



Council Property File

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.

BUILDING CONSENT NOTES

ADDRESS: 10 Charlotte Way Raumati

LEGAL DESCRIPTION: LOT 56 DP 89871

Zone: Residential zone

NOTES Permitted Activity

- * section 221 consent notice on property all work must take into account section 221 consent notice
- * No section 72 consent notice
- * No resource on property
- * within airport operation zone and approach surface grade 1:40
- * No flood hazards no hazards and no licences
- * No cultural sites, fault traces, iwi Springs or eco-sites
- height comply
- height envelope comply
- coverage comply
- yard encroachment but received neighbour written approval which match signatures on plan
- * Carmell Wagg and Jerome Wagg 12/12/05 extent of
- * Letter regarding earthworks attached

Neighbours Written Approval:

•
•

Consulted Parties:

•
•
•

Approved/Approved with Conditions

Name: Vyeny Tong Date: 20/12/05



Project Information Memorandum No. BC056327

Building Project: New Dwelling

10 Charlotte Way
Raumati

FOR OFFICE USE ONLY

FEES	PIM Fee	
\$.....		\$.....
\$.....	RECEIPT NO.	DATE
\$.....		
\$.....	INVOICE NO	DATE
\$.....		
\$.....	RECEIPT NO	DATE
SUBTOTAL		
Less Deposit Paid		
TOTAL		
GST INCLUDED		



Project Information Memorandum

Section 34, Building Act 2004

Application

JCK Developments
PO Box 2082
Raumati Beach

No. 056327P
Issue date 29/12/05
Application date

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stage New res dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	res dwelling
Estimated Value	\$330,000
Location	10 CHARLOTTE WAY, RAUMATI
Legal Description	LOT 56 DP 89871
Valuation No.	1529160367

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- ___ Information identifying special features of the land concerned
- ___ Details of relevant utility systems
- ___ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Date: 29/12/05

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 | 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz



PROJECT INFORMATION MEMORANDUM - BC 056327P

Application Details

Applicant Name :	Name JCK Developments
Contact Address :	PO Box 2082 Raumati Beach
Location :	10 CHARLOTTE WAY, RAUMATI
Legal Description :	
Proposal :	New res dwelling PIM APPLICATION ONLY

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	None listed
Designations on property :	A.O.Z, approach surface grade 1:40
Easements :	ROW, sewage, water, stormwater, services
Site subject to inundation :	Not known to be
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	N/A
Floor level (100 year event) :	N/A
Yard and height requirements :	Neighbours written approval obtained
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal. All work carried out must be in accordance with Section 221 consent. Neighbours written approval obtained for side yard encroachment.

Note: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a registered surveyor prior to foundation inspection.

Special Features of the Land

Potential erosion :	Not known to be
Potential avulsion :	Not known to be
Potential subsidence :	Not known to be
Potential slippage :	Not known to be
Potential alluvion :	Not known to be
Potential inundation :	Not known to be
Presence of hazardous contaminants :	Not known to be

Other features

Plumbing and Drainage Details

Sewer available / connected :	Available
Water available / connected :	Available
Site plan of existing services :	Not supplied
Location of sewer lateral :	shown
Location and size of water toby :	20mm shown
Location of public drains (if any) :	See attached plan
Location of easments (if any) :	see planners comments
Stormwater disposal to :	connection provided

Plumbing and drainage notes



Lot 56
10 Charlotte Way

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

The District Land Registrar at Wellington

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

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

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

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


AUTHORISED OFFICER


AUTHORISED OFFICER



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier WN57C/217
Land Registration District Wellington
Date Issued 21 September 2000

Prior References
WN55C/706

Estate Fee Simple
Area 755 square metres more or less
Legal Description Lot 56 Deposited Plan 89871
Proprietors
JCK Developments Limited

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, rights to electricity, telephone, water supply, cable TV, sewage drainage and water drainage over part marked C on DP 89871 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 parts marked A & C on DP 89871 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 parts marked A & C on DP 89871 in favour of Horowhenua Energy Limited created by Transfer B803122.13 - 21.9.2000 at 3.49 pm

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

Subject to a sewage drainage right (in gross) over parts marked C & L on DP 87871 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 parts marked A & C on DP 89871 in favour of Saturn Communications Limited created by Transfer B803122.15 - 21.9.2000 at 3.49 pm

