Council LIM

Statement Of Passing Over

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

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

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

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

29 October 2026

HGRE Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 5 The Palms Raumati Beach.

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

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

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

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

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:

5 The Palms Raumati Beach

Application Details

Applicant	HGRE Limited
LIM number	L261050
Application date	20/10/2026
Issue Date	29/10/2026

Property Details

Property address	5 The Palms Raumati Beach
Legal description	LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246
Area (hectares)	0.1267

Valuation Information

Valuation number	1528118002
Capital value	$2,130,000
Land Value	$1,350,000
Improvements Value	$780,000

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	$12,609.24 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	$0.00
Water Rates	$99.61 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	$52.79

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

20/08/24	CERTIFICATE OF ACCEPTANCE CA0499: Natures Elements and Glass Fit installed new paving and a pool fence at the property without building consent.: Cert of Acceptance Issued 21/10/24
13/08/03	BUILDING CONSENT 030993: NEW DWELLING, SWIMMING POOL & GARAGE: Code Compliance Certificate issued 30/12/05

The Certificate of Acceptance relates to building work that was undertaken without first obtaining Building Consent. Council did not carry out any inspections during construction that would normally be undertaken as part of the Building Consent process.

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

The last inspection, completed on 8/03/24, revealed that the barriers restricting access to the pool complied with the Building Act 2004.

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 is located within PRECINCT 3 - Beach Residential Precinct and PRECINCT 62 - Coastal Qualifying Matter Precinct (General Residential Zone).
There are specific provisions in the Operative District Plan (2021) for these Precincts.

This property was created via subdivision in 2001 under resource consent number RM990463 (Subdivision and Land Use consents for a 6 Lot fee simple residential subdivision, earthworks, and front yard encroachment at 14 Kohutuhutu Road, Raumati). A copy of the Decision is provided with this LIM.

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

This property is shown to be subject to and appurtenant to a right of way, rights to sewage and stormwater drainage, water, electricity, gas, and telecommunications easements.
Copies of the Deposited Plan (DP 90203) 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 Horizontal Surface 50m AMSL, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

The adjoining road carriageway (Matatua Road) is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.
A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

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

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 **WN57D/246**

Land Registration District **Wellington**

Date Issued 07 February 2001

Prior References

WN568/135 WN572/204

Estate Fee Simple

Area 1267 square metres more or less

Legal Description Lot 4 Deposited Plan 90203

Original Registered Owners

Murray James Searle as to a 1/2 share

Murray James Searle as to a 1/2 share

Estate Fee Simple - 1/7 share

Area 343 square metres more or less

Legal Description Lot 8 Deposited Plan 10116

Original Registered Owners

Murray James Searle

Interests

Fencing Agreement in Transfer 213873 (affects part formerly Lot 6 DP 10116)

Fencing Agreement in Transfer 105750 (affects part formerly Lot 6 DP 10116)

B820963.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 7.2.2001 at 1.30 pm (Affects Lot 4 herein)

Appurtenant hereto is a right of way and rights to sewage and stormwater drainage, water, electricity, gas and telecommunications as specified in Easement Certificate B820963.6 - 7.2.2001 at 1.30 pm

Subject to a right of way and rights to sewage and stormwater drainage, water, electricity, gas and telecommunications over part markedC, J and O on DP 90203 as specified in Easement Certificate B820963.6 - 7.2.2001 at 1.30 pm

The easements specified in Easement Certificate B820963.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a sewage drainage right (in gross) over part marked J on DP 90203 in favour of The Kapiti District Council created by Transfer B820963.8 - 7.2.2001 at 1.30 pm

The easements created by Transfer B820963.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer B820963.9 - 7.2.2001 at 1.30 pm (Affects Lot 4 herein)

B820963.10 Covenant pursuant to Section 6 Historic Places Act 1993 - 7.2.2001 at 1.30 pm (Affects Lot 4 herein)

5217611.1 Mortgage to Bank of New Zealand - 10.5.2002 at 3:40 pm

8069758.1 Discharge of Mortgage 5217611.1 - 5.3.2009 at 9:09 am

8069758.2 Transfer to David Edward Bydder and Patricia Anne Bydder - 5.3.2009 at 9:09 am

9765140.1 Transmission to Patricia Anne Bydder as survivor(s) - 24.6.2014 at 10:49 am

12808505.1 Departmental dealing correcting Grantee in memorial B820963.8 to Kapiti Coast District Council - 17.8.2023 at 7:00 am

13346513.1 Transfer to Patricia Anne Bydder - 29.7.2025 at 12:40 pm

LT69

Reference:
Prior CT: 568/135,572/204
Document No.: B820963.5

REGISTER

57D/246

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 7th day of February Two Thousand and One under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that **MURRAY JAMES SEARLE**

is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1267 square metres, more or less being **LOT 4 DEPOSITED PLAN 90203 and an undivided seventh share in 343 square metres more or less being LOT 8 DEPOSITED PLAN 10116**

for Registrar-General of Land

Fencing agreements in Transfers 105750 &,213873 (affects part formerly Lot 6 DP10116)

B820963.3 Consent Notice under Section 221(1) Resource Management Act 1991 (affects Lot 4 herein)

B820963.6. Easement certificate affecting Lots on DP 90203

NATURE	SERVIENT LAND	DOMINANT LAND
Right of Way , Sewage & Stormwater drainage. Water, Electricity, Gas, Telecommunications	1-A & M CT57D/243	4 (part herein)
	2-B,K & L	4
	4-C,J & O	1,2,5&6 CsT57D/244, 57D/247-248
	5- D,I & N	4
	6-E&H	4
Stormwater Drainage	6-Q	4

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

Subject to a sewage drainage easement in gross over the part Lot 4 herein marked J DP 90203 to The Kapiti Coast District Council created by Transfer B820963.8 Subject to Section 243(a) Resource Management Act 1991

B820963.9 Transfer to Murray James Searle (affects Lot 4 herein)

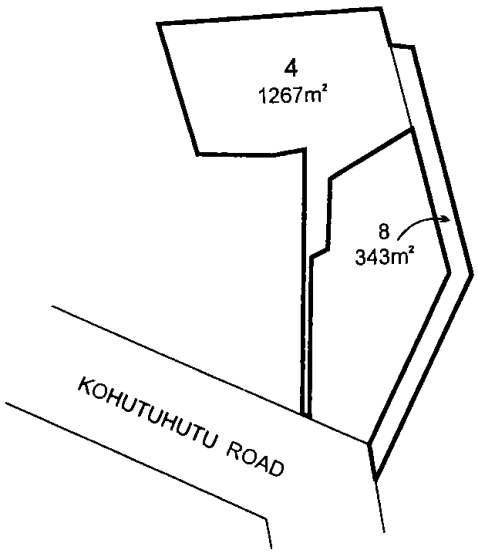
Land covenant in Transfer B820963.9 (affects Lot 4 herein)

B820963.10 Covenant under Section 6 Historic Places Act 1993 (affects Lot 4 herein)

