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SOLD ON KĀPITI
REAL ESTATE

03 September 2026

Judith Ulrich

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 12B Tiromoana Road 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

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
Manager Consenting

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Land Information Memorandum (LIM)

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

12B Tiromoana Road Raumati South

Application Details

Applicant	Judith Ulrich
LIM number	L260780
Application date	21/08/2026
Issue Date	03/09/2026

Property Details

Property address	12B Tiromoana Road Raumati South
Legal description	LOT 1 DP 433285 C/T 526954
Area (hectares)	0.0450

Valuation Information

Valuation number	1529115800
Capital value	\$780,000
Land Value	\$370,000
Improvements Value	\$410,000

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

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Document information

This document has been prepared in accordance with legislation

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) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

This LIM contains information held by Council

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

Due diligence is recommended

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

Attachments

- 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)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (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	2026/2027
Annual Rates 1 July to 30 June	\$5,720.71 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/09/2026
Rates arrears	\$0.00
Water Rates	\$59.39 For the 2026/2027 rating year, all water used is charged at a volumetric rate of \$1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water Rates 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

24/02/54 Building Permit 11265 DWELLING

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

No pool registered to this property.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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 the land may be put, and conditions attached to that use. This section may provide some information relating to the natural hazards, which may impact this property. More information relating to these and other potential natural hazards can be found in Section 6 Natural Hazards.

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.

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

District Plan Features and Overlays

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

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

This property was created via subdivision in 2010 under resource consent number RM100042 (Proposed two lot residential subdivision at 12 Tiromoana Rd, Raumati South). A copy of the Decision is provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which relates to (LOT 2 DP 433285) and requires certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

There are no known easements.

Copies of the Deposited Plan (DP 433285) and Record of Title are provided with this LIM.

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

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

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

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

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

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

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

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

5. Special Features and Characteristics of the Land

This section identifies information held by Council 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.

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 [Selected Land Use Register \(HAIL Database\)](#).

Other Information

The adjacent and adjoining road carriageways (Renown Road and Tiromoana 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 adjacent and adjoining road carriageways (Renown Road and Tiromoana Road) are 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.

The adjacent road carriageway (Tiromoana Road) is shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps. Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

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

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

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

6. Natural Hazards

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

A natural hazard is 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 affect human life, property, or other aspects of the environment.

The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

The Operative District Plan 2021 contains information relating to natural hazards, which may present a risk to property and people within the Kāpiti Coast District. These are discussed below, with further information relating to how this property could be impacted available in the Operative District Plan 2021, and on the attached maps.

Natural hazard information held by Council

Natural hazards identified in the District Plan

Earthquakes

Due to its geographical features, the Kāpiti Coast District may be at risk of earthquakes. Earthquake fault traces within the Kāpiti Coast are mapped in the [Operative District Plan 2021](#), and can help you identify whether this property may fall within a fault area.

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.

Liquefaction

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

More information on this risk can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Slope failure

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to slope failure in the event of an earthquake. Those areas in the southern or southeastern parts of the District such as Paekākāriki and Raumati, may be particularly susceptible.

More information detailing earthquake-related hazards can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Fire

Due to its climate and geographical features, the Kāpiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in our [Operative District Plan 2021](#).

Further information relating to fire risks, can also be found in the information provided by the Greater Wellington Regional Council later in this section.

Tsunami

Under certain circumstances, the Kāpiti Coast District may be at risk of experiencing a tsunami. To understand the potential risk to this property and the evacuation zones please see the updated tsunami evacuation maps for Kāpiti these can be viewed at the Council's website at [Tsunami Zones](#).

Flooding

Due to its physical landscape, the Kāpiti Coast District presents with a varying level of flood risk. For more information about this risk and the property can be found under "flood hazard categories" on the District Plan Maps and in the [Operative District Plan 2021](#)

Council is currently undertaking an update of its flood modelling, which will provide up-to-date information regarding flood hazards within the Kāpiti Coast District, including at a property level. This information is only in draft currently, which has been released for consultation with the community. As it is only in draft form, the information may change prior to its finalisation, which may influence how the risk of flooding could affect this property.

More information on flood hazard modelling, including currently available information can be found on the Council website

www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/.

For more information, please contact the Stormwater and Coastal Assets team on 0800 486 486.

If this property has been subject to a Building or Resource Consent, a geotechnical or liquefaction assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

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 Kāpiti 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.

Natural hazards identified under the Building Act 2004

Natural hazards identified under the Building Act 2004 during a consenting process may influence whether land can be built on and/or the specifications required to mitigate risk. Natural hazards under Section 71(3) of the Building Act include erosion, falling debris, subsidence, inundation, and slippage.

Consents notified relating to a natural hazard

If this property has had a Building Consent issued, which required notification for a natural hazard, it will be found in *Section 2: Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings*.

Notices issued under 133BT

Under certain conditions, for example if a building presents a risk of injury or death to people or has been evacuated during an emergency event, a notice may be issued.

A Notice under 133BT of the Building Act 2004 has not been identified for this property. For further information on this section, contact the Building Team on 0800 486 486.

Geotechnical assessment

If this property has been the subject of a 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 and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

A geotechnical report supplied under the Building Act 2004 has not been identified for this property.

All available Building Consent geotechnical assessments are located in attached building files. For further information on this section, contact the **Building Team** on 0800 486 486

Natural hazards identified under the Resource Management Act 1991

Natural hazards identified under Resource Management Act 1991 during a consenting process could influence how land may be used and/or whether land can be built on, as well as any specification required to mitigate the risk of natural hazards. The definition of a natural hazard under the Resource Management Act can be found at the beginning of this section.

If this property has been the subject of a Resource Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about the risk of natural hazards at the property.

A geotechnical report supplied under the Resource Management Act 1991 has not been identified for this property.

For further information contact the **Resource Consents Team** on 0800 486 486.

Natural hazard information provided by Greater Wellington Regional Council

This information has been provided by Greater Wellington Regional Council in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. No alteration has been made to this information.

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website: <https://mapping1.gw.govt.nz/gw/ClimateChange/> and https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#.

Please contact **Greater Wellington Regional Council** at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**

www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information www.wremo.nz. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

Other natural hazard information

No other information found.

