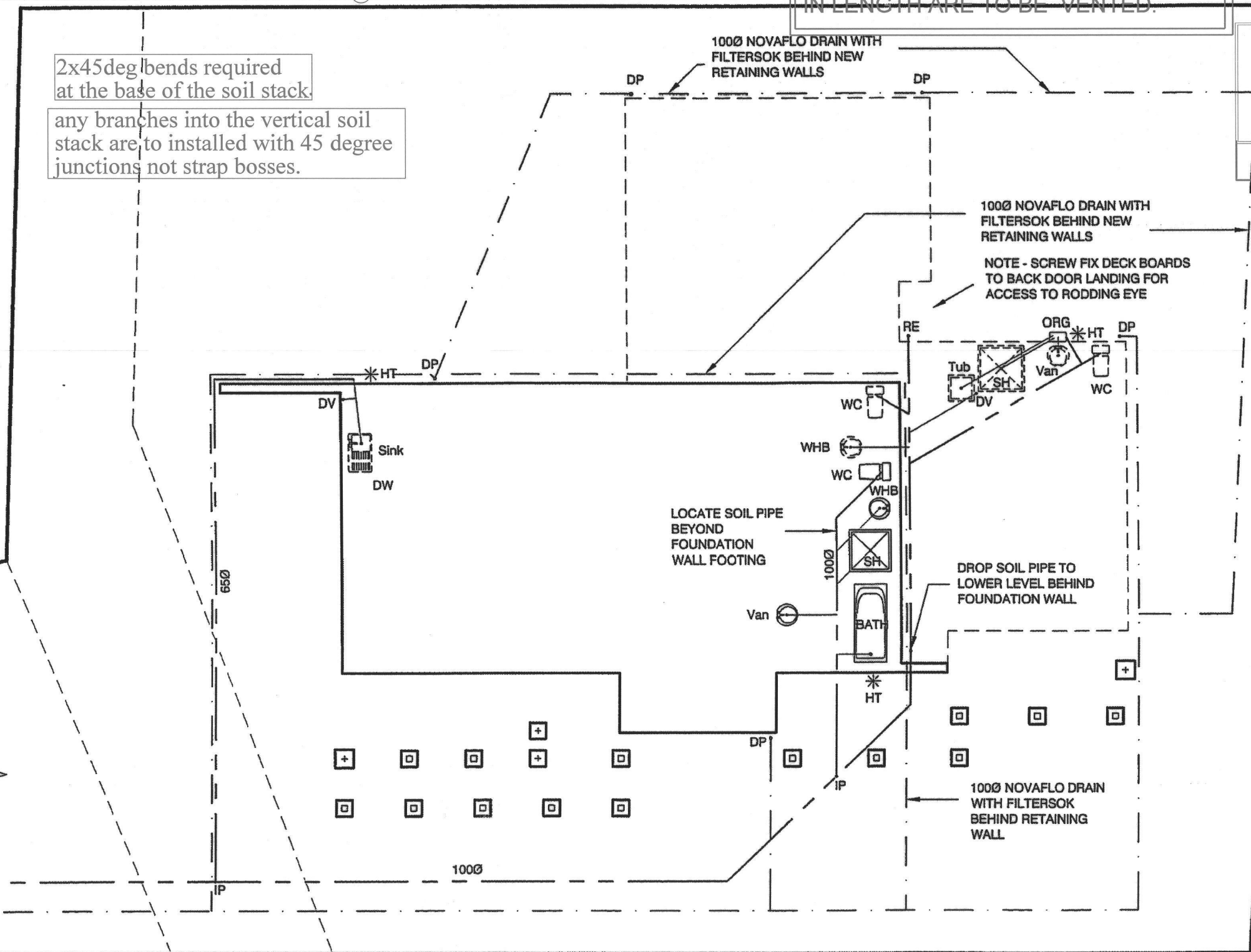
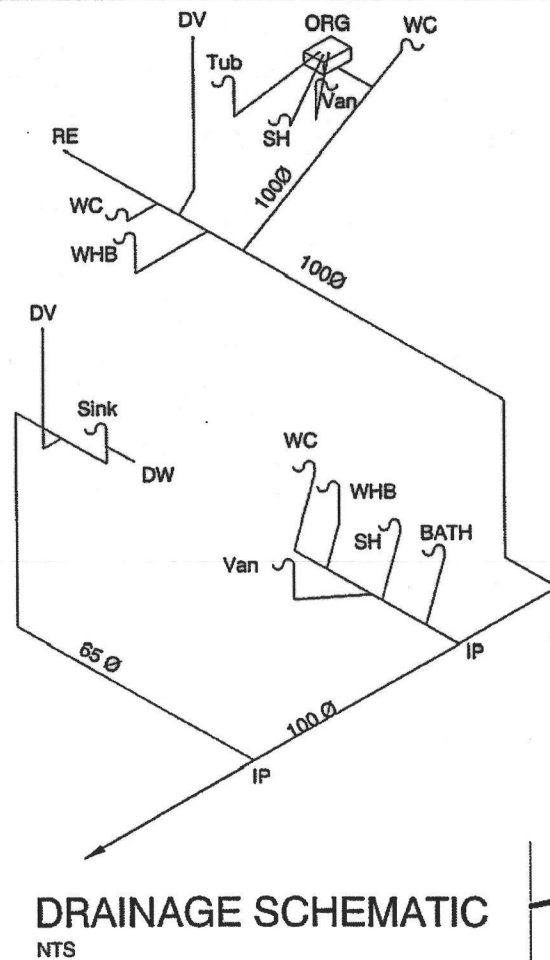
UPPER LEVEL FLOOR PLAN