- all 7.2.2001 at 1.30

For RGL

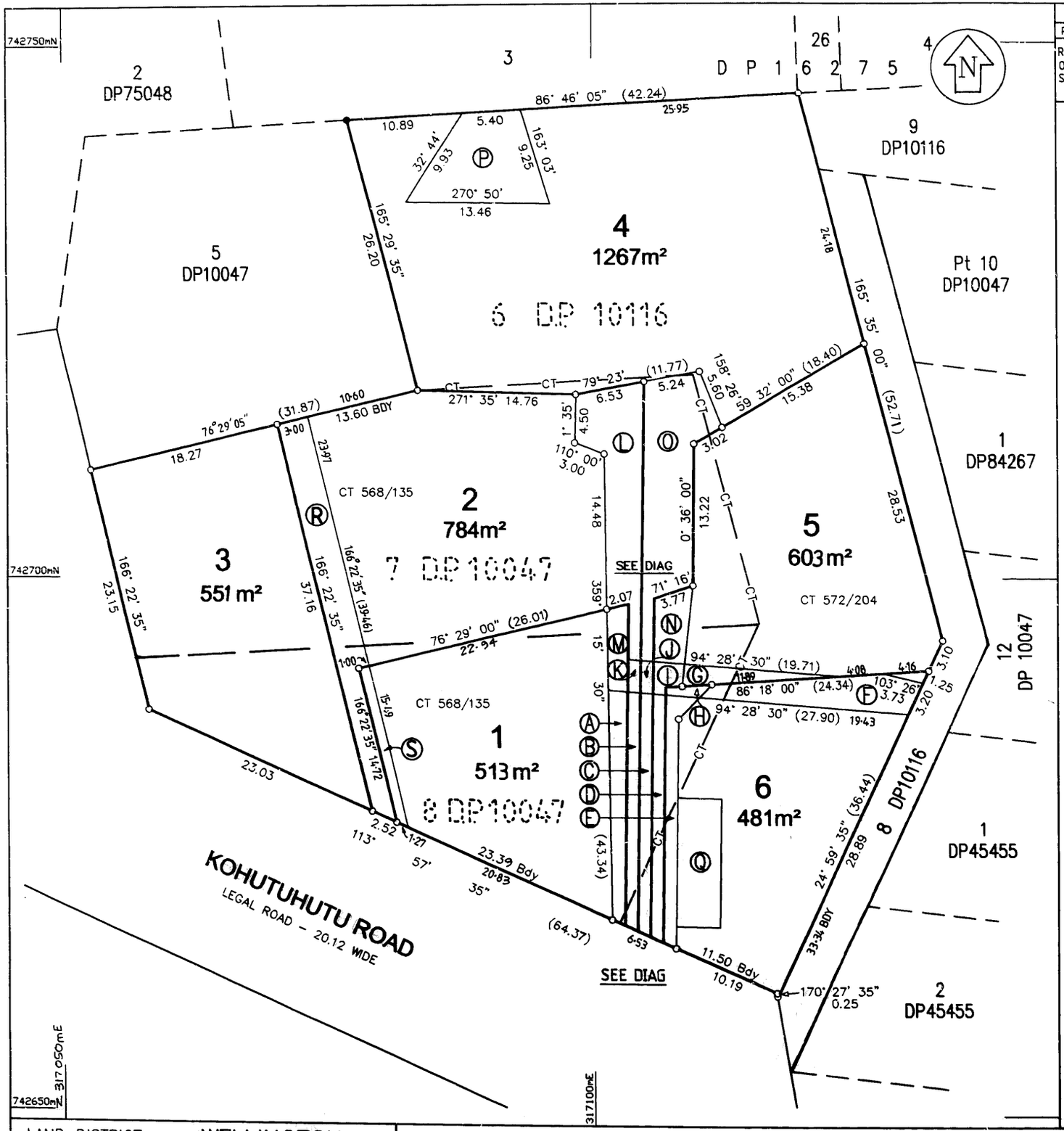
57D/246


4
1267m²
8
343m²
KOHUTUHUTU ROAD

©

RM 990463

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF SUPPORT	R	LOT 2	LOT 3
	S	LOT 1	LOTS 2 & 3



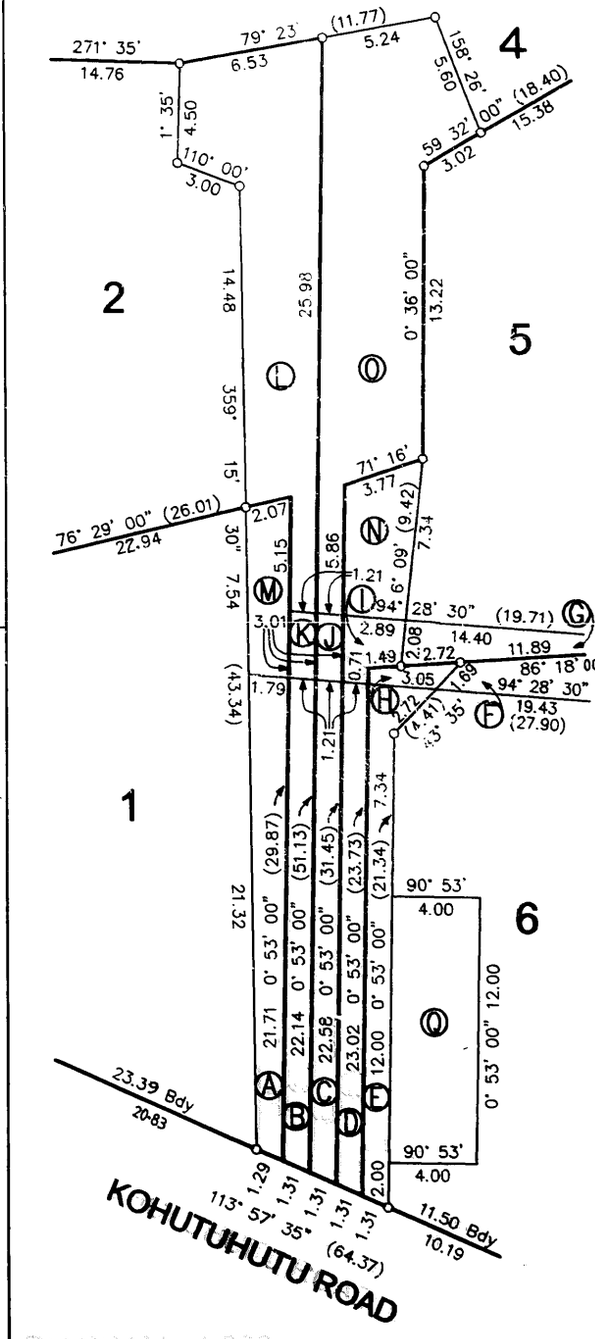


DIAGRAM - 1:200

LAND DISTRICT WELLINGTON
Survey Blk & Dist I, Paekakariki
NZMS 261, Sht R26 Record Map No. SDI

LOTS 1 - 6 BEING A SUBDIVISION OF LOT 6 DP10116 AND LOTS 7 & 8 DP10047

Local Authority Kapiti Coast District
Surveyed by LATTEY CONSULTANTS LTD
Scale 1 : 300 Date September 2000

Approvals

M.T.Sarle
Registered Owner(s)

I hereby certify that this plan was approved by the Kapiti Coast District Council pursuant to Section 223 of the Resource Management Act 1991 on the 25th day of October 2000 subject to the granting or reserving of the easement(s) set out in the Memorandum hereon.

Authorised Officers

CLASS OF SURVEY: I

NEW C'sT ALLOCATED			
LOT 1	57D/243	LOT 4	57D/246
LOT 2	57D/244	LOT 5	57D/247
LOT 3	57D/245	LOT 6	57D/248

Area marked P to be subject to land covenants.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way, Right to drain Sewage and Stormwater, Right to convey Water, Electricity, Gas and Telecommunications	A, M	LOT 1	LOTS 2, 4, 5, 6
	B, K, L	LOT 2	LOTS 1, 4, 5, 6
	C, J, O	LOT 4	LOTS 1, 2, 5, 6
	D, I, N	LOT 5	LOTS 1, 2, 4, 6
	E, H	LOT 6	LOTS 1, 2, 4, 5
Right to Drain Stormwater	Q	LOT 6	LOTS 1, 2, 4, 5

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Right to Drain Sewage	M	LOT 1	Kapiti Coast District Council
	K	LOT 2	
	J	LOT 4	
	I, G	LOT 5	
	H, F	LOT 6	

Total Area 4.199m²

Comprised in C'sT 568/135 (ALL), 572/204 (PART)

I, VERGNE WILSON
being a person entitled to practise as a registered surveyor, certify that –
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998:
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signature V. Wilson Date 1/11/2000

Field book 6520 p 158-171 Traverse Book 646 p 95-101
Reference Plans DPs 10116 10047 12305 13513 16275 29787 45455 59721 65296 84267 SO's 30168 33224 34264
Examined ..... Correct .....

Approved as to Survey
22/11/2000
Deputy Chief Surveyor

Deposited this 11th day of February 2001.
for Chief Surveyor of Land

File 704.07
Received 10 th 100
Instructions
PLAN FORM APPROVED LM 97/2

990203

Aerial Photography

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...

Kāpiti Coast DISTRICT COUNCIL



N

0 10 20 Metres

Scale @ A4 - 1:700

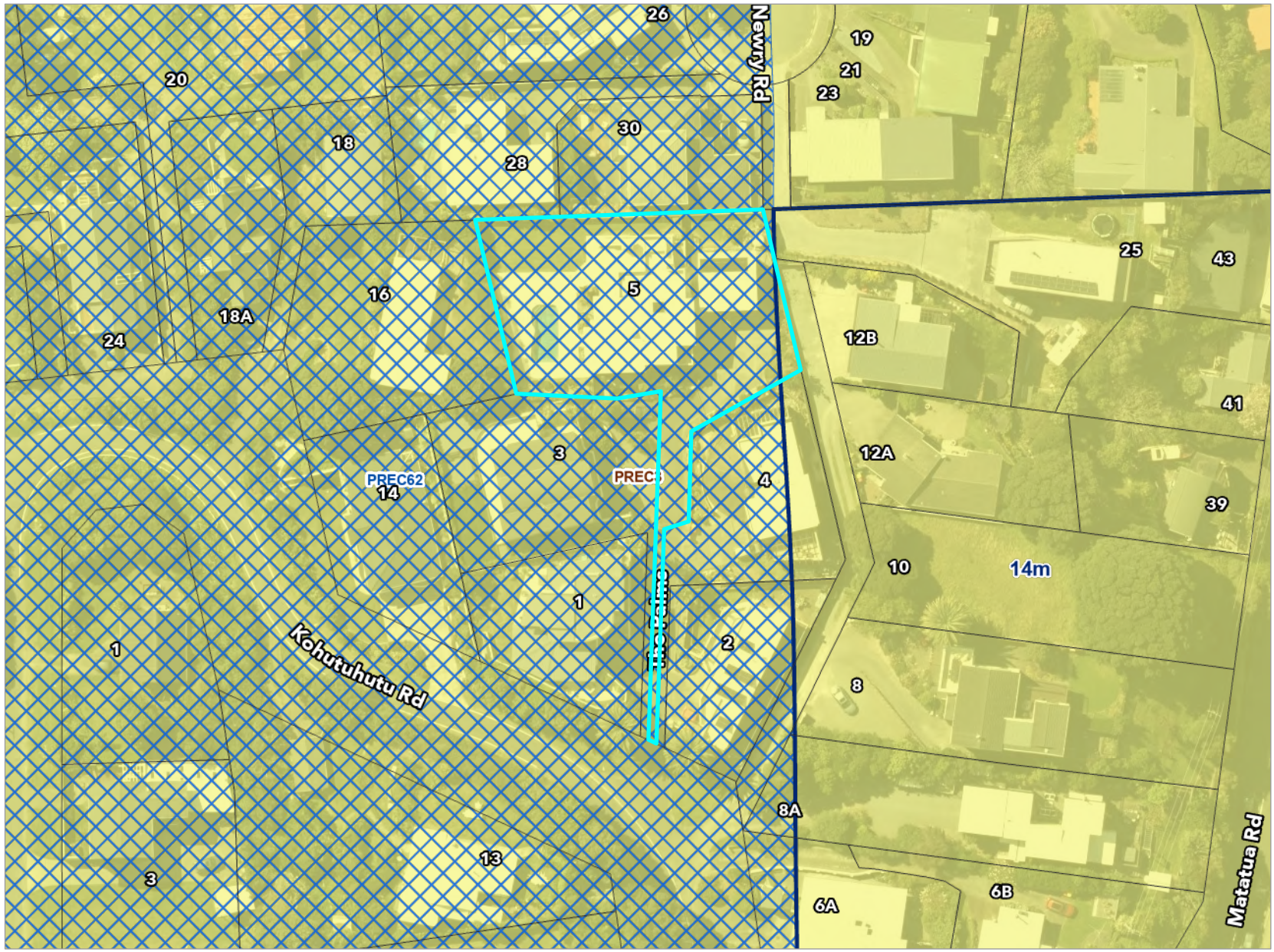
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Operative District Plan 2021 - Zones and Precincts