7. Other land and building classifications

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

No information located.

8. 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.

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 discharge should be confined to site, or discharged to the kerb and channel. There is no record of any Council services running through the property.

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

9. 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.

10. 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.

11. 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

No information found.

Cultural and Archaeological

The settlement history of the Kāpiti 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](#)

12. 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

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. This may also include technical reports (such as geotechnical and/or structural reports) if available.

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 Kāpiti 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.



**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 **526954**
Land Registration District **Wellington**
Date Issued 14 September 2010

Prior References
WN293/116

Estate Fee Simple
Area 450 square metres more or less
Legal Description Lot 1 Deposited Plan 433285

Original Registered Owners
Liam Francis Martin and Heidi Martin

Interests

7880126.3 Mortgage to ANZ National Bank Limited - 17.7.2008 at 9:00 am
Fencing Agreement in Transfer 147520 - 1.8.1922 at 11:00 am
9682979.1 Discharge of Mortgage 7880126.3 - 14.4.2014 at 2:46 pm
9682979.2 Transfer to Hope Louise Etherington and Samuel Henderson - 14.4.2014 at 2:46 pm
9682979.3 Mortgage to ANZ Bank New Zealand Limited - 14.4.2014 at 2:46 pm
12433060.1 Discharge of Mortgage 9682979.3 - 5.5.2022 at 1:09 pm
12433060.2 Transfer to Judith May Ulrich and Simon James Henderson - 5.5.2022 at 1:09 pm



Title Plan - DP 433285

Survey Number	DP 433285
Surveyor Reference	20303 Martin
Surveyor	Nicola Kate Todd
Survey Firm	Cuttriss Consultants Ltd (Kapiti)
Surveyor Declaration	I Nicola Kate Todd, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 03 Sep 2010 04:10 PM

Survey Details

Dataset Description	Lots 1 & 2 Being a Subdivision of Lot 81 DP 5853		
Status	Deposited		
Land District	Wellington	Survey Class	Class A Cadastral Survey
Submitted Date	03/09/2010	Survey Approval Date	06/09/2010
		Deposit Date	14/09/2010

Territorial Authorities

Kapiti Coast District

Comprised In

CT WN293/116

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 433285	Fee Simple Title	0.0450 Ha	526954
Lot 2 Deposited Plan 433285	Fee Simple Title	0.0561 Ha	526955
Total Area		0.1011 Ha	



Diag. A

TIROMOANA ROAD
Legal Road (20.12 Wide)

RENOUW ROAD
Legal Road (20.12 Wide)

27.89

20.12

2
0.0561Ha

20.12

1
0.0450Ha

22.40

27.89

Lot 82 DP 5853

22.40

20.12

Lot 67 DP 10231

T 1/1

Land District: Wellington	Lots 1 & 2 Being a Subdivision of Lot 81 DP 5853	Surveyor: Nicola Kate Todd Firm: Outtriss Consultants Ltd (Kapiti)	Title Plan DP 433285
Digitally Generated Plan Generated on: 21/09/2010 1:25pm Page 2 of 2			
			Deposited on: 14/09/2010

Aerial Photography

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: August 20, 2026

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Operative District Plan 2021 - Zones and Precincts

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



Key to map symbols

-  Precinct
-  Coastal Qualifying Matter Precinct
-  General Residential Zone



0 20 40 Metres
Scale @ A4 - 1:850

Date Printed: August 20, 2026

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

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



Key to map symbols

-  Major 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.



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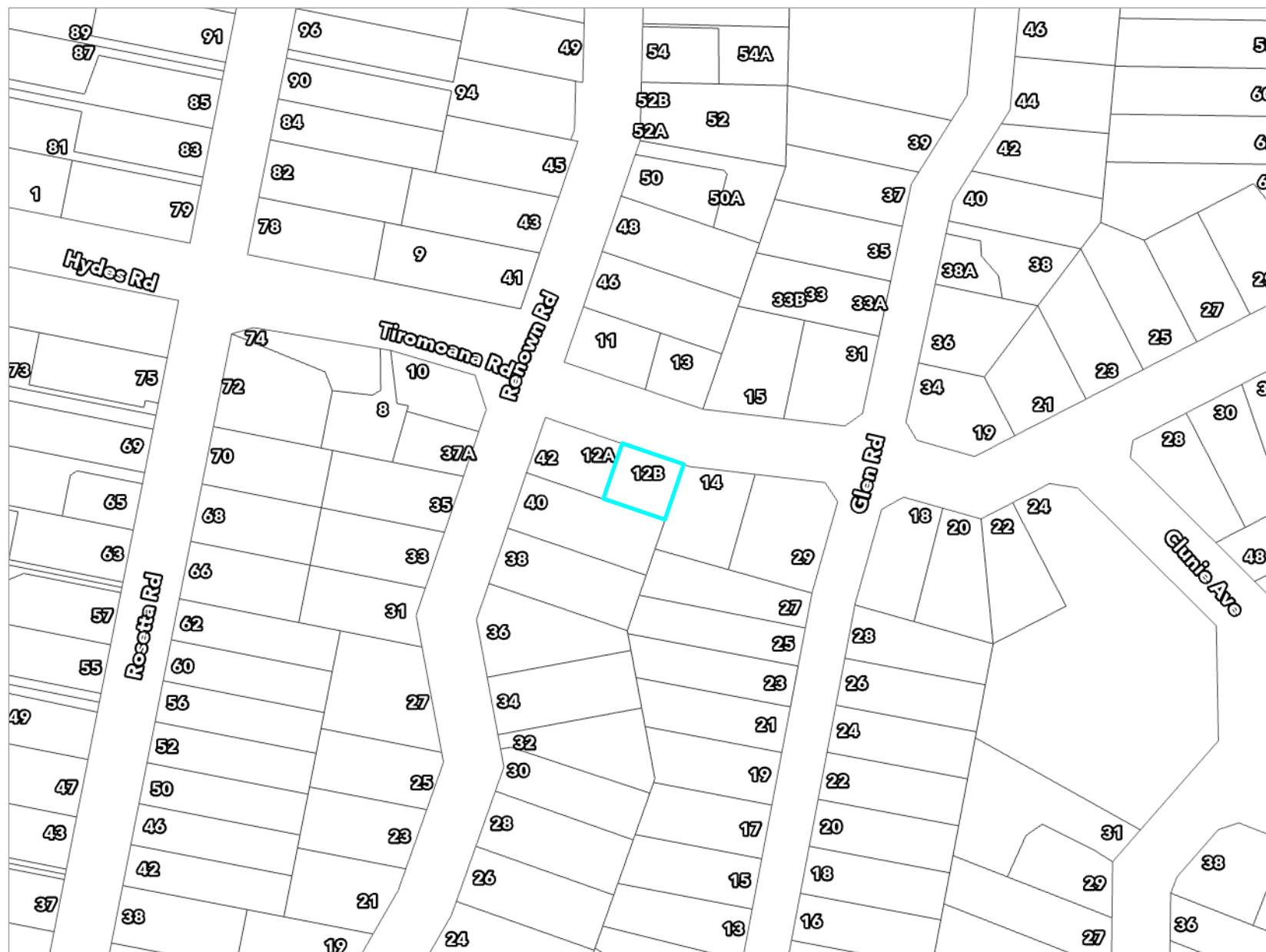
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Operative District Plan 2021 - Designations & Miscellaneous Features