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

BRANCH DRAINS LONGER THAN 10.M
IN LENGTH ARE TO BE VENTED.

APPROVED
BY P & D
Simon Copp
Officer
19/12/2005

2x45deg bends required
at the base of the soil stack.
any branches into the vertical soil
stack are to installed with 45 degree
junctions not strap bosses.



LEGEND

- 100 dia uPVC SEWER DRAIN
- 100 dia uPVC STORMWATER DRAIN
- ORG OVERFLOW RELIEF GULLY
- DV 50 dia DRAIN VENT
- IP INSPECTION POINT

- RE RODDING EYE
- DP DOWNPIPE
- *HT HOSE TAP OUTLET

NOTES:
- PLUMBING AND DRAINAGE WORK TO BE IN
ACCORDANCE WITH NZ/AS3500 PART 2.2

DRAINAGE PLAN

SCALE 1:100

MINIMUM SIZE DRAIN 65MM
SWEEP "Y" JUNCTIONS TO BE USED.

PLUMBER / DRAINLAYER TO FILL OUT ATTACHED
PRODUCER STATEMENT FORMS AND RETURN
TO COUNCIL ALSO PROVIDE AN ASBUILT DRAINAGE PLAN

NEW HOUSE
LOT 56 RAUMATI ESTATE
RAUMATI
BY JCK DEVELOPMENTS

DRAINAGE PLAN

Scale	Date	Job	Rev.	Sheet
1:100	SEPT 05	3725	A	6

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

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

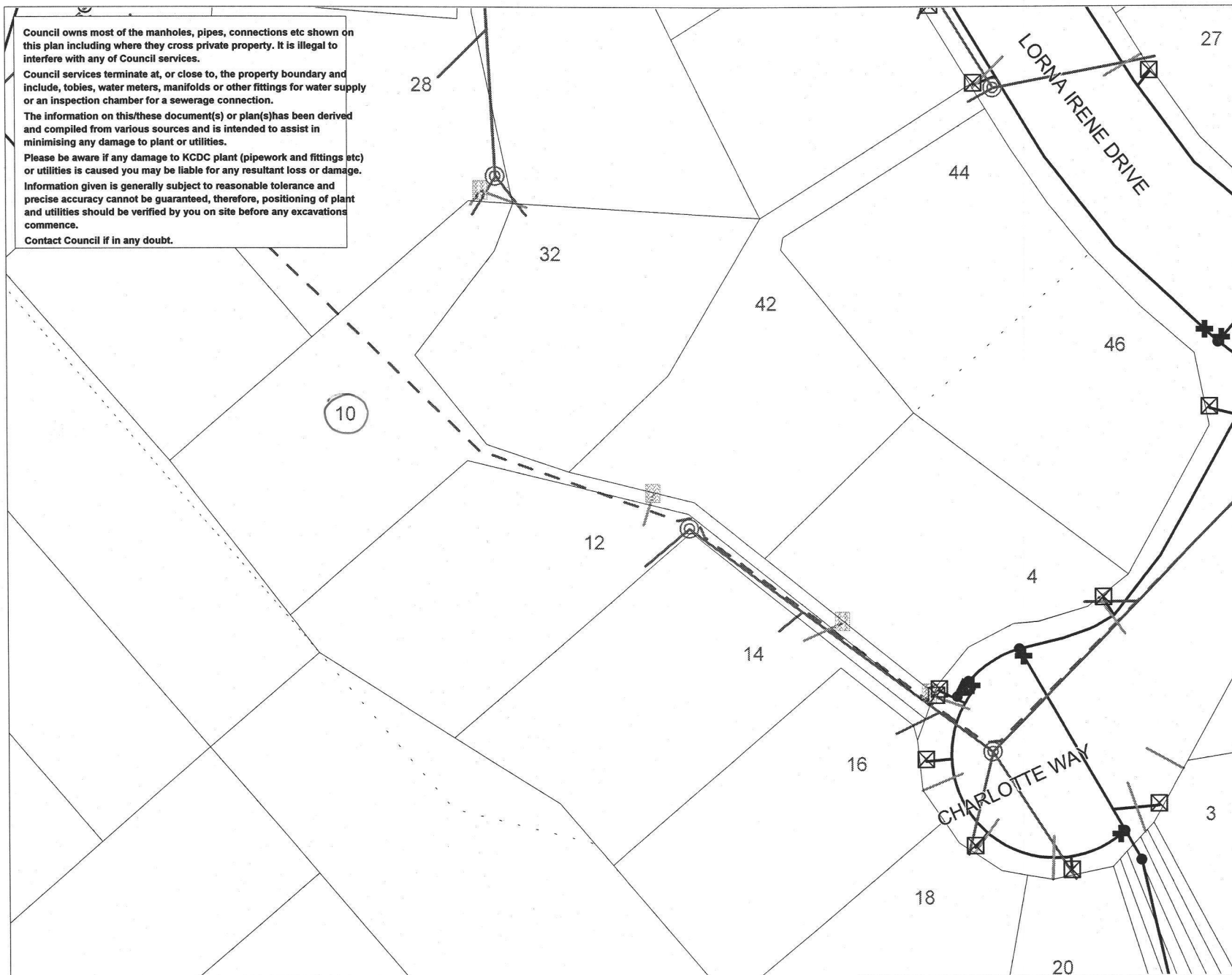
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

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

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

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

Contact Council if in any doubt.



LEGEND

NORTH

- Sewer Pump
- ⊙ Sewer Manhole
- ☆ Stormwater Soak Hole
- Stormwater Pump
- ⊙ Stormwater Manhole
- ▨ Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ⊕ Water Valve
- ⊗ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- .-.- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 19/12/2005 By STA-BUILDCON-11

Scale: A4 1:590

Date of Aerial Photography:

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NB: The property boundaries and address numbers shown are indicative only.



SERVICE NETWORK

17 September, 1999

Pritchard Group Ltd
20 Addington Road
RD1
OTAKI

Dear Sir/Madam

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

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

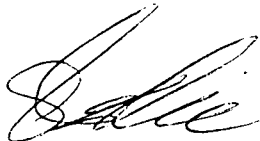
Would you please note that if you do not concur with the conditions of your consent you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice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

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

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

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

Yours faithfully



Dan Rodie
RESOURCE CONSENTS PLANNER

for

Christopher P Shaw
RESOURCE CONSENT MANAGER



RESOURCE CONSENT NUMBER: RM 990315

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

Pritchard Group Ltd, 20 Addington Road, RD1, Otaki

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

Planning Conditions:

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

Please Note:

The area of land owing as reserves contribution as a result of stages one and two of the development is still 2190 and 1720 m² respectively.