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Height Variation Control Area
- Precinct
- Coastal Qualifying Matter Precinct
- General Residential Zone

N

0 20 40 Metres

Scale @ A4 - 1:850

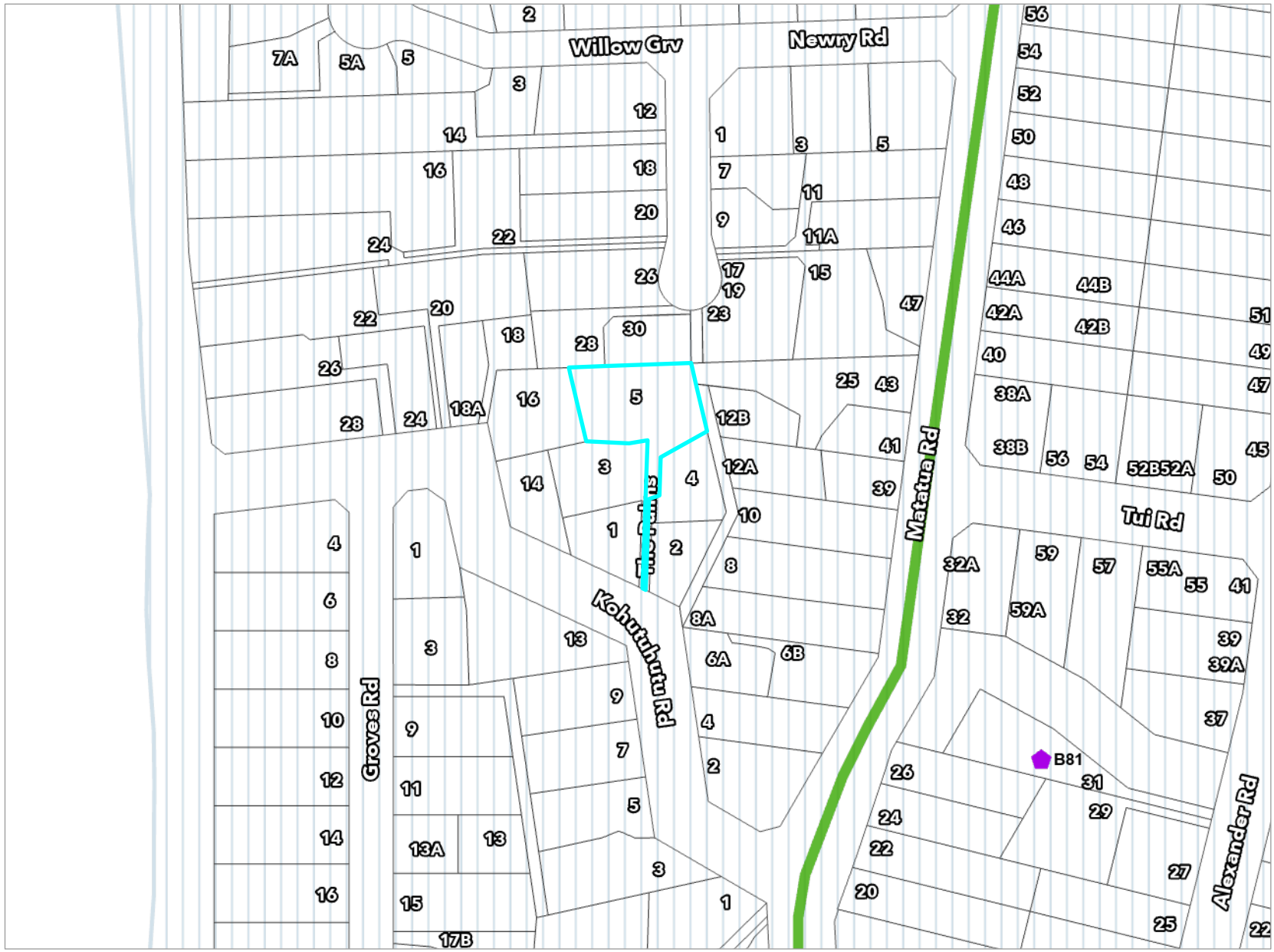
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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Major Community Connectors
- Historic Heritage Places
- 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.

N

0 40 80 Metres

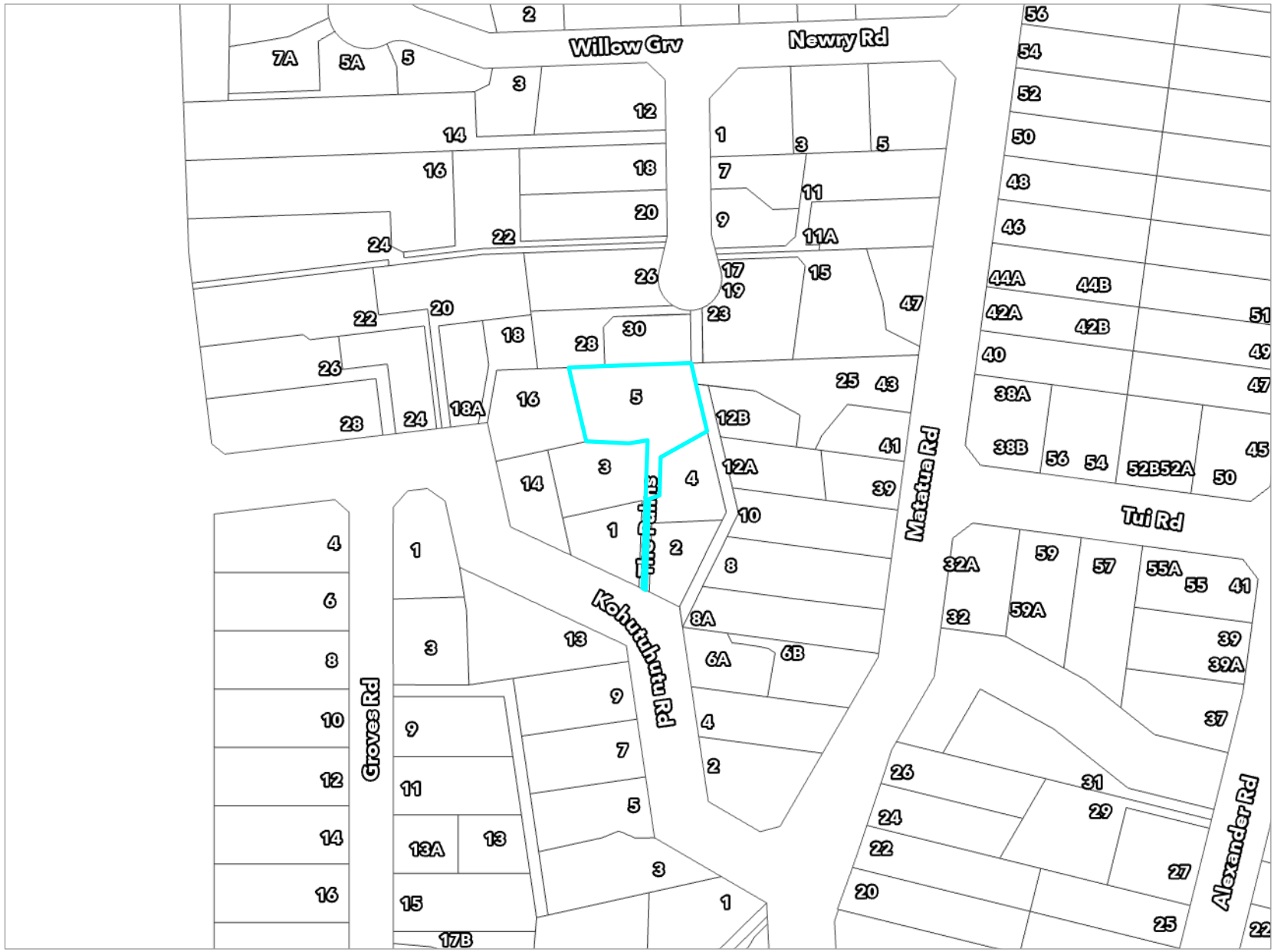
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...