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



Key to map symbols

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12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)

 Key Indigenous Trees



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Operative District Plan 2021 - Natural Hazards

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



Key to map symbols

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

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Latest Flood Hazards

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



Key to map symbols

- Fill Control
- Ponding

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Resource Consents Map

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



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
060342	12B Tiromoana Road, Raumati South	1529115800	LOT 81 DP 5853	LD	Front yard encroachment	N	N	Decision Issued	9/11/2006	1/11/2006
110181	31 Glen Road, Raumati South	1529138900	LOT 13 DP 10231 CT 501/105	LD	Proposed new dwelling encroaching front yard requirements at	N	N	Letter sent	19/12/2011	17/11/2011
100148	13 Tiromoana Road, Raumati South	1529138701	LOT 2 DP 88299 -INT IN EMNT	LD	Proposed garage with boundary wall over 2.4m high at 13	N	N	Decision Issued	13/8/2010	12/8/2010
090172	33 Glen Road, Raumati South	1529139000A	FLAT 1 DP 67324 ON LOT 11 DP 10231	LD	Double garage encroaching front yard boundary at 33 Glen Rd,	N	N	Decision Issued	18/11/2011	29/9/2009
100042	12B Tiromoana Road, Raumati South	1529115800	LOT 81 DP 5853	SC	Proposed two lot residential subdivision at 12 Tiromoana Rd,	N	N	s.224 Issued	10/5/2010	15/3/2010
150084	12A Tiromoana Road, Raumati South	1529115801	LOT 2 DP 433285 C/T 526955	LD	Additions and alterations to existing dwelling at 12A	N	N	Decision Issued	9/7/2015	11/5/2015
140192	12A Tiromoana Road, Raumati South	1529115801	LOT 2 DP 433285 C/T 526955	LD	Construction of a new garage addition to the existing	N	N	Decision Issued	7/11/2014	9/10/2014
910083	10 Tiromoana Road, Raumati South	1529115701	LOT 2 DP 74777	SC	3 LOT SUBDIVISION/BOUNDARY ADJUSTMENT	N	N	Decision Issued	4/2/1991	11/1/1991

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
CE220023	12A Tiromoa Road, Raumati South	1529115801	LOT 2 DP 433285 C/T 526955	LD	Installation of an in-ground swimming pool with associated	N	N	Decision Issued	31/8/2022	14/7/2022
990327	11 Tiromoa Road, Raumati South	1529138700	LOT 79 DP 5853	LC	ENCROACHMENT LICENCE - DWELLING ENCROACHES ONTO LEGAL ROAD	N	N	Decision Issued	20/9/1999	18/8/1999
990154	11 Tiromoa Road, Raumati South	1529138700	LOT 79 DP 5853	SD	ONE ADDITIONAL INFIL LOT TO OBTAIN FREEHOLD TITLES	N	N	s.224 Issued	14/5/1999	30/4/1999
980491	33 Glen Road, Raumati South	1529139000A	FLAT 1 DP 67324 ON LOT 11 DP 10231 -HAY I	SD	SECOND STAGE CROSS LEASE and VARIATION ON CROSS LEASE FOR	N	N	s.224 Issued	17/12/1998	19/11/1998
980527	29 Glen Road, Raumati South	1529118900	LOT 1 DP 13417 CT 560/118	LD	REMOVAL OF PROTECTED TREE THAT HAS DIED	N	N	Decision Issued	12/1/1999	17/12/1998