5. Information setting out the minimum water level for the lake and the means for ensuring that the water level does not fall below this level at any time and that adequate inflow is maintained to avoid stagnation and to maintain a high level of amenity value shall be submitted prior to the issue of certificate pursuant to 224 (c) of the Act. Maintenance of the lake, the minimum water level, and adequate water flows, and all associated equipment, shall be the responsibility of the owners and occupiers of the allotments within which the lake is situated.

A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council noting these requirements at the time of the issuing of the 224(c) certificate for the relevant stage of the development.

Engineering Conditions:

6. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.
7. Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
8. The payment of Council engineering fees of \$211.50 (GST inclusive) per new residential lot created but refer to notes 1 to 7 of the engineering fees adopted by Council as from the 1 July 1998 plus a one only \$90.00 (GST inclusive) internal reporting fee.
9. The Developer shall either:

Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

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

or

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

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

10. A financial contribution of \$384.00 (GST inclusive) for every new residential lot created towards a Community Facilities fund.
11. A financial contribution of \$710.00 (GST inclusive) for every new residential lot created towards a Water Services Fund (Water \$302, Sewerage \$408).
12. A sign post and/or name plate shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road name is to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development).
13. Three road names per street shall be forwarded to Council for approval.
14. Roads to vest shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and turning circle where necessary. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$4.50 (GST inclusive) per sqm of the area for first-coat seal. Alternatively, a prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be two metres wide and completed to the satisfaction of the Subdivisional Engineer and shall include the planting of approved trees or shrubs.
15. The road to vest between lots 64 and 65 shall be extended to include the entire frontage of these lots.

Road Geometry :-

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

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

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

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

18. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any surface water trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.
19. Earthworks shall be kept to a minimum to ensure the least disturbance to the landform.
20. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
21. Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer.
22. All sections shall have drive-on access no steeper than 1 in 5.
23. Access legs to single rear lots shall be formed and sealed if necessary to ensure that they do not cause a discharge of tailings, silt, sludge, stormwater or any other deleterious substances at the road frontage.
24. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
25. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice excluding lots 51 and 52 which are to vest as reserve.
26. A water supply service connection is required however for either lot 51 or 52.
27. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$4.50 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
28. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.
29. Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

30. Easements shown on the application are to be amended. Areas C, D, E, F, G, H, and I (excluding the piped area) are to remain in the ownership of the respective lots.
31. Council requires easements J, K and part I to be not less than 3 metres wide.
32. The easement width in the centre of the ornamental pond in favour of Council shall be between 5 and 7 metres wide (as in stage 1).
33. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.
34. The Developer shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).
35. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
36. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
37. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.
38. All costs arising from any of the above conditions shall be at the expense of the Developer.

