Sharalyn Fraser
Agency

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

17 November 2026

Peter Williamson

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 314A Te Moana Road Waikanae.

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:

314A Te Moana Road Waikanae

Application Details

Applicant	Peter Williamson
LIM number	L261173
Application date	12/11/2026
Issue Date	17/11/2026

Property Details

Property address	314A Te Moana Road Waikanae
Legal description	LOT 2 DP 507601 CT 772906
Area (hectares)	0.0629

Valuation Information

Valuation number	1493148001
Capital value	$950,000
Land Value	$355,000
Improvements Value	$595,000

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	$6,072.89 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	$0.00
Water Rates	$161.08 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

27/07/2017 BUILDING CONSENT 170510 : New single level linea and stria clad dwelling with separate double garage. : Code Compliance Certificate issued 9/05/18

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 council does not hold any record of inspections for a swimming pool or spa pool for 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 2017 under resource consent number RM140181. Copies of the Decision, Deposited Plan (DP 507601) and Record of Title are 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 subject and/or appurtenant to a right of way, a right to drain sewage and stormwater, a right to convey water, electricity, gas, telecommunications and computer media easements.

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

There are no further resource consents for this property.

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 Conical Surface 1:20, 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
Part of the property is shown to be subject to and adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps. The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

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

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

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

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

The adjacent road carriageway (Te Moana Road) is shown to be subject to residual ponding in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Residual ponding areas related to a residual flood risk for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual risk is in the event of a failure or overtopping of the flood protection structure.

The adjacent road carriageway (Te Moana Road) is shown to be subject an overflow path and residual overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

A residual overflow path is a residual flood hazard for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual hazard is in the event of a failure or overtopping of the flood protection structure.

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.

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.

6. Natural Hazards

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 48.

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. The sewer lateral has multiple consumers using the one lateral. 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 dual restricted metered water supply connection. Location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.
One pipe goes to the dwelling; the second pipe is restricted and goes to top up the rainwater storage tank [600 litres/day].

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

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 **772906**

Land Registration District **Wellington**

Date Issued 21 August 2017

Prior References
WNA1/188

Estate Fee Simple

Area 629 square metres more or less

Legal Description Lot 2 Deposited Plan 507601

Original Registered Owners

Earl Lee Young

Interests

Appurtenant hereto is a right of way created by Transfer 392594 - produced 21.3.1956 at 12:26 pm and entered 15.5.1956 at 3:00 pm

The easements created by Transfer 392594 are subject to Section 9a(3a) Land Subdivision in Counties Act 1946

Appurtenant hereto is a right of way created by Transfer 515398 - 14.12.1961 at 9.48 am

The easements created by Transfer 515398 are subject to Section 9a(3a) Land Subdivision in Counties Act 1946

B272771.1 Certificate pursuant to Section 461 Local Government Act 1974 whereby a common private drain passes through the land in CT WN11D/848 and serves the within land - 19.1.1993 at 2.52 pm

B675777.2 Mortgage to (now) Westpac New Zealand Limited - 16.7.1998 at 12.39 pm

6639930.1 Variation of Mortgage B675777.2 - 8.11.2005 at 9:00 am

10525208.9 Variation of Mortgage B675777.2 - 8.8.2016 at 2:54 pm

10867310.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.8.2017 at 9:33 am

Subject to a right of way, a right to drain sewage and stormwater and a right to convey water, electricity, gas, telecommunications and computer media over part marked B on DP 507601 created by Easement Instrument 10867310.3 - 21.8.2017 at 9:33 am

Appurtenant hereto is a right of way, a right to drain sewage and stormwater and a right to convey water, electricity, gas, telecommunications and computer media created by Easement Instrument 10867310.3 - 21.8.2017 at 9:33 am

The easements created by Easement Instrument 10867310.3 are subject to Section 243 (a) Resource Management Act 1991

11134194.1 Discharge of Mortgage B675777.2 - 3.7.2018 at 4:06 pm

11134194.2 Transfer to Peter Jeffrey Williamson and Wendy Catherine Williamson (1/2 share) and Peter Jeffrey Williamson and Wendy Catherine Williamson (1/2 share) - 3.7.2018 at 4:06 pm

Title Plan - DP 507601

Survey Number	DP 507601
Surveyor Reference	21402 Young
Surveyor	Fiona Marie Robertson
Survey Firm	Cuttriss Consultants Ltd (Kapiti)
Surveyor Declaration	I Fiona Marie Robertson, 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 07 Aug 2017 10:18 AM

Survey Details

Dataset Description	Lots 1 & 2 Being a Subdivision of Lot 53 DP 18250		
Status	Deposited		
Land District	Wellington	**Survey Class**	Class A
Submitted Date	07/08/2017	**Survey Approval Date**	21/08/2017
		Deposit Date	21/08/2017