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

Appurtenant hereto is a right of way and 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

6145913.3 Mortgage to ANZ National Bank Limited - 10.9.2004 at 9:00 am

FILE NOTE

Consents & Compliance Division

FILE NUMBER: BC056377

OFFICER: Yeny Soma

DATE: 21/12/05

SUBJECT: earthworks

21/12/05 Rang Jerome regarding the extent of earthworks and asked for it in writing. ✓

Also asked about the written approval for neighbors consent, and found letter of written approval. ✓

Signature: _____



19 December 2005

BC056327

Jerome Wagg
P.O Box 2082
Raumati Beach

Dear Jerome

BC056327: NEW DWELLING AT 10 CHARLOTTE WAY, RAUMATI (LOT 56 DP 89871).

Thank you for your building consent application which is currently being processed.

Can you please provide information on the extent of earthworks required to complete the proposed new dwelling and driveway.

I have enclosed for your information the relevant provisions of the District Plan for earthworks.

D.1.2.1 Permitted Activity Standards for Residential Areas

Earthworks the following standards apply when carrying out earthworks for an activity such as constructing new buildings and relocating buildings, building roads and access ways to building sites, subdivision lots parks and parking areas. These standards do not, however, apply to, road maintenance activities within road reserves.

The standard applies whether in relation to a particular earthwork or as a total of cumulative earthworks

(iii) In all other areas no earthworks shall involve the disturbance of more than 50m³ (volume) of land and shall alter the existing ground level by more than 1 metre, measured vertically.

Except the standard shall not apply in respect to earthworks associated with approved building developments, subject to building consent, provided that the earthworks do not extend more than 2 metres beyond the foundation line of the building in any 12 month period.

On the plans submitted to Council several pages contain boundary encroachment measurements and signatures, can you please confirm these measurements and who the signatures on the plans belong to.

We look forward to completing your consent and would appreciate prompt attention to these details so as to avoid any unnecessary delays in the processing system. Please contact me should you wish to discuss this matter in any further detail (04) 904 5621.

Yours Sincerely

Ross Goodman
RESOURCE CONSENTS OFFICER

J.C.K Developments Ltd
Building Contractors

Jerome Wagg
PO Box 2082
Raumati Beach
Phone (04) 904 2288
Mobile (021) 500 844
Fax (04) 904 2258

Kapiti Coast District Council
PO Box 601
PARAPARAUMU

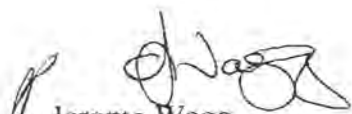
ATTENTION: VLJAY SIMA

Fax: 904 5830

**RE: BC056327: NEW DWELLING AT 10 CHARLOTTE WAY, RAUMATI (LOT
56 DP89871)**

As discussed with you earlier, we confirm that the earthworks do not extend more than 2 metres beyond the foundation line of the building.

If you require any further information please let me know.


Jerome Wagg
JCK Developments Ltd



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NOTICE OF WRITTEN APPROVAL

APPROVAL BY PERSON(S) AFFECTED BY AN APPLICATION FOR A RESOURCE CONSENT

To be completed by the person(s) requesting approval:

APPLICANT: JCK DEVELOPMENTS LTD

TYPE OF CONSENT: _____

PROPOSED ACTIVITY: BOUNDARY ENCROACHMENT

LOCATION: 10 CHARLOTTE WAY RAUMATI ESTATE

PLAN REFERENCE NO: _____

To be completed by the person(s) giving his or her approval:

I/we are the owner/ shareholder/ occupier of the following property:

Name Carmell Wagg

Street/Road Address 12 Charlotte Way, Raumati

Legal Description LOT 56 D.P 89871

Phone Number 9042288

- I/we have inspected and signed the attached plans and information for the above activity

☒ Yes/ No

- I/we understand that, if I give my approval, the District Council shall not take into account any effects that the proposed activity may have on me, when considering the application

☒ Yes/ No

- Either:** I/we hereby do give approval for the proposal to proceed as presented,

☒ Yes - I/we Approve

Or

I/we hereby do not give approval for the proposal to proceed as presented

No - I/we
do not
approve

Note: If you do not understand what this form is for, do not sign it

[Signatures]
(Signatures)

Carmell Wagg
Jerome Wagg
(Print Names)

12.12.05
12-12-05
(Date)

If you have any queries about this form or the reason it is required please contact the Resource Consents Department of Kapiti Coast District Council, (04) 902 PLAN (7526).