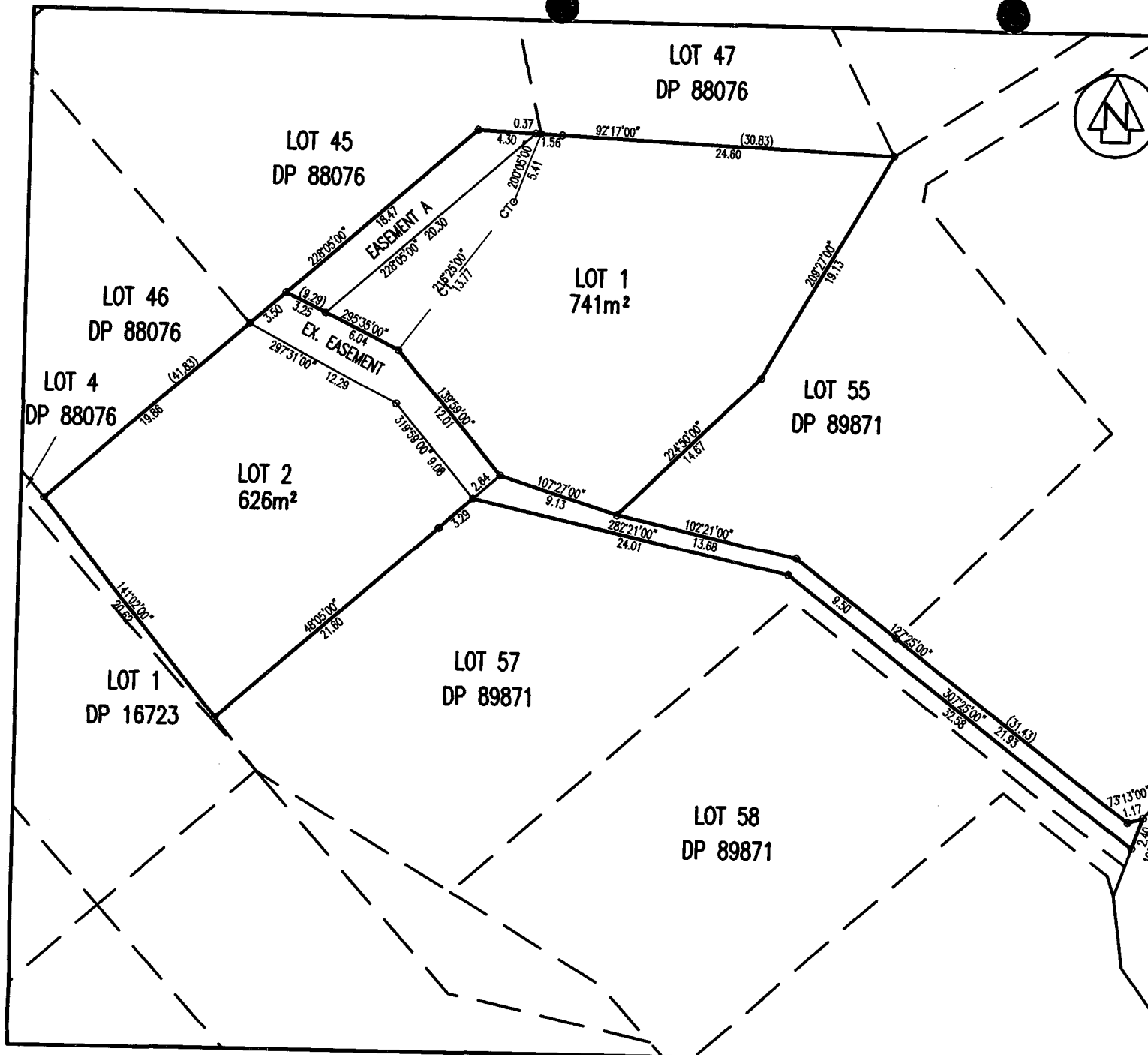
ISSUED: 17 September, 1999



Dan Rodie
RESOURCE CONSENTS PLANNER

for

Christopher P Shaw
RESOURCE CONSENTS MANAGER



No.	AMENDMENT	NAME	DATE

THIS PLAN HAS BEEN PREPARED FOR SCHEMATIC PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE AT ALL.

ANNOTATION SHOWN ON THIS PLAN MAY BE SUBJECT TO MINOR VARIATION UPON THE COMPLETION OF THE LAND TRANSFER SURVEY.