Territorial Authorities

Kapiti Coast District

Comprised In

CT WNA1/188

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 507601	Fee Simple Title	0.0937 Ha	772905
Lot 2 Deposited Plan 507601	Fee Simple Title	0.0629 Ha	772906
Area A Deposited Plan 507601	Easement		
Area B Deposited Plan 507601	Easement		
Total Area		0.1566 Ha	

Land Registration District	Plan Number
WELLINGTON	DP 507601

Territorial Authority (the Council)

KAPITI COAST DISTRICT COUNCIL

Memorandum of Easements			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right of way, right to drain sewage and stormwater, right to convey water, electricity, gas, telecommunications and computer media.	A	Lot 1	Lot 2
	B	Lot 2	Lot 1

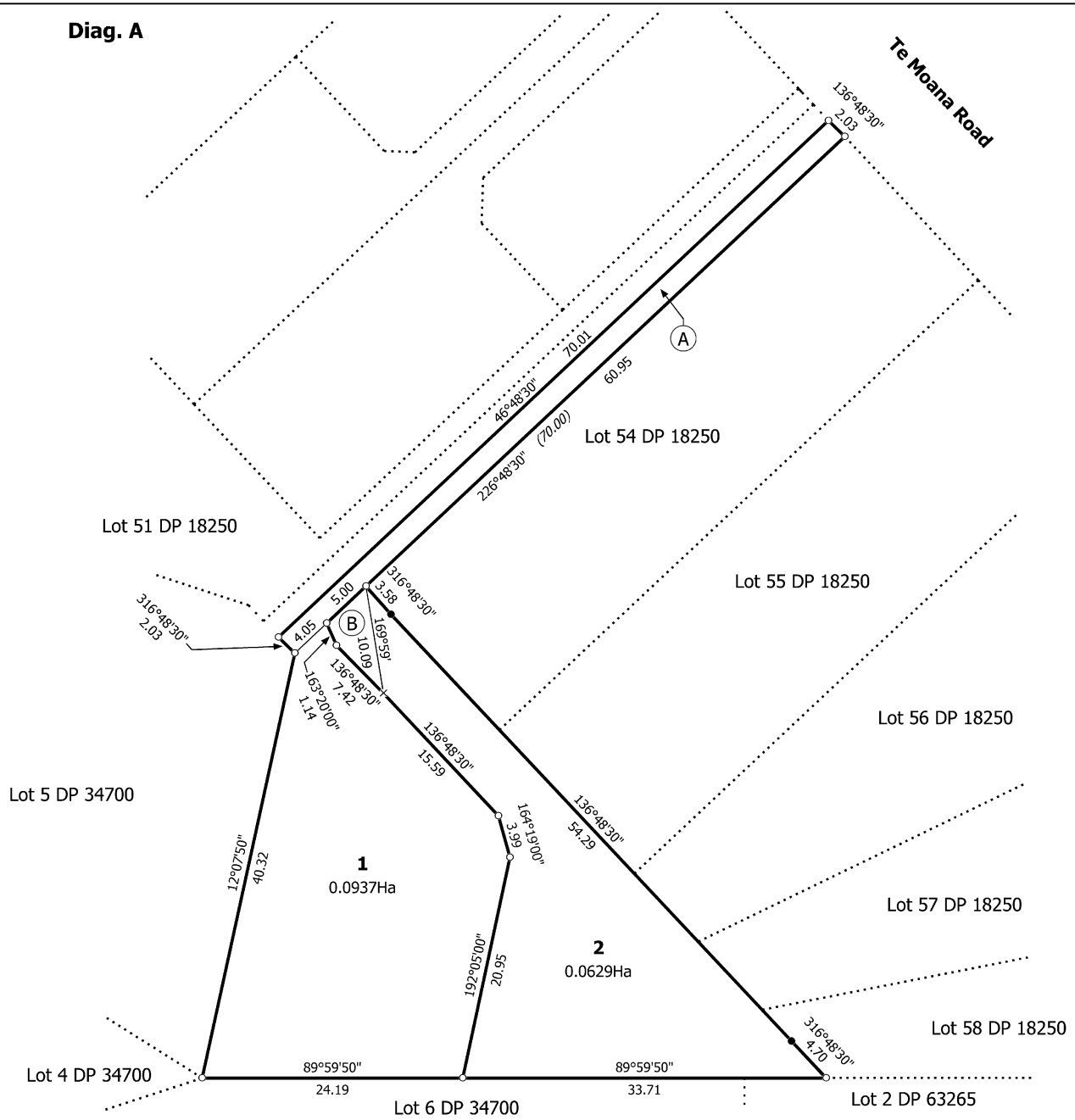
Schedule of Existing Easements			
Purpose	**Shown**	**Servient Tenement**	**Creating Document**
Right of way	A	Lot 1	Transfer 392594 and Transfer 515398