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

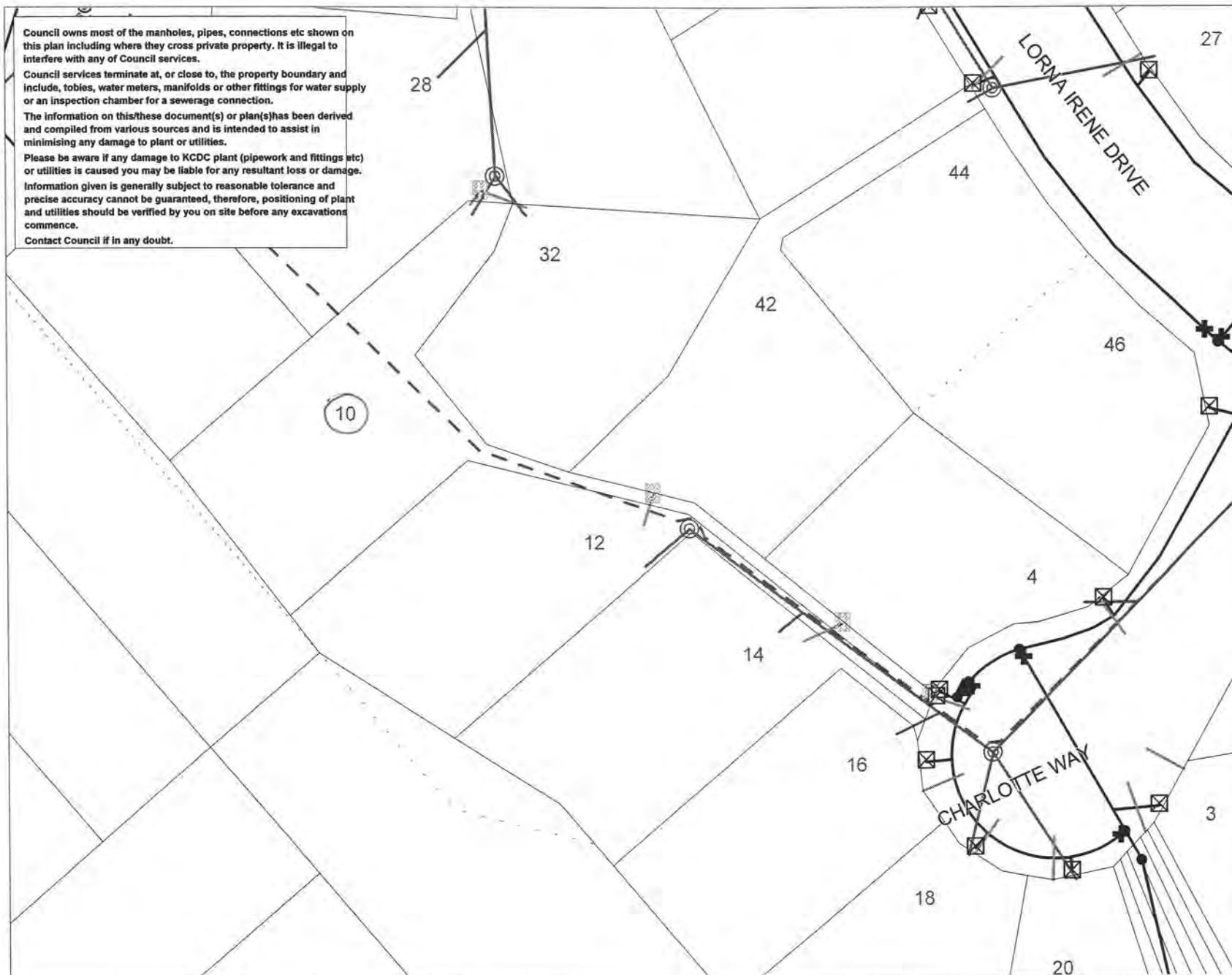
Council services terminate at, or close to, the property boundary and include, toiles, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

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

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

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

Contact Council if in any doubt.



LEGEND

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