Cuttriss Consultants Limited
Hutt Valley, Wellington, Kapiti Coast

Cuttriss
Land Surveyors, Engineers & Resource Managers

☐ Level 3 Crest House, 82 Queens Drive, Lower Hutt, PO Box 30 429
Telephone 04-566 4197 Fax 04-566 1919 Email hvt@cuttriss.co.nz

☒ State Insurance Building, 169 Rimu Road, Porangahau, PO Box 386
Telephone 04-298 5319 Fax 04-298 3429 Email kapiti@cuttriss.co.nz

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CLIENT
STEPHENSON

JOB
2 LOT SUBDIVISION
LOTS 1 AND 2 BEING A
SUBDIVISION OF LOTS
55 AND 56 DP 89871

SCALE
A2 1:200 A4 1:400

	NAME	DATE	DRAWING NUMBER
FIELDWORK	ECM	07/05	19204 SCH
DESIGNED	DR	07/05	
DRAWN	JLN	07/05	
CHECKED			
SHEET			OF SHEETS

RESOURCE CONSENT - SHORT REPORT

RM: 050213	Address: 30 & 32 Lorna Irene Drive, Raumati	Date of site visit: 4 August 2005
Proposal: Subdivision – Boundary Adjustment		
District Plan Area: Residential		
SITE DESCRIPTION:		
The sites are located on the western side of Lorna Irene Drive, Raumati , with access over a shared right of way. They are entirely surrounded by other residential sites with numerous dwellings surrounding the sites. Lot 2 is generally elevated above Lot 1 with both sites sloping toward the north-east. There is a dwelling on Lot 1, and only grass on Lot 2.		
PROPOSAL DESCRIPTION:		
The proposal is to adjust the boundary to provide a topographically rationalized boundary between the two lots to better reflect the landform. Lot 1 (No. 32 Lorna Irene Drive) will increase to 626m² from 613m² Lot 2 (No. 30 Lorna Irene Drive) will decrease to 741m² from 755m²		
Photographs Taken		
CONSENT REQUIRED FOR:		
Subdivision - Boundary Adjustment		Controlled
NOTIFICATION ANALYSIS		
ENVIRONMENTAL EFFECTS:		
Possible Adverse Effects	De Minimis/Minor/Any mitigation	
None	De Minimis	
Experts Consulted and their Comments?:		
Subdivision Engineers : Council's Subdivision Engineers have suggested conditions for this boundary adjustment. I concur with these and they have been attached as conditions of consent accordingly. Tangata Whenua : It is not considered that Iwi will have any comments over this minor boundary adjustment, as no earthworks are proposed by it.		
POTENTIALLY ADVERSELY AFFECTED PERSONS:		
No written approvals have been sought as no persons are deemed to be adversely affected by the proposal.		
SECTION 94 DECISION:		
93(1)(a) The proposal is for a Controlled Activity and need not be notified		

94C(2) There are no special circumstances relating to this proposal which requires it to be publicly notified.

ASSESSMENT:

I have considered this proposal and consider that it is consistent with the relevant Assessment Criteria set out in the Plan.

Relevant Assessment Criteria no. D.1.2.2

This proposal is consistent with the relevant Objectives and Policies of the Plan.

Relevant Objective/Policy no. C.1.1 Residential Zone Objective 1.0 General & Policies 1- Amenity Values.

C.7.1 Residential Subdivision Objective 1.0 – General and Policy 1 – Low Density Character.

CONCLUSION

The effects of this proposal are **de minimis** and the proposal is consistent with the Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan. Having considered the matters set out in Section 104 of the Act, I am of the opinion that consent can be granted subject to appropriate conditions.

DECISION:

That Officers acting under Delegated Authority from Council and pursuant to Section 104A of the Resource Management Act 1991 **grant consent** to the proposal for **Subdivision – Boundary Adjustment at 30 and 32 Lorna Irene Drive, Raumati**, being **Lots 55 & 56 DP 89871**, subject to the following conditions:

Conditions of Consent:

Monitoring and Review:

1. Prior to starting work, the consent holder shall notify the Council's Compliance Officer in writing 48 hours before the consent is carried out. The consent holder shall fill out and return by fax (04 904 5815 or post to Private Bag 601, Paraparaumu) the form attached to the decision letter.
2. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or the supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991.