Schedule of Easements in Gross			
Purpose	**Shown**	**Servient Tenement**	**Grantee**
Right to convey telecommunications and computer media	A	Lot 1	Chorus New Zealand Limited

Schedule of Proposed Easements			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right to drain sewage and stormwater, right to convey water, electricity, gas, telecommunications and computer media.	A	Lot 1	Lot 5 DP 34700 and Lot 51 DP 18250

21402./Young

Diag. A



T 1/1

Land District: Wellington Digitally Generated Plan Generated on: 05/09/2017 2:55pm Page 3 of 3	Lots 1 & 2 Being a Subdivision of Lot 53 DP 18250	Surveyor: Fiona Marie Robertson Firm: Cuttriss Consultants Ltd (Kapiti)	Title Plan DP 507601 Deposited on: 21/08/2017

Aerial Photography

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906

Kāpiti Coast DISTRICT COUNCIL



N

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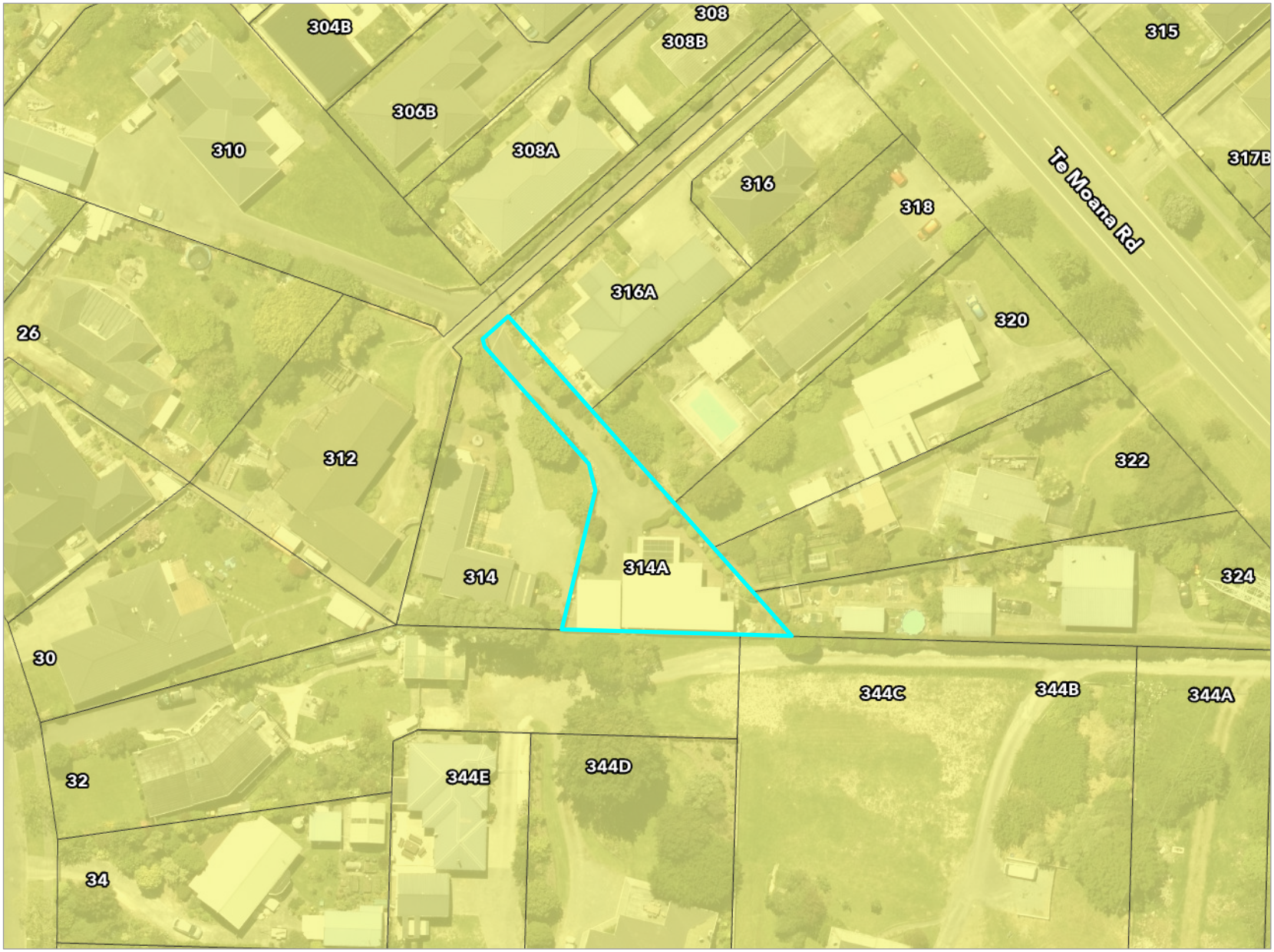
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Operative District Plan 2021 - Zones and Precincts