Key to map symbols

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.

N

0 40 80 Metres

Scale @ A4 - 1:2,000

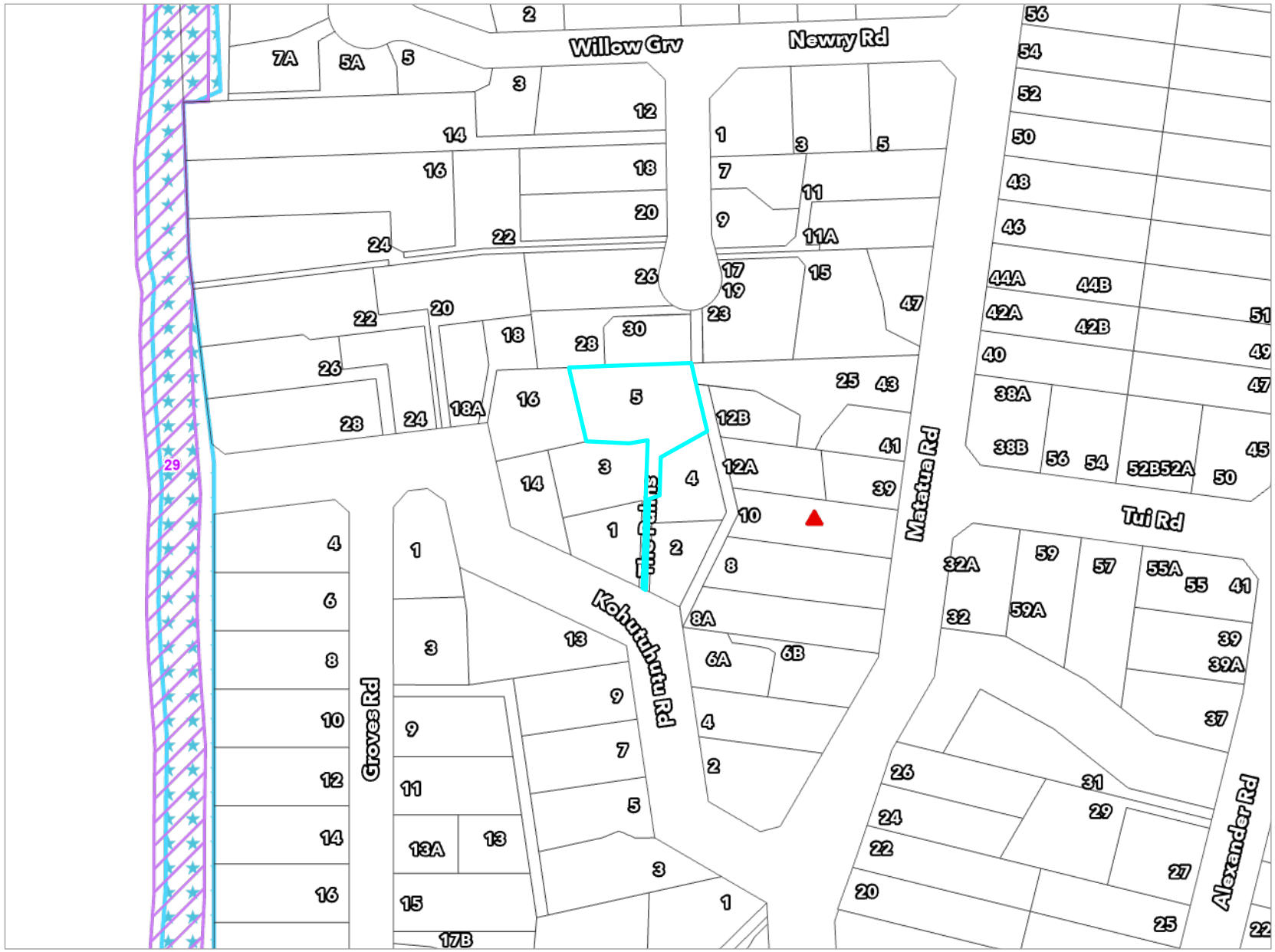
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Operative District Plan 2021 - Natural Features

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Special Amenity Landscapes
- Areas of High Natural Character
- Key Indigenous Trees

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

N

0 40 80 Metres

Scale @ A4 - 1:2,000

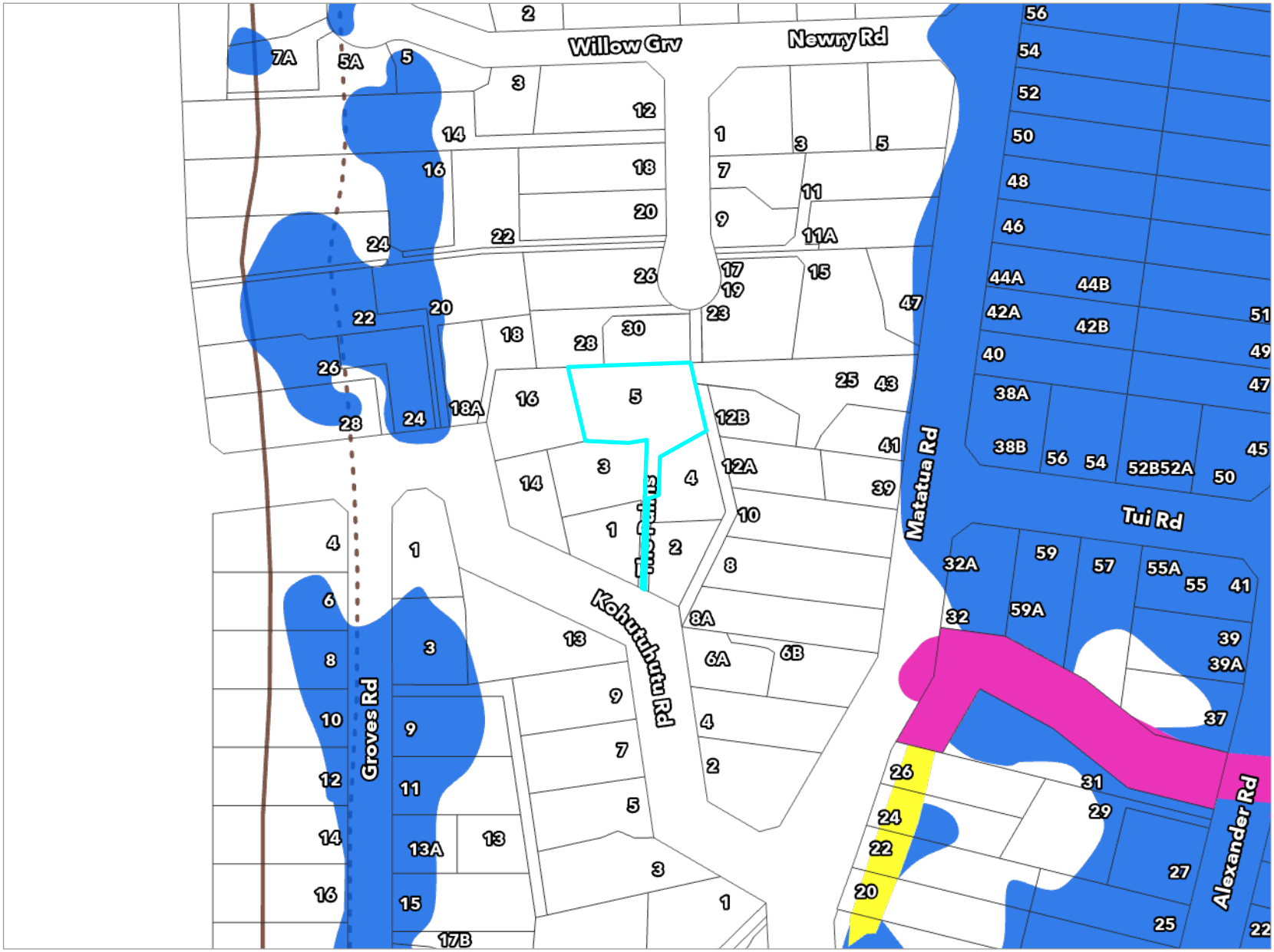
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Operative District Plan 2021 - Natural Hazards

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding Area
- 20m Building Line Restriction
- 30m Relocatable Area