Health and Alcohol Licenses

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



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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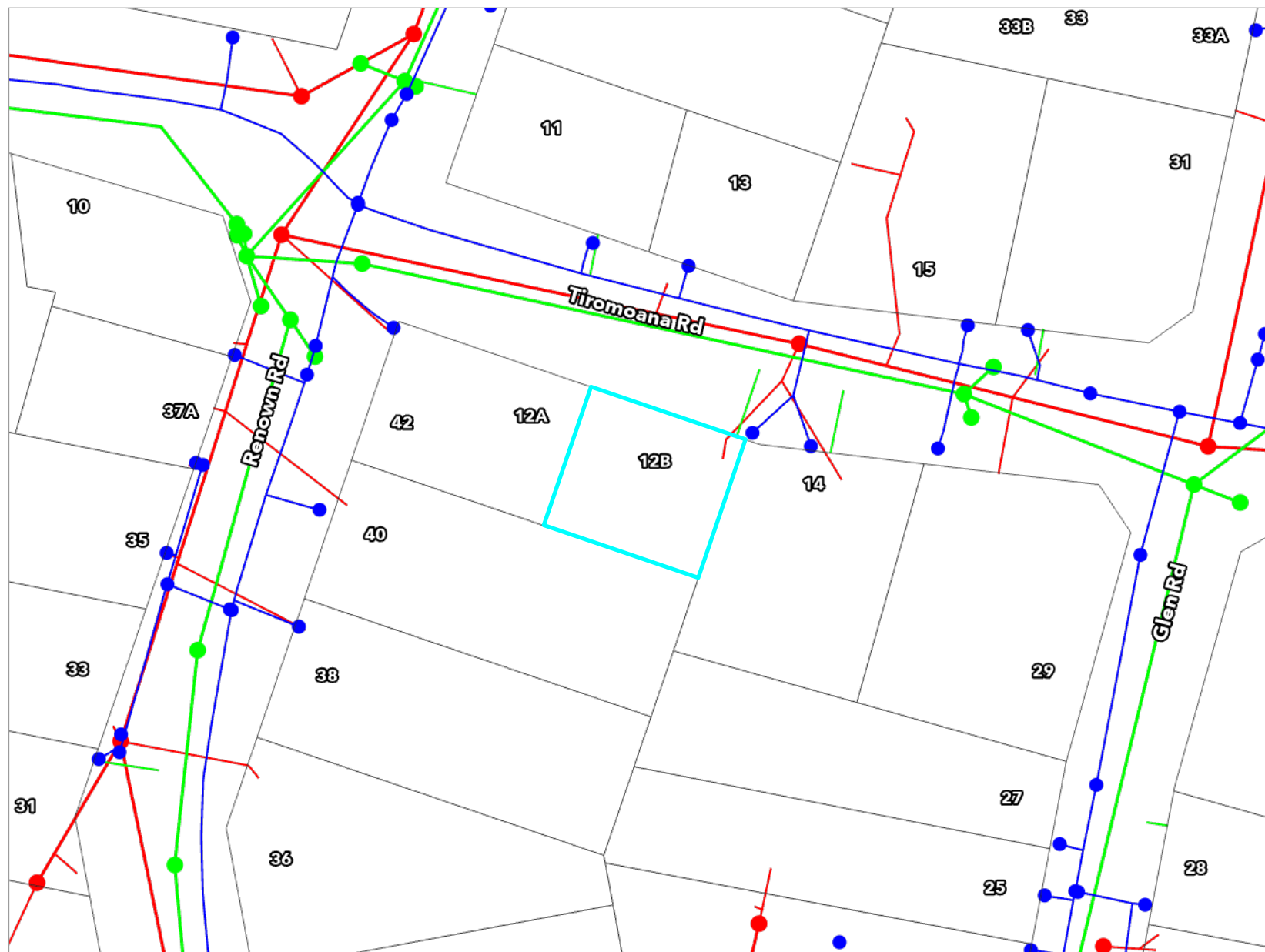
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Services Network

12B Tiromoana Road, Raumati South (LOT 1 DP 433285 C/T 526954)



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.

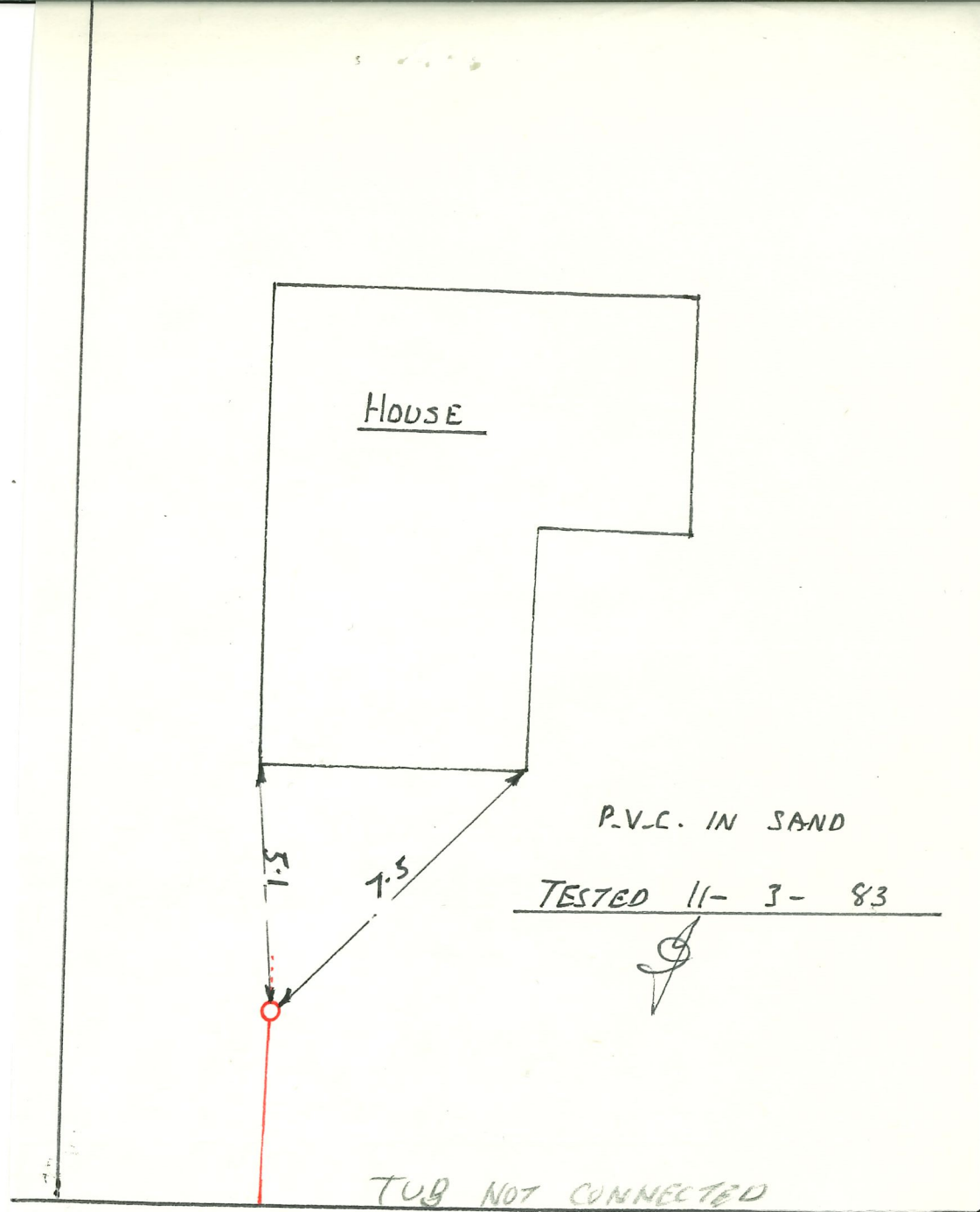


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29 April, 2010

KAPITI COAST DISTRICT COUNCIL NOTIFICATION & SECTION 104 DECISION REPORT

Applicant:	Cuttriss Consultants Ltd on behalf of L Martin
Site Address:	12 Tiromoana Road, Raumati, also known as 42 Renown Road.
Legal Description:	Lot 81 DP 5853 (C.T. WN293/116)
Site Area:	1012m²
Applicant's Address for Service:	c/ Cuttriss Consultants Ltd, P O Box 386, Paraparaumu
Proposal:	Two Lot Fee Simple Subdivision
Land Owner:	LF and H Martin
Zone:	Residential
Activity Status:	Controlled