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906



Key to map symbols

General Residential Zone

N

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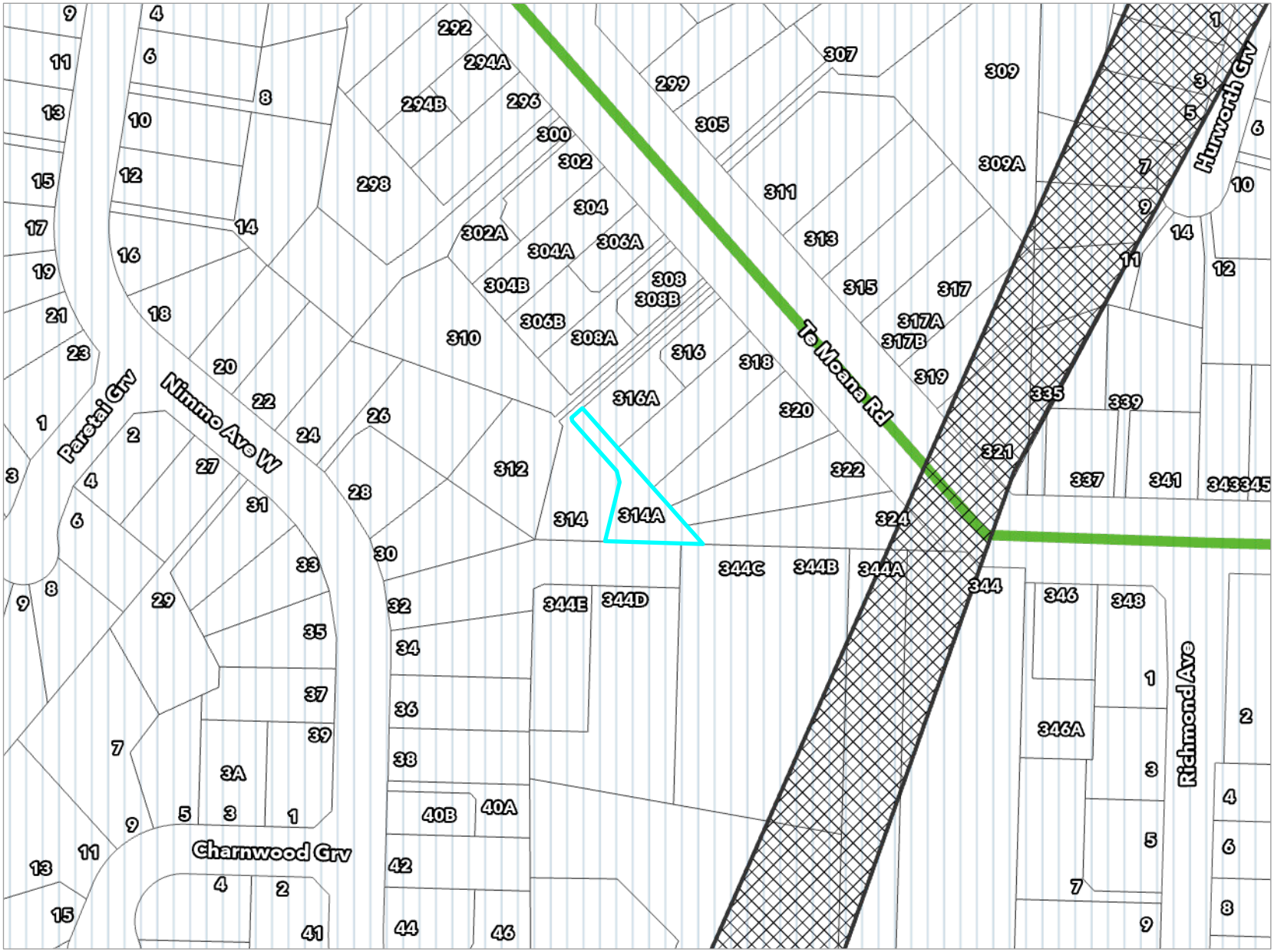
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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- National Grid Lines