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

N

0 40 80 Metres

Scale @ A4 - 1:2,000

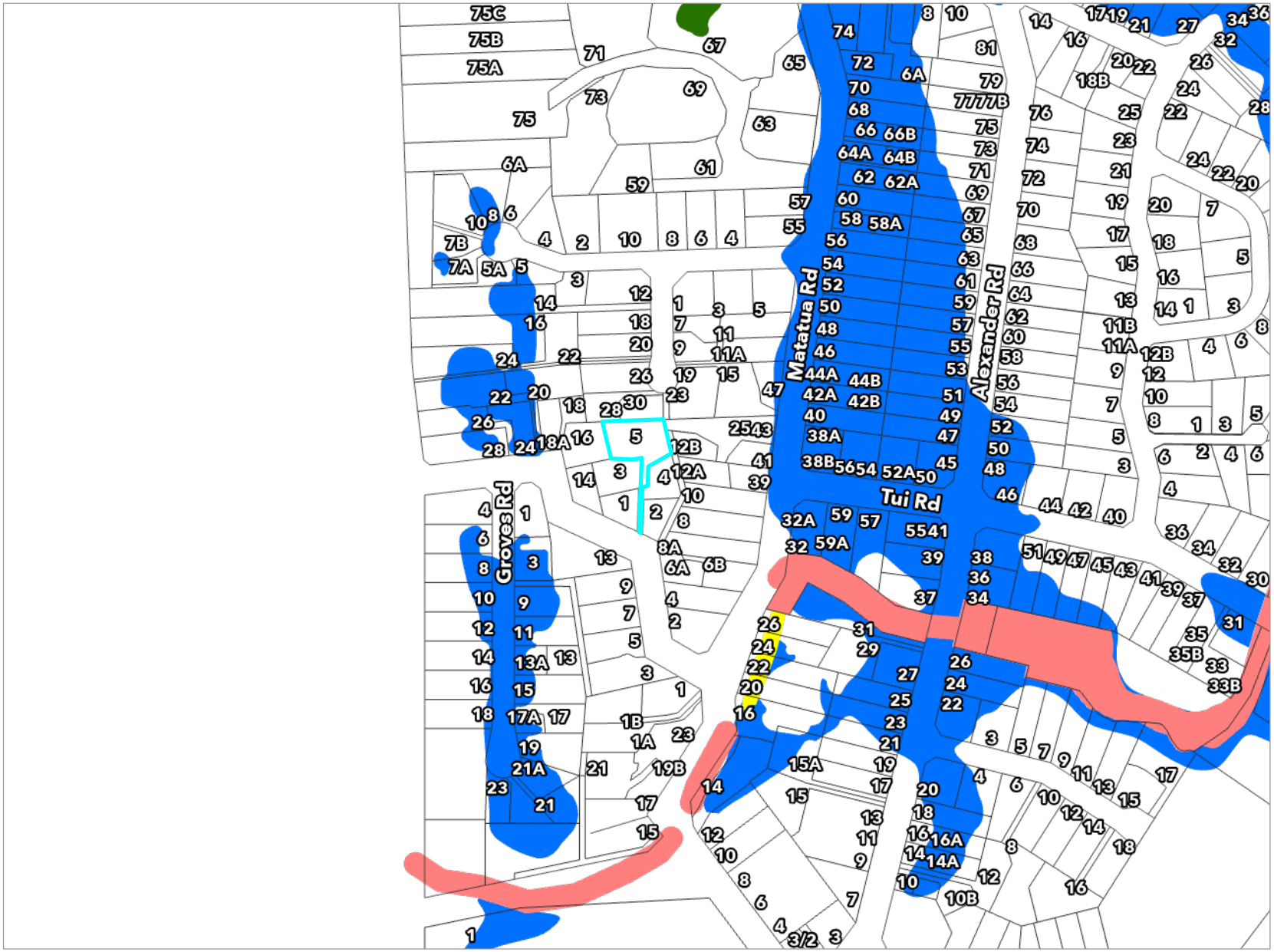
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Latest Flood Hazards

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Stream Corridor
- Overflow Path
- Fill Control
- Ponding

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

N

0 90 180 Metres

Scale @ A4 - 1:4,000

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Resource Consents Map

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...



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.

N

0 10 20 Metres

Scale @ A4 - 1:700

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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
010313	7 Newry Road, Raumati Beach	1528116601	LOT 1 DP 90379	LD	PROPOSED DWELLING ENCROACHING HEIGHT ENVELOPE	N	N	Decision Issued	23/10/2001	18/10/2001
020087	28 Newry Road, Raumati Beach	1528116100	LOT 3 DP 16275 CT 592/202	LD	CONSTRUCTION OF DOUBLE GARAGE ENCROACHING REAR YARD	N	N	Decision Issued	26/4/2002	12/4/2002
010294	28 Newry Road, Raumati Beach	1528116100	LOT 3 DP 16275 CT 592/202	SD	ONE ADDITIONAL LOT AND RELOCATED DWELLING WITH YARD AND	N	N	s.221 Consent Notice	5/12/2001	26/10/2001
020249	28 Newry Road, Raumati Beach	1528116100	LOT 3 DP 16275 CT 592/202	LD	PROPOSED SECOND DWELLING ENCROACHING HEIGHT	N	N	S 127 decision issued	9/10/2002	20/9/2002
040342	6B Kohutuhutu Road, Raumati Beach	1528117300	LOT 15 DP 10047 CT 658/91	SC	Proposed subdivision of 6 Kohutuhutu Rd into 2	N	N	s.224 Issued	5/1/2005	25/11/2004
030138	1 The Palms, Raumati Beach	1528118100	LOT 1 DP 370739 C/T 286633	LD	NEW DWELLING ENCROACHING HEIGHT ENVELOPE, SIDE and REAR YARDS	N	N	Decision Issued	11/6/2003	28/5/2003
050064	8 Kohutuhutu Road, Raumati Beach	1528117500	LOT 1 DP 45455 - 4/7 SH IN LOT 8 DP 1011	LC	Addition to dwelling that encroaches height in	N	N	Decision Issued	22/3/2005	16/3/2005

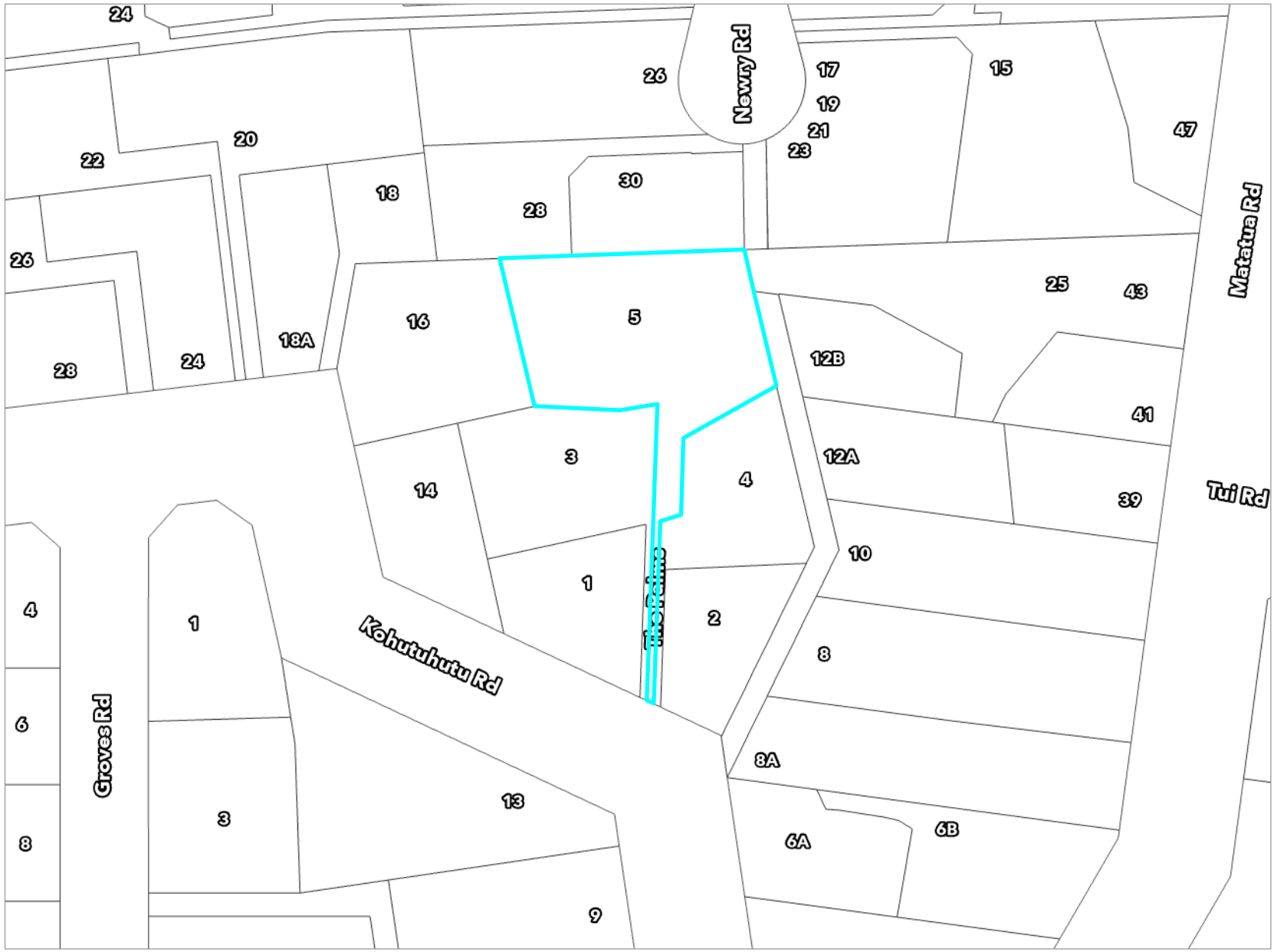
Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
060092	1 The Palms, Raumati Beach	1528118100	LOT 1 DP 90204 -SUBJ TO ROW and EMNTS	LSC	Application to undertake a boundary adjustment	N	N	s.224 Issued	24/4/2006	29/3/2006
130022	17 Newry Road, Raumati Beach	1528116200B	FLAT 2 ON LOT 4 DP 16275 1/4 INT 1089	SN	Proposed cross lease update at 17 Newry Road, Raumati.	N	N	s.223 Approval	25/3/2013	27/2/2013
140197	25 Newry Road, Raumati Beach	1528117901		LD	Construction and operation of a small chiropractic/ holistic	N	N	Decision Issued	12/11/2014	7/10/2014
160252	7 Kohutuhutu Road, Raumati Beach	1528120200	LOT 22 DP 10047 CT 449/98	LD	To construct a new carport and studio bedroom which	N	N	Decision Issued	22/12/2016	27/10/2016
200092	25 Newry Road, Raumati Beach	1528117901		LD	To construct a dwelling in the beach residential zone that	N	N	Letter Generated	1/2/2021	27/5/2020
220323	13 Kohutuhutu Road, Raumati Beach	1528120000	PT LOT 101 BLK I DP 2767 LOT 5 PT LOT 4	LDR	Undertake a two-lot subdivision creating no additional	N	N	Decision Issued	11/1/2024	7/12/2022
220322	7 Kohutuhutu Road, Raumati Beach	1528120200	LOT 22 DP 10047 CT 449/98	LD	To construct an accessory building (garage/studio) not	N	N	Letter Generated	19/12/2022	7/12/2022
240074	25 Newry Road, Raumati Beach	1528117901		SC	Undertake a boundary adjustment	N	N	RM Certificate Issued	27/6/2024	29/5/2024
920044	24 Kohutuhutu Road, Raumati Beach	1528101600	LOT 3 DP 75718 CT 42D/146	SC	2 ADDITIONAL RESIDENTIAL LOTS	N	N	Decision Issued	29/9/1992	2/9/1992