Report prepared by: Wayne Gair, Principal Planner-Subdivisions

Report peer reviewed by: Carly O'Connor, Resource Consents Planner

Date consent application received: 15 March, 2010

Further information requested: Not applicable

Further information received: Not applicable

1. PREAMBLE

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM100042.

2. SITE AND SURROUNDING ENVIRONMENT

2.1 Site Description

The application site has the following attributes:

- ♦ The site area is 1012m²;
- ♦ The site is located to the south east of the intersection of Tiromoana and Renown Roads and is elevated above both;
- ♦ The access to the site occurs at the highest point in Tiromoana Road and slopes up on a moderate grade to the site with a driveway which was once sealed but is now in very poor condition;
- ♦ Concrete block walls along the southern side of the footpath in Tiromoana Road support a varying height of batter which then slopes up to the property boundary between 2 and 5 metres above the level of the carriageway;
- ♦ The site within the property boundaries is largely level but with a slight rise at the southern boundary and in the vicinity of the existing dwelling at the eastern end of the site;

- ♦ There is a very small amount of vegetation along portions of the southern boundary adjacent to the large shed but very little evidence of any bird life, including the ubiquitous Pukeko;
- ♦ The existing brush fences along the northern (Tiromoana Road) frontage are located up to three metres into the legal road so that the site appears somewhat larger than the certificate of title would indicate.

The property is serviced with water and sewer connections to the public services, although in both cases, it would appear that these come from a common connection to the trunk service that is shared with 14 Tiromoana Road and both are located at the extreme eastern end of the property.



View from intersection of Renown and Tiromoana Roads



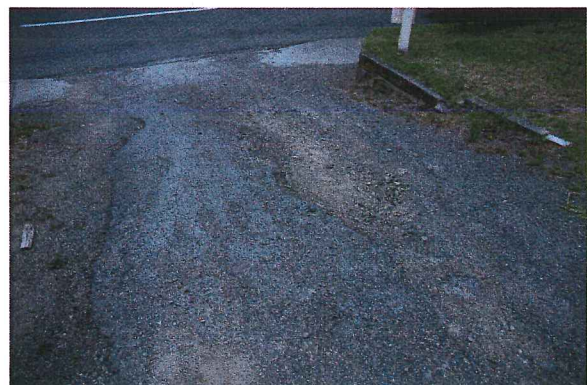
View from Tiromoana Road – western end of site



View of eastern end of site from Tiromoana Road



Access to the site from Tiromoana Road



Vehicle access to site – note remnant of seal



Existing dwelling at eastern end of site



View of western end of site



General views of the site from the northern side showing the existing dwelling and the shed

2.2 Immediate Environment

The adjacent sites are largely single dwelling sites ranging in size from around 800m² to a little over 1000m². The properties at 11 and 13 Tiromoana Road (directly opposite the site) are the result of a subdivision of a 1012m² property into two allotments and this was completed in 1999. Similarly, a subdivision in 1991 created 37 Renown Road (435m²) and 10 Tiromoana Road (569m²) on the south western side of the Tiromoana Road/Renown Road intersection.

2.3 Surrounding Environment

The general pattern of development in the surrounding area is typically residential in character, with a predominance of single dwellings on sites ranging from just over 400m² to those a little in excess of 1000m².

2.4 Written Approvals

No written approvals were provided with the application.

2.5 Consent History

A consent to reduce the front yard requirement of the District Plan was granted in 2006 (RM060342) to facilitate the establishment of a second (transportable) dwelling on the site to the west of the existing shed, but has not been put into effect. Although a PIM was sought for the proposed transportable dwelling, no application for building consent was made and it appears that significant alterations to the shed occurred at about that time with sections of it being demolished. There is no record of any building consent being sought by the owners for this work.

3. THE PROPOSAL

3.1 Description of Proposal

The applicants seek to divide the property into two allotments, with the common boundary between them located at approximately the site of the driveway serving the land. This proposal is shown on the following application plan:



Plan of proposed subdivision

Proposed Lot 1 will contain the existing dwelling and has an area of 450m² and the remainder of the site will comprise proposed Lot 2 (562m²) and will contain the existing shed. The application documents do not indicate any intent to create a Right of Way to facilitate shared access and it is therefore apparent that although common use of the existing crossing in Tiromoana Road is logical, that two individual driveways will be created to serve each of the proposed allotments.

3.2 Applicant's Assessment of Effects

The applicant has provided an assessment of effects of the activity on the environment (AEE). The AEE is supported by a report and associated test results in relation to the on site disposal of stormwater.

The AEE concludes that the effects on the environment will be no more than minor and that the effects on any party would be de minimis.

4. DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast District Plan

The Kapiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

4.2 Zoning and Overlays

The property is zoned Residential under the Kapiti Coast District Plan and is not subject to any other specific District Plan provisions.

4.3 Relevant Rules and Standards

The District Plan Rules that apply to this application are:

- ♦ Permitted Activities
D.1.1.1(i) One dwelling and one family flat and accessory buildings on any lot provided they comply with all the permitted activity standards.
- ♦ Controlled Activities
D.1.1.2(iv) Subdivision - All subdivisions which comply with the controlled activity standards (D.1.1.2) are deemed to be controlled activities.