- National Grid Developed Area
- 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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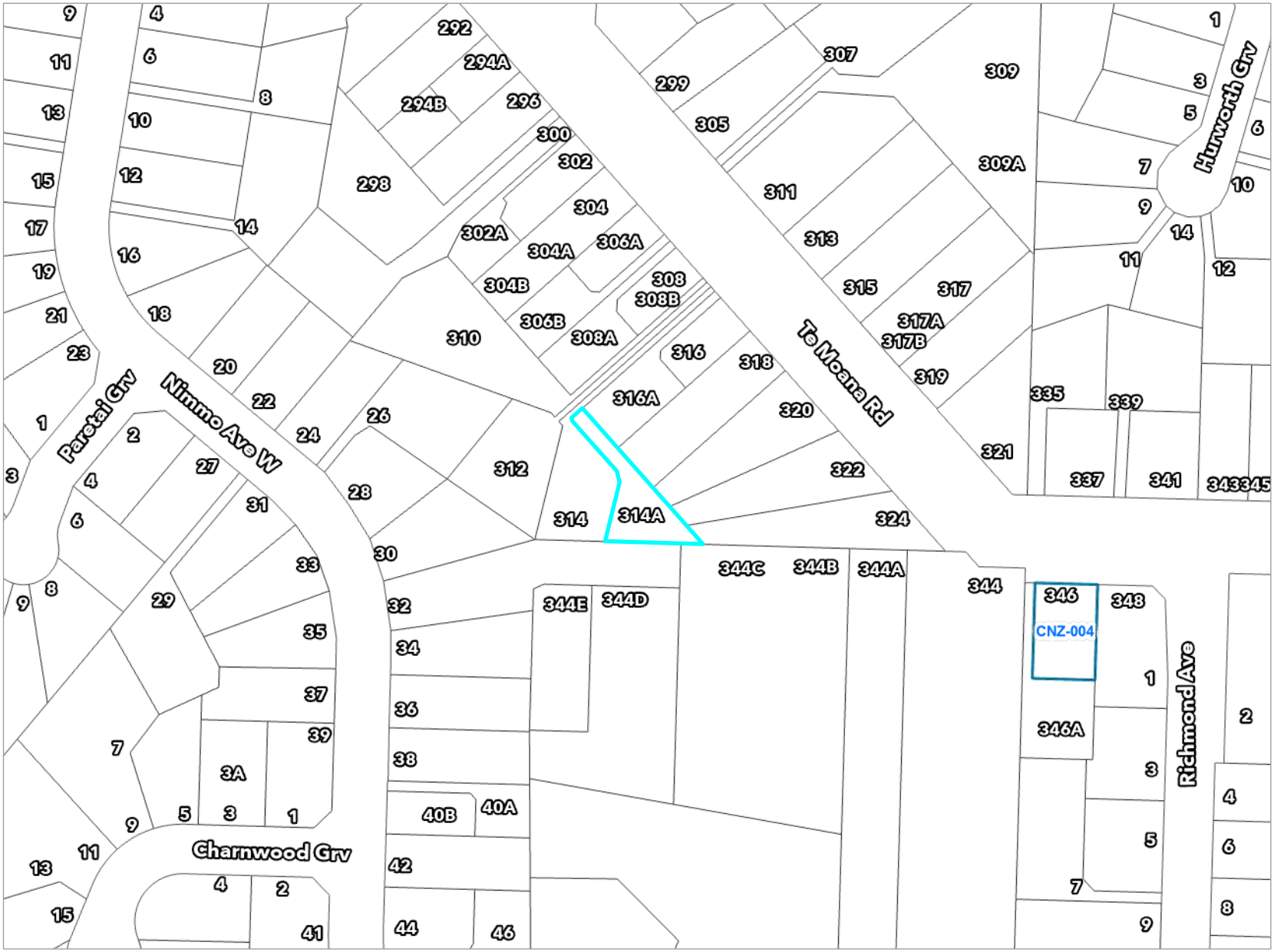
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Operative District Plan 2021 - Designations & Miscellaneous Features