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
920095	18 Kohutuhutu Road, Raumati Beach	1528118400	LOT 1 DP 75048	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	30/3/1992	25/2/1992
260020	10 Kohutuhutu Road, Raumati Beach	1528117600	LOT 12 DP 10047 - 4/7 TH SH IN	LDR	To undertake construction of a new dwelling and associated	N	N	Decision Issued	30/4/2026	13/2/2026
960291	18 Kohutuhutu Road, Raumati Beach	1528118401	LOT 2 DP 75048 CT 41D/562	LN	TO ERECT A DWELLING CLOSER TO BOUNDARIES THAN D.P. ALLOWS	N	N	Decision Issued	26/8/1996	29/7/1996
960176	12A Kohutuhutu Road, Raumati Beach	1528117700	LOT 1 DP 84267 - WITH 1/7 SHARE IN LOT 8	SD	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.221 Consent Notice	17/6/1996	17/5/1996
980167	23 Newry Road, Raumati Beach	1528116200D	FLAT 4 ON LOT 4 DP 16275 1/4 INT 1089	SC	CROSS LEASE - ADD EXISTING GARAGE TO PLAN FOOTPRINT.	N	N	s.223 Approval	3/6/1998	6/5/1998
970002	16 Kohutuhutu Road, Raumati Beach	1528118300	LOT 5 DP 10047 CT 572/203	LC	BUILDING A NEW DECK	N	N	Decision Issued	29/1/1997	7/1/1997
980493	9 Newry Road, Raumati Beach	1528116600	LOT 9 DP 16275 CT 592/176	SC	ONE ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	15/12/1998	17/11/1998
990467	1 The Palms, Raumati Beach	1528118100	LOTS 7 8 DP 10047 CT 568/135	LD	EARTHWORKS, 113 CUBIC METRES APPROX TO REMOVE TOP OF	N	N	Decision Issued	14/12/1999	17/11/1999

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
PB180060	4 Kohutuhutu Road, Raumati Beach	1528117200	LOT 16 DP 10047 CT 518/115	PB	The proposed new carport breaches:	N	N	Decision Issued	13/12/2018	5/12/2018
990463	1 The Palms, Raumati Beach	1528118100	LOT 1 DP 370739 C/T 286633	SD	TO SUBDIVIDE 3 PROPERTIES INTO 6 RESIDENTIAL LOTS AND ROW	Y	N	s.224 Issued	17/2/2000	15/11/1999
PB200027	26 Newry Road, Raumati Beach	1528116000	LOT 2 DP 16275 CT F4/9	PB	Construct new dwelling which encroaches the height in	N	N	Decision Issued	15/7/2020	1/7/2020
PB220021	25 Newry Road, Raumati Beach	1528117901		PB	Construct new retaining wall with fence above (to replace	N	N	Decision Issued	12/5/2022	14/3/2022
PB220032	12B Kohutuhutu Road, Raumati Beach	1528117902	LOT 2 DP 606389 HAVING 1/7TH SH ON LOT 8	PB	Construct new retaining walls with fence above (to replace	N	N	Decision Issued	8/6/2022	23/5/2022
PB220012	12B Kohutuhutu Road, Raumati Beach	1528117902	LOT 2 DP 606389 HAVING 1/7TH SH ON LOT 8	PB	Construct new retaining wall with fence above (to replace	N	N	Decision Issued	30/3/2022	14/3/2022
PB260010	3 The Palms, Raumati Beach	1528118004	LOT 2 DP 370739	PB	Proposed first floor extension onto an existing deck which	N	N	Decision Issued	7/4/2026	27/3/2026
PB250026	12B Kohutuhutu Road, Raumati Beach	1528117902	LOT 2 DP 606389 HAVING 1/7TH SH ON LOT 8	PB	-New carport addition is set inside 1m boundary offset	N	N	Decision Issued	5/2/2026	17/12/2025

Health and Alcohol Licenses

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...



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.

N

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Scale @ A4 - 1:1,000

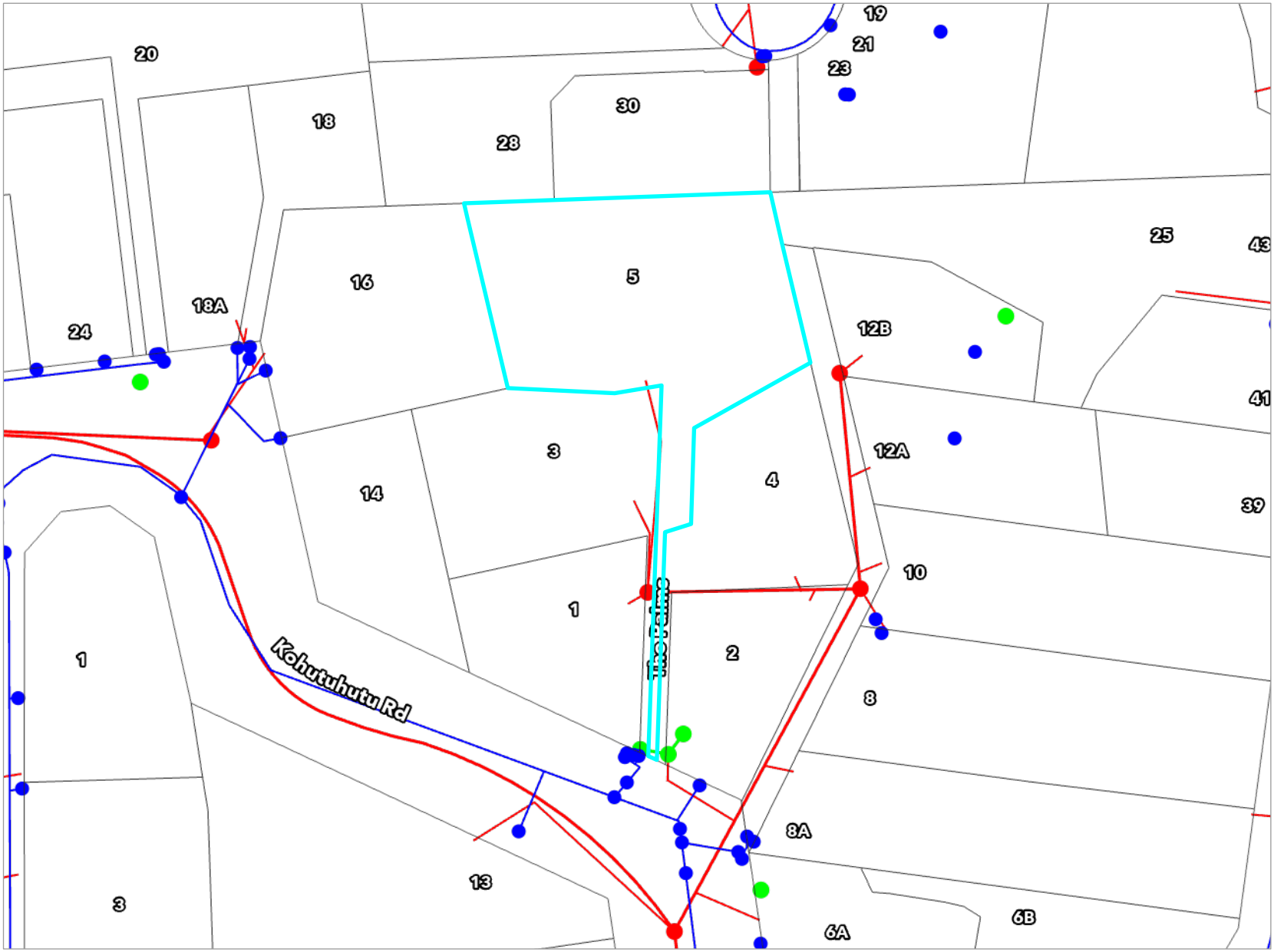
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Services Network