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

General:

3. That the proposal must be in accordance with the **Cuttriss Consultants Limited Plans titled "2 Lot Subdivision Lots 1 and 2 Being a Subdivision of Lots 55 and 56 DP 89871" Drawing No. 19204 SCH dated 07/05 and stamped 'Final Approved Plans' on 5/08/05** and other information submitted with the application RM050213.
4. The consent holder shall pay Council engineering fees of \$144.00 (GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.

Extra fees may apply in accordance with the engineering fees schedule adopted by Council from 12 December 2002.

Note: The current charge out rate is \$72.00 (GST inclusive) per hour

5. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005.
6. Easements are required over any rights of way and/or communal services where these pass through the lots in the subdivision.

Easements shall be shown on the land transfer title plan and any documents shall be prepared by solicitors at the consent holder's expense

Advice Notes:

1. All costs arising from any of the above conditions shall be borne by the consent holder.
2. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.
3. Rights of objection to the conditions specified above may be exercised pursuant to section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.

Reasons for Decision:

1. The effects of the proposal on the environment will be no more than minor and there are no parties who are considered to be adversely affected.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.
3. As this application is for a Controlled Activity Council must grant consent.

Report prepared by: Mike Mackiggan

DECISION:

RM050213 - APPROVED

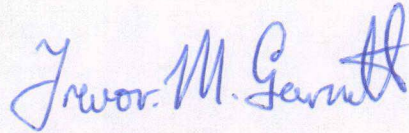
DATE: 5 August 2005



Mike Mackiggan
Senior Resource Consent Planner

Delegated Officer

5 August 2005



Trevor Garnett
Team Leader Resource Consents

Delegated Officer

5 August 2005



5 August 2005



FILE: RM050213

C & G Stephenson
c/o Cuttriss Consultants Ltd,
PO Box 386
PARAPARAUMU 6010

For The attention of Julius Newman

Dear Julius

RM050213: Subdivision Consent –Boundary Adjustment.

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

There is no deposit for an objection. However, a fee of \$144.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire within 5 years of the date of issue of this decision. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 904 - 5622

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in blue ink, appearing to read "M. Mackiggan".

Mike Mackiggan
SENIOR RESOURCE CONSENTS PLANNER



RESOURCE CONSENT NUMBER: RM050213

DECISION:

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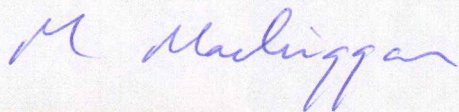
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Reasons for Decision:

1. The effects of the proposal on the environment will be no more than minor and there are no parties who are considered to be adversely affected.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.
3. As this application is for a Controlled Activity Council must grant consent.

DECISION: APPROVED
RM 050213
DATED 5th August 2005



Mike Mackiggan
Senior Resource Consents Planner



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

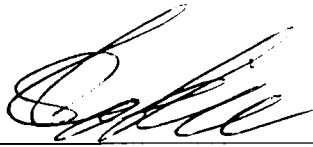
The District Land Registrar at Wellington

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

1. That specific foundation design by a registered engineer will be required for any new dwelling or additions and alterations to a dwelling within lots 53 – 62 and 70 land transfer plan 89871 and may be required for any new dwelling or additions and alterations to a dwelling on Lots 49, 50, 63 – 69 and 71 – 78 land transfer plan 89871 in accordance with the recommendations within the Soil Test Report prepared by Cuttriss Consultants Ltd. dated April 2000 a copy of which is available in Council's Resource Consents Office.
2. The owners and occupiers of lots 72 - 78 land transfer plan 89871 shall be responsible for the maintenance of the lake within those allotments on an on-going basis. This shall include preservation of the stormwater storage capacity of the lake; maintenance of water quality to ensure there are no adverse effects on residential amenity values from insects, odour or other nuisance; and maintenance of all associated equipment. It should be noted that the ground water level in the area governs the minimum water level and should not vary to any large degree. Information relating to this matter is contained within files No. RM 980182 and RM 980504, which are available to be viewed in Council's Resource Consents Office.

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

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



AUTHORISED OFFICER



AUTHORISED OFFICER