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

Designation

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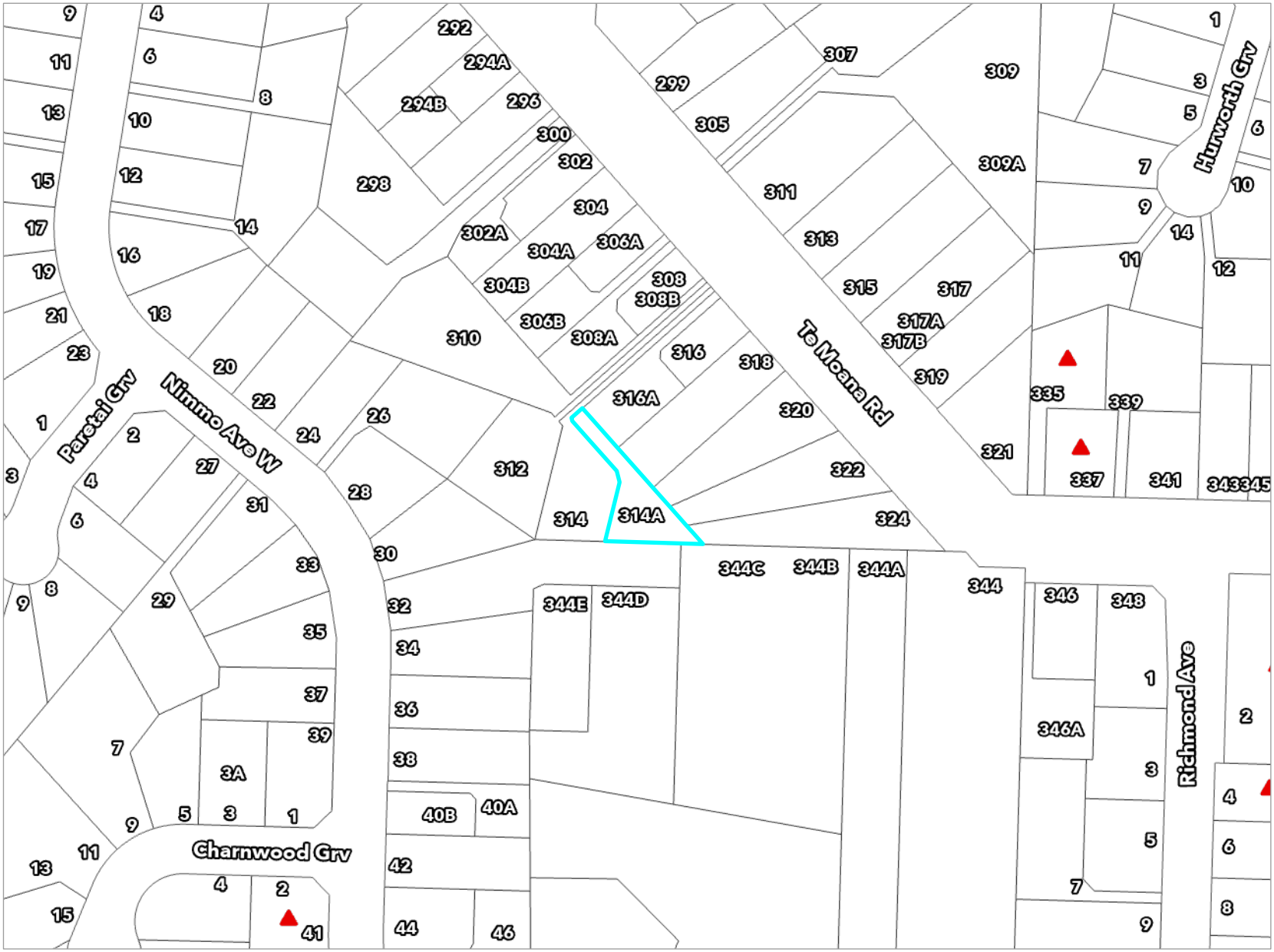
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Operative District Plan 2021 - Natural Features

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

▲ Key Indigenous Trees

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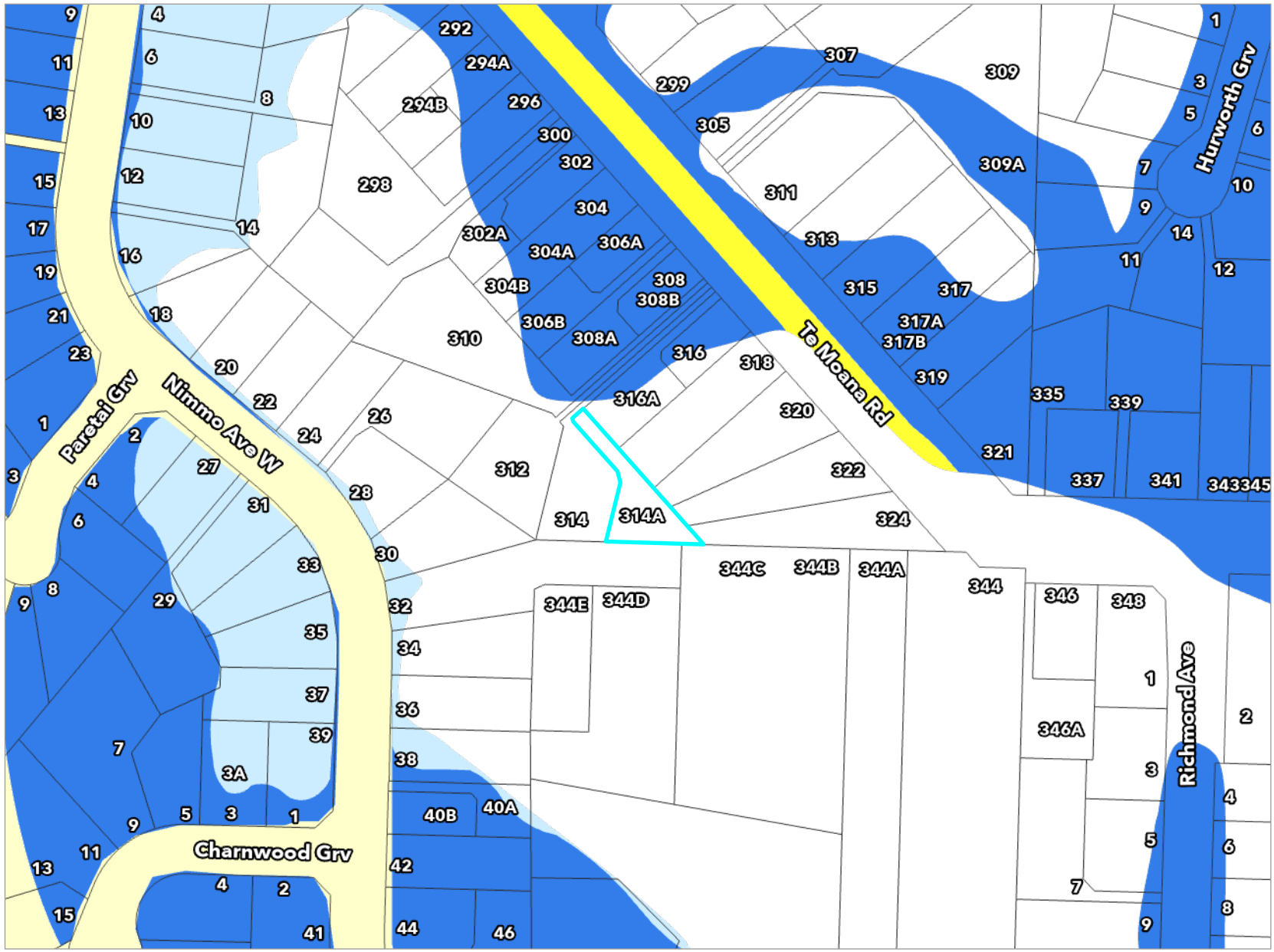
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Operative District Plan 2021 - Natural Hazards