The District Plan Standards that apply to this application are:

- ♦ Permitted Activity Standards
D.1.2.1 Dwellings per Lot – this standard permits the establishment of up to 4 dwellings on any one site provided that all of the controlled activity subdivision standards (D.1.2.2) are met and the minimum site area per dwelling provisions are met.
- ♦ Controlled Activity Standards
D.1.2.2 Subdivision (i) Minimum Lot area – (infill 450m²);
(ii) shape factor - (18 metre diameter circle);
(iii) dwellings per lot;
(iv) minimum frontage – (front lot 6 metres);
(v) access – (minimum width for 2 lots is 4 metres);
(vii) minimum distance of access for corner of road (15 metres);
(viii) building sites to be above 1% flood event;
(xii) parking and access – (requires suitable geometry to allow on suite turning and minimum of 2 parks per dwelling).

4.4 Activity Status

The proposal is a controlled activity under Rule D.1.1.2(iv). It has this status because it complies with all of the controlled activity standards as set out in D.1.1.2 Subdivision

4.5 Relevant Objectives and Policies

The following Objectives and Policies apply to this application (for full text see Kapiti Coast District Plan):

- C.1.1 Residential Objective 1.0 General
 Policy 1 – Amenity Values
- C.7.1 Residential Subdivision Objective 1.0 Density
 Policy 1 – Low Density Character

- C.7.4 Subdivision and Development Principles and Requirements
Objective 1.0 General
Policy 3 – Underground Services

5. RELEVANT NATIONAL ENVIRONMENTAL STANDARDS

There are no National Environmental Standards applicable to this application.

6. RELEVANT NATIONAL POLICY STATEMENTS

There are no National Policy Statements applicable to this application.

7. RELEVANT STATUTORY PROVISIONS

In considering whether or not notification is required, Sections 95A to 95F of the Resource Management Act 1991 must be considered. Reference to the relevant provisions of Sections 95A to 95F is set out below:

95A Public Notification of consent application at consent authority's discretion

95B Limited notification of consent application

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

95F Consent authority decides if person is affected order holder

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) *any actual and potential effects on the environment of allowing the activity; and*
 - (b) *any relevant provisions of—*
 - (i) *a national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

- (2) *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
- (2A) *When considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.*
- (3) *A consent authority must not,—*
 - (a) *when considering an application, have regard to—*
 - (i) *trade competition or the effects of trade competition; or*
 - (ii) *any effect on a person who has given written approval to the application:*
 - (c) *grant a resource consent contrary to—*
 - (i) *section 107, 107A, 107E, or 217:*
 - (ii) *an Order in Council in force under section 152:*
 - (iii) *any regulations:*
 - (iv) *a Gazette notice referred to in section 26(1), (2), and (5) of the Foreshore and Seabed Act 2004:*
 - (d) *grant a resource consent if the application should have been notified and was not.*
- (4) *A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.*
- (5) *A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.*
- (6) *A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.*
- (7) *In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.*

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities. The relevant provisions are summarised below:

104A Determination of applications for controlled activities

Section 104A states that after considering an application for a resource consent for a controlled activity, a consent authority-

- (a) *Must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and*
- (b) *may impose conditions on the consent under section 108 only for those matters –*
 - (i) *over which control is reserved in national environmental standards or other regulations; or*
 - (ii) *over which it has reserved its control in its plan or proposed plan.*

8. SECTION 104 ASSESSMENT

8.1 Adequacy of information

Section 104(6) allows the consent authority to decline a consent application if it has inadequate information to determine the application.

Sufficient information was supplied with the application to allow Council to determine the application and no further information was requested.

8.2 Actual or potential effects on the environment

Sections 95A-95F & 104(1)(a) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any actual and potential effects on the environment of allowing the activity.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on site visits, studies of Council held data and feedback from other relevant Council departments.

As the proposal is a controlled activity, Council must grant consent to it but reserves the right, in accordance with Controlled Activity Standard D.1.1.2(iv) Subdivision, as set out in the District Plan to the following relevant matters:

- ♦ *The design and layout of the subdivision including earthworks and the degree of compliance with the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005.*
- ♦ *The imposition of financial contributions in accordance with Part E of this Plan.*
- ♦ *The imposition of conditions in accordance with Section 220 of the Resource Management Act.*

Council's ability to impose controls on the proposed subdivision development is therefore limited to those matters set out above.

Density and layout (including amenity)

The applicant's consultant has stated that *"As the proposal is a controlled activity, the effects on the density and character of the area are within the scope of what is expected for subdivision in the Residential Zone and will therefore be no more than minor."*

I concur with this assessment and in this regard it is noted that both of the proposed allotments contain satisfactory building sites, each of which contains sufficient area and is of a satisfactory shape to comply in all respects with the intent of the community for the creation of such sites as expressed through the provisions of the District Plan.

It is noted that the subdivision of the property on the northern side of Tiromoana Road in 1999 which created the sites at 11 and 13 Tiromoana Road was very little different from the current proposal.

Councils Subdivision and Development Principles and Requirements

The intent of Councils Subdivision and Development Principles and Requirements 2005 with respect to development is to ensure that each allotment is satisfactorily serviced with all essential services and that the effects that arise from the provision of the services is minimised.

The Subdivision Engineer has recommended an array of appropriate conditions to ensure that the allotments are satisfactorily serviced and that no undue adverse effects will arise as a consequence of the installation of services for this development.

Effects on neighbouring properties

As the site contains 1012m² and has a width of 20 metres, the establishment of a second dwelling on the site is a permitted activity, provided that all other permitted activity standards are met. It is my assessment that there would be little difficulty in achieving this and that even taking into account the need to comply with the 4.5 metre front yard setback on both the northern and western frontages of Lot 2 it is conceivable that a range of alternate dwelling designs could readily be accommodated within the allotment.

It is my assessment, therefore, that the effect of the proposed subdivision on adjoining properties would be less than minor

Financial Contributions

As one new unit of demand will be created by this subdivision, it is appropriate that a condition is imposed requiring the payment of a Reserves Contribution. Similarly, in accordance with the provisions of the Long Term Council Community Plan, it is appropriate for Council to levy the appropriate Development Impact Fees related to the creation of one additional allotment.

s.106 matters

The site is not subject to any known hazards and satisfactory access is proposed to each allotment via the common crossing from Tiromoana Road.