5 The Palms Raumati Beach - LOT 4 DP 90203 -SUBJ TO R/W & EASEMENTS C/T 57D/246...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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

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Scale @ A4 - 1:800

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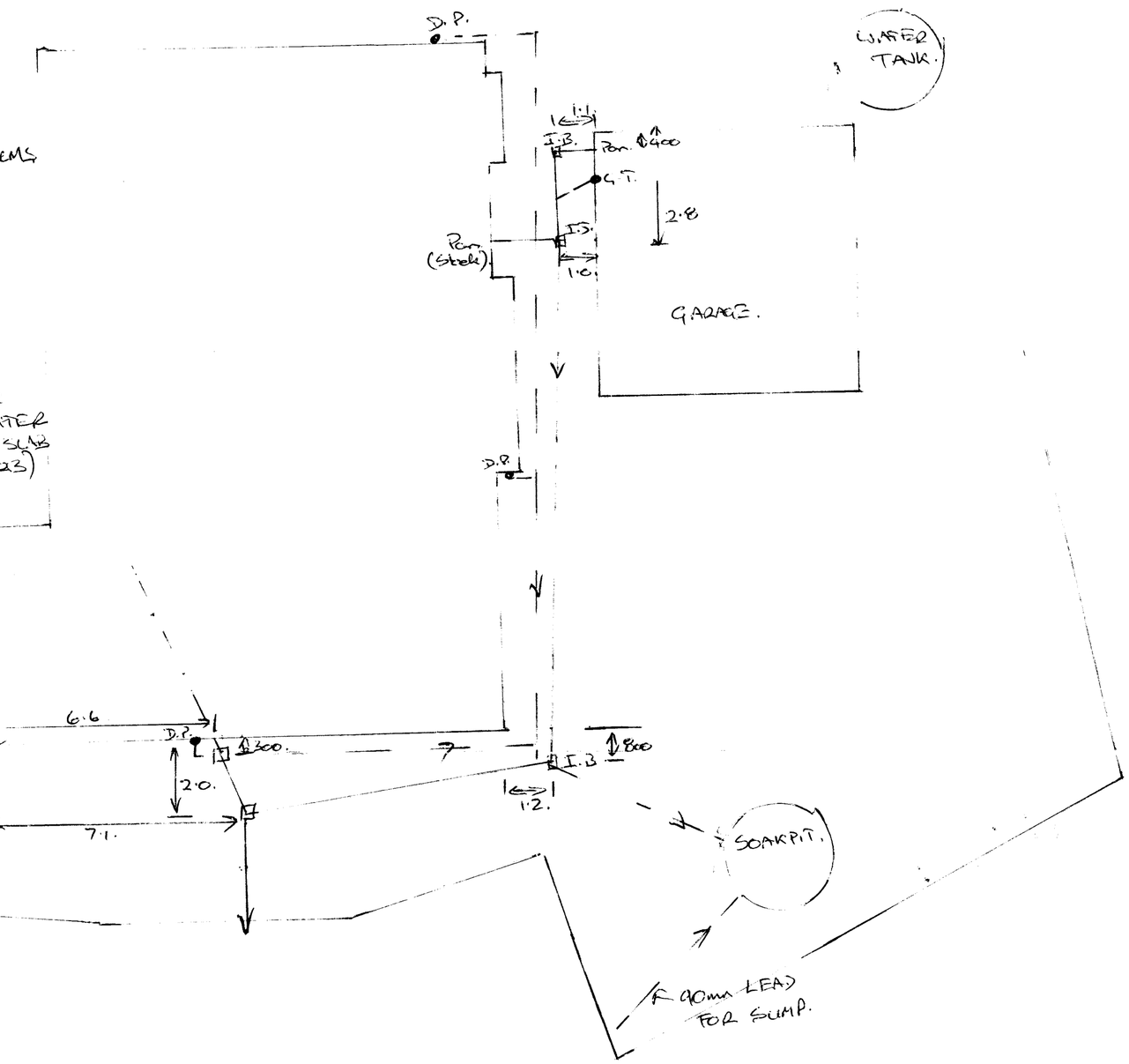
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DRAINAGE ASBUILT
FOR LOT 4, THE PALMS
KOHERUHUTU ROAD,
RAUMATI

LAID BY
D. MCKENZIE
30/12/03.

KEY —— - SEWER
- - - - - STORMWATER
— · — UNDER SLAB
(By Others)

SCALE - 1:100.



Murray Seamb
54 the Palms
Raumati Beach
PH 9040593.

10.890

5.40

25.87

9.93

9.25

3.000

13.46

26.20

1.250m HIGH POOL SAFETY FENCE BY SPECIALIST MANUFACTURER. PROPRITORY MODULAR FENCING OR SIMILAR.

SELF CLOSING SAFETY GATE.

SWIMMING POOL BY SPECIALIST MANUFACTUBER

EXIST 50x50mm TRELLIS FENCE 1.500m HIGH.

900mm HIGH GARDEN RETAINING WALL

NEW 1.500m SOLID TIMBER SAFETY FENCE.

SELF CLOSING SAFETY GATE.

14.76

6.41

5.48

UP.

DP

PATIO.

BEDROOM.2.

SEAT.

SOIL & VENT FROM KITCHEN SINK

IB

IJ

GT

WM

TUB

LAUNDRY

UPPER FLOOR SINK.

STORE.

ENTRY.

LIVING ROOM.

WC.

BATHROOM

VANITY.

SH

CUPBD

LIFT.

SELF CLOSING DOOR.

BEDROOM.1.

GARAGE.

WC

BATH

UPPER FLOOR SANITORY FITTINGS, DOTED

SOIL & VENT PIPE.

WC.

STORE.

GARAGE.

SH

S/H SECTIONAL DOOR, REMOTE.

SITE & DRAINAGE 1:100.

Bldg ✓
DB 23/2/2000

there's a future here

KAPITICOAST
DISTRICT COUNCIL

FILE: RM990463

17th February 2000

Mr Murray Searle
c/- Lattey Consultants Ltd
P O Box 370
WAIKANAE

Attn: Paul Turner

Dear Mr Searle

RM990463: SUBDIVISION AND LANDUSE CONSENTS FOR A 6 LOT FEE SIMPLE RESIDENTIAL SUBDIVISION, EARTHWORKS AND FRONT YARD ENCROACHMENT, AT 14 KOHUTUHUTU ROAD, RAUMATI

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

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

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

The deposit for an objection is $250 (including GST) plus an extra $90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless your representative submits a survey plan to Council within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

Once Council has approved the survey plan, you then have 3 years to deposit the survey plan with Land Information New Zealand. Before the plan can deposit, your representative will have to obtain a certificate from Council which states that you have complied with all the conditions of the consent. Again, the consent will expire unless this timetable is met.

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

If you have any concerns or enquiries about the conditions please do not hesitate to contact the writer on ext 856.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully



Dan Rodie
RESOURCE CONSENTS PLANNER

for

Chris Shaw
RESOURCE CONSENTS MANAGER

KAPITICOAST
DISTRICT COUNCIL

RESOURCE CONSENT NUMBER: RM 990463

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant Subdivision and Landuse Consents to:

MR MURRAY SEARLE, 209 ROSETTA ROAD, RAUMATI

for a 6 lot fee simple residential subdivision, earthworks, and front yard encroachment at 14 Kohutuhutu Road, Raumati being Lots 7 & 8 DP 10047 and Lot 6 DP 10116, as shown on plan Lattey Consultants Ltd 704.02-5 A and those other plans submitted with Application No. RM 990463, and as described within information submitted to Council with the application, subject to the following conditions:

Subdivision Consent Conditions:

1. The land transfer plan of the subdivision shall be generally in accordance with Lattey Consultants Ltd plan No. 704.02-5 A.

2. Payment of $28, 687.50 including G.S.T. being the reserves contribution liable for the four least valuable lots 1, 4, 5 and 6 (being 7.5% of the land value of those lots combined, plus GST). **Note:** The value of lot 4 is greater than $100,000.00 but reserves contribution has not been levied beyond that amount.