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Overflow Path
- Residual Overflow Path
- Ponding Area
- Residual Ponding 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.

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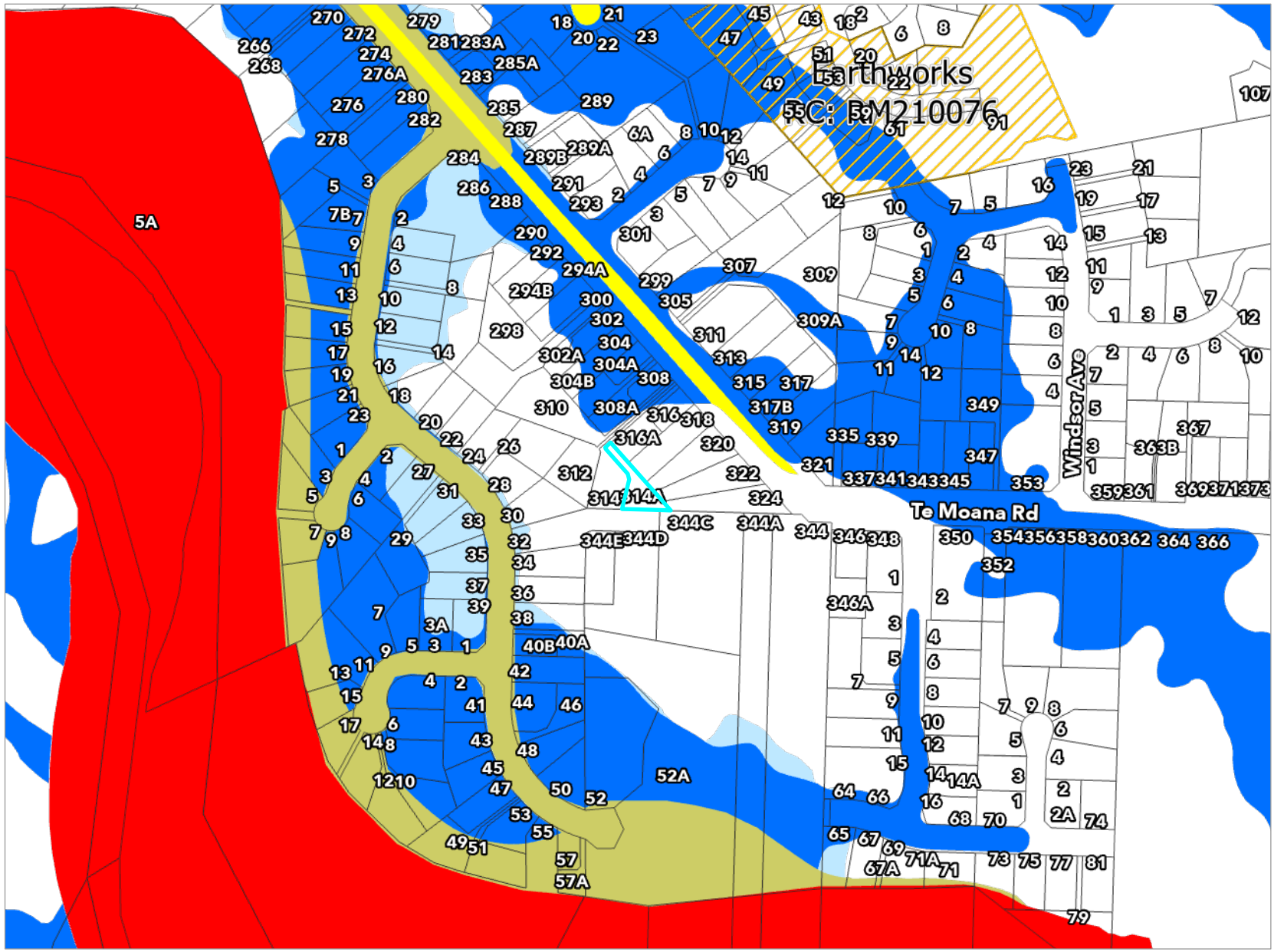
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Latest Flood Hazards