Conclusion

It is my conclusion that the effects of creating an additional allotment at 12 Tiromoana Road in terms of the general environment will be minor and that the effects of the additional allotment with respect to the owners and occupiers of adjoining allotment will be less than minor. Any effects can be appropriately managed by the imposition of suitable conditions of consent.

8.3 Relevant NES, regulations, policy statements, plans or proposed plans

Section 104(1)(b) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan.

In this particular case, the only relevant document is the District Plan and any plan changes that have been notified. These matters have been assessed in section 8.2 above.

8.4 Other relevant matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The Long Term Council Community Plan (LTCCP) has application to this proposal with particular reference to the requirement for payment of Development Impact Fees at the time of certification of any subdivision. This matter has been addressed with section 8.2 above.

9. NOTIFICATION DECISION

NB: Please refer to Section 8.2 'Actual or Potential Affects on the Environment' for the assessment upon which the notification decision is based.

9.1 Public Notification Decision

Council staff acting under authority delegated by the Council, decided under Sections 95A and 95D of the Resource Management Act 1991 that the application need not be publicly notified. The reasons for this decision were:

1. The applicant did not request that the application be publicly notified;
2. The effects of the activity will be minor, for the reasons discussed below under the heading "Assessment of Environmental Effects";
3. Special circumstances do not exist in relation to the application that requires it to be notified; and
4. Council has not exercised its discretion to publicly notify the application;

Recommendation:

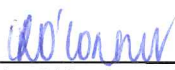
That the application **need not be publicly notified** in accordance with Sections 95A and 95D of the Resource Management Act 1991.

Reported and Recommended by: 

Wayne Gair, Principal Planner-Subdivisions

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer): 

Carly O'Connor, Resource Consents Planner

9.2 Limited Notification Decision

Council staff acting under authority delegated by the Council, decided under Sections 95B, 95E and 95F of the Resource Management Act 1991 that notice of the application need not be served on any person

The reasons for this decision were that no parties have been identified who are adversely affected by the proposal.

Recommendation:

That the application be processed on a **non-notified** basis in accordance with Sections 95B, 95E and 95F of the Resource Management Act 1991.

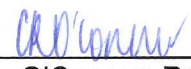
Reported and Recommended by:


Wayne Gair, Principal Planner-Subdivisions

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer):


Carly O'Connor, Resource Consents Planner

10. PART 2 MATTERS

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

10.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources.

The proposal is in accord with the purpose of the Act.

10.2 Section 6-Matters of National Importance

Section 6 establishes seven matters which must be recognised and provided for by all persons exercising functions and powers under the Act.

There are no matters of national importance with any relevance to this proposal.

10.3 Section 7-Other Matters

Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to.

In terms of the other matters which shall be given particular regard, as already discussed in the Assessment of Effects section of this report, the following matters have been included in the consideration of this application:

- (b) the efficient use and development of natural and physical resources:
- (c) the maintenance and enhancement of amenity values:
- (f) maintenance and enhancement of the quality of the environment.

10.4 Section 8-Treaty of Waitangi

The proposal is in accordance with the principles of te Tiriti o Waitangi and this has been confirmed through the consultation that has taken place with representatives of te Ati Awa ki Whakarongotai.

10.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because it is in accord with the purposes and principles of the Act, as set out in paragraphs 10.1 to 10.4 above.

11. CONDITIONS

No conditions were suggested by the applicant, although it was acknowledged that Reserves Contribution was required and that Development Impact Fees would be payable prior to certification of the development pursuant to section 224(c) of the Resource Management Act 1991.

12. CONCLUSION

It is my conclusion that it is appropriate to grant conditional consent to this proposed subdivision on a non-notified basis and that any adverse effects can be appropriately mitigated through the recommended conditions.

13. RECOMMENDATION/DECISION

That acting under authority delegated from the Council and pursuant to Sections 104 and 104A of the Resource Management Act 1991 **grant** consent for a two lot fee simple subdivision at 12 Tiromoana Road/42 Renown Road, Raumati South (Lot 81 DP5833 (CT WN2193/116)) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991.

Conditions:

General

1. The e-survey dataset shall be in conformity with Cuttriss Consultants Limited Plan number 20303 SCH and other information lodged with the application RM100042 except where modified by any of the following conditions of consent.

Fees and Contributions

2. A Reserves Contribution is exigible and has been assessed at \$12656.25, inclusive of GST. Payment must be received by Council prior to the issue of certification for the subdivision pursuant to section 224(c) of the Resource Management Act 1991.
3. The consent holder shall pay Council Engineering Fees of \$500, plus \$300 per lot, (total \$1,100.00 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 1 July 2008.

Note: The current charge out rate is \$100.00 (GST inclusive) per hour.\

Engineering Standards and General Requirements

4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005.
5. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.

6. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
7. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternate persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified persons are required for, but not necessarily limited to, the following areas:
 - Geotechnical/ Foundations Engineering
8. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
9. The subdivision and development shall generally be in accordance with Drawing No. 20303 SCH, "Proposed Subdivision Lot 81 DP5853, 12 Tiromoana Road, Raumati South", dated 02/2010, prepared by Cuttriss Consultants Ltd. and other information lodged with the application RM100042 except where modified by conditions of consent.

Soils, Foundation and Earthworks

10. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Lot 2. If specifically designed foundations are required in accordance with the Building Act 2004, then the Council may issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations are required.
11. Should a waahi tapu or other cultural site be unearthed during earthworks or excavation works, the contractor and/or owner shall:-
 - cease operations;
 - inform local Iwi (Te Ati Awa ki Whakarongotai);
 - inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

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

Stormwater

12. The consent holder shall provide an on-site stormwater disposal facility for Lot 2 in accordance with the findings and recommendations of the Stormwater Disposal Report prepared by Cuttriss Consultants Limited dated February 2010. The recommendations for and constraints on the provision of stormwater disposal will be included in a Consent Notice to be issued by Council pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice shall include reference to the

owners' responsibility to maintain and monitor the stormwater disposal facility so that any adverse effects on the environment are minor.