3. The bulk and location of the dwelling to be constructed within lot 3 shall be in general accordance with the plans drawn by Rob Meecham Draughting & Design Service titled "Proposed new residence Lot 3, Kohutuhutu Road, Raumati Beach for Classic Homes Oct.99, revised Nov.99" submitted with application RM980463. The yard encroachments of the dwelling shall not exceed the encroachments shown on the plans.

   A Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the provisions of this condition.

4. Except for minor boundary adjustments no further subdivision of lot 4 shall be allowed.

   A Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the provisions of this condition.

5. Landscaping and planting of the road reserve in front of Lot 3:

   a) Landscaping and planting of the road frontage in front of Lot 3 shall be in accordance with the landscaping plan "Classic Homes Ltd" submitted to Council on 31 January 2000. No Pheonix Palms shall be planted within the road reserve. The retaining wall on the lot 2/3 boundary shall be constructed so that it does not impede pedestrian access along Kohutuhutu Road nor create unsafe drop-off down to the driveway leading to the dwelling within lot 3.

   b) No shrubs or trees that will gain heights of greater than 4 metres shall be planted within the road reserve in front of lot 1. All trees and shrubs shall be planted in positions that will ensure that traffic visibility along Kohutuhutu Road is not affected and so that trees

and shrubs do not impede pedestrian access along Kohutuhutu Road.

c) All landscaping and planting shall be completed prior to the issue of the section 224(c) certificate for the subdivision. Council will accept a bond or cash deposit of 150% of the value of the works to allow for the planting to take place during the planting season.

d) A Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting that it is the responsibility of the owners and occupiers of lots 1 and 3 to ensure that the landscaping and planting on the road reserve in front of lots 1 & 3 is maintained generally in accordance with the approved plan.

6. The earthworks shall be undertaken as described in the application documents for RM 990463, and as depicted on plan 704.05-1 A. Fill material is to be placed, under the supervision of the archaeologist approved by the Historic Places Trust to monitor the works, over the northern midden to ensure its on-going protection.

7. The consent holder shall follow all the relevant conditions and procedures set out within the authority obtained from the New Zealand Historic Places Trust in accordance with the Historic Places Act 1993.

8. The Developer shall notify Council's Resource Consents Compliance Officer and representatives of the local Tangata Whenua including Kapakapanui at least 72 hours prior to the commencement of any earthworks.

9. Prior to the commencement of any earthworks the developer shall also notify Council of the name and contact details of the archaeologist approved by the Historic Places Trust to monitor the works.

10. a) The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.

b) The land transfer plan shall depict the areas which are to be subject to restrictive covenants/consent notices to ensure that the archaeological sites within the proposed allotments are suitably protected. Except for the works set out within condition 6 above no earthworks except to enable the planting of shallow rooting plants shall be undertaken within the covenant areas.

c) Only one of the new allotments shall include the share of Lot 8 DP 10116.

11. Plans for engineering development of the subdivision (or development), including a timetable and the proposed method of construction for the retaining walls within lot 3, shall be submitted to Council. The design and construction of the retaining wall will require certification be a suitably qualified person and will involve a separate application for a building consent. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.

12. The payment of Council engineering fees of $211.50 (GST inclusive) per new residential lot created but refer to notes 1 to 7 of the engineering fees adopted by Council as from the 1 July 1998 plus a one only site inspection/internal reporting fee.

iii) The removal of soil support from adjacent lots is not permitted.

iv) All batters shall be self-supporting.

v) Testing and certification of compaction/filling and the stability of batter slopes shall be carried out by a suitably qualified person experienced in soils engineering.

vi) The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.

vii) If any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging, then a separate application must be made for a building consent.

viii) Earthworks shall comply with the requirements of the current issue of NZS 4431.

ix) The Subdivisional Engineer may require the immediate erection of suitable fabric fencing or other acceptable mitigation measures to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlon cloth or similar).

x) If there is any likelihood of water courses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required.

xi) The Soils Engineer is to confirm in writing that all conditions of this consent have been met.

These conditions also apply to any earthworks carried out within road vested in Council. The consent holder shall obtain the prior written consent of network utility operators who are entitled to occupy roads vested in Council, with its respective services.

20. All sections shall have drive-on access no steeper than 1 in 5 to a permitted, notional, nominated or existing house site.

21. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.

Standard streetlighting is oclyte columns with outreach arms and sodium lamps. Alternative types of streetlighting may be approved but subject to the following:-

(a) All lights in Kohutuhutu Road shall be changed at the Developers cost to the alternative type of column.

(b) Streetlighting layout shall comply with Transit NZ subsidy policy and technical specifications i.e. NZS6701 currently.

(c) Lighting columns shall be not closer than one metre from the face of the kerb or the edge of seal in the case of streets with no kerb and channel.

(d) The lights shall be directional. (to avoid the potential nuisance of lighting the rooms of residential dwellings)

(e) The Developer shall provide sufficient spare parts of columns and lamp fittings to cater for the excepted maintenance requirements of the particular lights for not less than 10 years (or 20 years?). These shall be stored subject to agreed terms by the Council's maintenance contractor.

OR

The proposed columns and lamps including fittings may be acceptable, if not less than three manufacturers are able to provide spare parts including columns.

(f) The lighting columns shall be frangible (collapse under vehicle impact).

(g) Gas and telecommunication authorities are to be consulted, if the column locations intrude into the berm areas normally allocated to these authorities. Council may decline approval to install alternative columns and lamps if agreement cannot be reached in this circumstance.

(h) Alternative streetlighting proposals will not be approved if it involves running and maintenance costs which significantly exceeds the current contract rates for standard lamps

OR

The Developer shall lodge a capital sum with Council for the estimated future maintenance costs of the lamps, fittings and columns. The interest earned from this capital sum shall be sufficient to meet the expected maintenance and additional running costs without abatement of the capital sum. (It should not be an additional cost to ratepayers)

(i) Colour and appearance are to be approved by the Subdivisional Engineer in consultation with Council's Roading advisors.

22. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.

23. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and perimeter nib kerbs on the other sides. The Developer shall arrange for the second-coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.

24. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

25. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.

26. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.

27. No planting shall be carried out within road vested in Council unless the approval of Council has been obtained. Ornamental planting will not be maintained by Council and a consent notice pursuant to Section 221 of the Resource Management Act will be recorded on the title of these lots which are responsible for the maintenance of the planting.

28. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.

29. The Developer shall obtain a building consent before carrying out any alterations to existing services or buildings within the lot/s.

30. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This may involve water supply, sewerage and streetlights.

31. All costs arising from any of the above conditions shall be at the expense of the Developer.

Landuse Consent Conditions:

1. The design and layout of the development shall be in general accordance with plan No. 704.02-5 A and those other plans submitted with Application No. RM 990463, and as described within information submitted to Council with the application. The yard encroachments of the dwelling on Lot 3 shall not exceed the encroachments shown on the plans.

Please Note:

1. All other necessary consents and permits must be obtained for any proposed building, including those under the Building Act 1991, and relevant Council Bylaws.

REASONS FOR THE DECISION:

1 The proposal would not be contrary to Council's objectives and policies under the District Plan.

2 The owners of all the surrounding sites have given their consent to the proposal.

3 There are considered to be little or no adverse affects relating to the proposal.

ISSUED: 17 February 2000

Dan Rodie
RESOURCE CONSENTS PLANNER

for

Christopher P Shaw
RESOURCE CONSENTS MANAGER

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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
FOR REGISTRAR-GENERAL OF LAND

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KAPITICOAST
DISTRICT COUNCIL

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KAPITI COAST DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221

OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF LAND TRANSFER PLAN 90203

BEING THE SUBDIVISION OF LOT 6 DP 10116 AND LOTS 7 & 8 DP 10047,

14 KOHUTUHUTU ROAD, RAUMATI,

FOR M SEARLE

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 subdivision and the following conditions are to be complied with on a continuing basis:

1. The bulk and location of the dwelling to be constructed within lot 3 shall be in general accordance with the plans drawn by Rob Meecham Draughting & Design Service titled "Proposed new residence Lot 3, Kohutuhutu Road, Raumati Beach for Classic Homes Oct.99, revised Nov.99" submitted with application RM980463. The yard encroachments of the dwelling shall not exceed the encroachments shown on the plans.

2. That foundation design and construction for any new dwelling or additions and alterations to a dwelling on Lots 1, 2, 4, 5 & 6 land transfer plan 90203 shall be in accordance with the recommendations within the geo-technical assessment prepared by MM Developments, dated 16 September 2000, submitted to Council in relation to application No. RM 990463 a copy of which is available in Council's Resource Consents Office.

3. Except for minor boundary adjustments no further subdivision of lot 4 shall be allowed.

4. Landscaping and planting of the road frontage in front of Lots 1 & 3 shall be in accordance with the landscaping plan "Classic Homes Ltd" submitted to Council on 31 January 2000. No Pheonix Palms shall be planted within the road reserve. It is the on-going responsibility of the owners and occupiers of lots 1 and 3 to ensure that the landscaping and planting on the road reserve in front of lots 1 & 3 is maintained generally in accordance with the approved landscape plan. A copy of the approved plan is held on file No. RM990463 at the Council offices.

Issued in respect of application No. RM 990463 on this 28th day of November 2000.

AUTHORISED OFFICER

AUTHORISED OFFICER