Access to Lots

13. The shared vehicle access shall be formed, metalled and sealed to a minimum of 3-metres starting from the vehicle entrance at the road berm in accordance with a design included within the engineering drawings to be submitted to Council for approval. The vehicular access shall be provided with a satisfactory stormwater control measure at the property boundary to prevent stormwater run-off going to the road. All work shall be completed to the satisfaction of the Subdivisions Engineer.

Services

14. A new dual supply water service manifold for Lot 2 is required at the point of supply in accordance with Plan Change 75.

Note: The applicant or their agent/representative will need to apply to Council for the new water connection from the Council water main by providing a completed Water Supply Connection / Alteration Form (159) to the Council's Subdivision Engineer. A minimum of 20 working days notice is required before installation of the service connection by Council or their approved Contractor. The cost of Council carrying out this work and any reinstatement thereof is payable by the nominated applicant or their agent/representative and shall be the responsibility of the property owner.

15. Lot 2 shall be provided with a separate waste water service connection to the satisfaction of the Subdivisions Engineer.
16. Separate underground power and telecommunication services shall be made available to Lot 2 to the satisfaction of the Subdivisions Engineer.

Legal and Administrative

17. Easements are required over any communal, private and public services where these pass through the lots in the subdivision and shall be subject to section 243 of the Resource Management Act 1991.
The Council may require other easements.
Easement documents shall be prepared by solicitors at the consent holder's expense.
18. The consent holder shall advise the Land Information New Zealand reference number of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.

- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5m or is subject to surcharging.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the 2008/2009 Council's Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Water supply	\$4,326.75
Sewage	\$2,061.00
Community facilities	\$4,370.63
Roads/ CWB	\$1,867.50
Flood Mitigation Works	<u>\$2,358.00</u>
Total	\$ 14,983.88

There is one (1) additional allotment created by this resource consent

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

- Any dwelling to be constructed on Lot 2 shall be provided with a water demand management system in accordance with the following:
 - A rainwater storage tank(s) with a minimum capacity of 10,000 litres (or other Council approved capacity) for the supply of non-potable water for outdoor use and indoor toilets. Restricted top-up of a maximum 600 litres per day from the public potable water supply shall be provided when it falls below 1,000 litres storage to ensure that sufficient water to flush toilets is available; **or**
 - A rainwater storage tank(s) with a minimum capacity of 4,000 litres (or other Council approved capacity) for the supply of non-potable water for outdoor use and indoor toilets, and a greywater re-use system for outdoor irrigation. Restricted top-up of a maximum 600 litres per day from the public potable water supply shall be provided to the tank when it falls below 1,000 litres storage to ensure that sufficient water to flush toilets is available.

Reasons for Conditions:

- The reason for condition 1 is to ensure that the activity does not go beyond the scope of the application;
- The reason for condition 2 is to provide for reserves to accommodate the increased demand resulting in an intensification of development;
- The reason for condition 3 is to ensure that the costs of the engineering work undertaken by Council are borne by the developer;
- The reason for conditions 4 to 16 is to ensure that the works are carried out to a standard acceptable to Council and any adverse effects are properly mitigated;
- The reason for conditions 17 and 18 is to ensure efficient administration of the consent and certification process.

Reasons for Decision:

In accordance with Sections 104 and 104A of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.

“That the above recommendation be adopted under delegated authority”



Wayne Gair
Principal Planner- Subdivisions



Carly O'Connor
Resource Consent Planner

10 May, 2010



No.	AMENDMENT	NAME	DATE

THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.

DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO THE FINAL LAND TRANSFER SURVEY.

ORIGIN OF LEVELS IS OIT 1 DP 88299

REDUCED LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON DATUM 1953.

LEVELS ARE IN TERMS OF SITE DATUM MSL KCDC BENCHMARK No PBM011 RL=11.255m

SURVEY DATUM = GEODETIC 2000 WELLINGTON CIRCUIT

TOPOGRAPHIC SURVEY BY:
B. MACKLE & S. TURKINGTON 12 FEBRUARY 2010

INSTRUMENT USED: SOKKIA SET 4130R/ALLEGRO

SERVICES SHOWN FROM KCDC GIS SYSTEM

RM 100042
FINAL APPROVED PLANS
10/05/2010

Cuttriss Consultants Limited
Hutt Valley, Wellington, Kapiti Coast

Cuttriss
Land Surveyors, Engineers & Resource Managers

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CLIENT
MARTIN

JOB
PROPOSED SUBDIVISION
LOT 81 DP 5853
12 TIROMOANA ROAD
RAUMATI SOUTH

SCALE
1:200 – A2

	NAME	DATE	DRAWING NUMBER
FIELDWORK	BM	02/10	20303 SCH
DESIGNED	NKT	02/10	
DRAWN	JAO	02/10	
CHECKED			
			SHEET OF SHEETS



Kāpiti Coast District Council

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

IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER **433285**
AND RESOURCE CONSENT NO. RM 100042

(BEING THE SUBDIVISION OF LOT 81 DP 5853),
AT 12 TIROMOANA ROAD, RAUMATI
FOR L MARTIN

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and in respect to **Lot 2 only** the following conditions are to be complied with on a continuing basis:

1. Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the Soil Test Report prepared by Cuttriss Consultants Limited, dated February 2010 and submitted to Council in relation to application No. RM100042. A copy of the report is available in Council's Office at any time the office is open to the public.
2. On site Stormwater disposal design and construction shall take into account the findings and recommendations within the Stormwater Disposal Report prepared by Cuttriss Consultants Limited, dated February 2010 and submitted to Council in relation to application No. RM100042. The stormwater disposal facility shall include the provision of a suitable stormwater control measure at the driveway entrance at or near the property boundary to prevent stormwater runoff going to the road. A copy of the report is available in Council's Office at any time the office is open to the public.

It shall be the ongoing responsibility of the landowner to maintain and monitor the stormwater disposal facility so that any adverse effects on the environment are minor.

Issued in respect of application No. RM 100042 on this 4th day of August, 2010.

David Wayne Gair
AUTHORISED OFFICER

Colin John Bridges
AUTHORISED OFFICER

delivering on the community's plan