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Earthworks
- River Corridor
- Overflow Path
- Residual Overflow
- Ponding
- Residual Ponding

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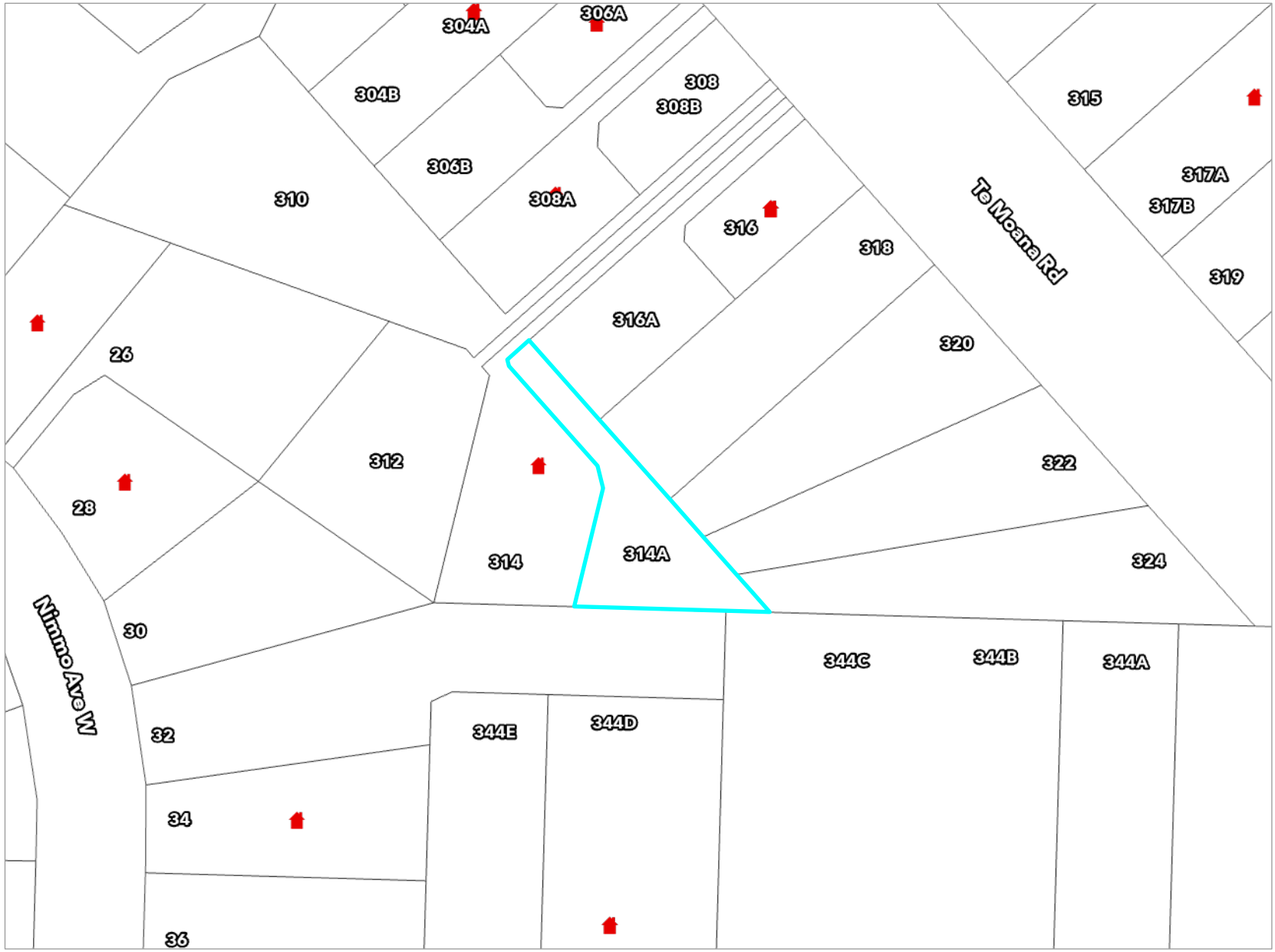
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Resource Consents Map

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906

Kāpiti Coast DISTRICT COUNCIL



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

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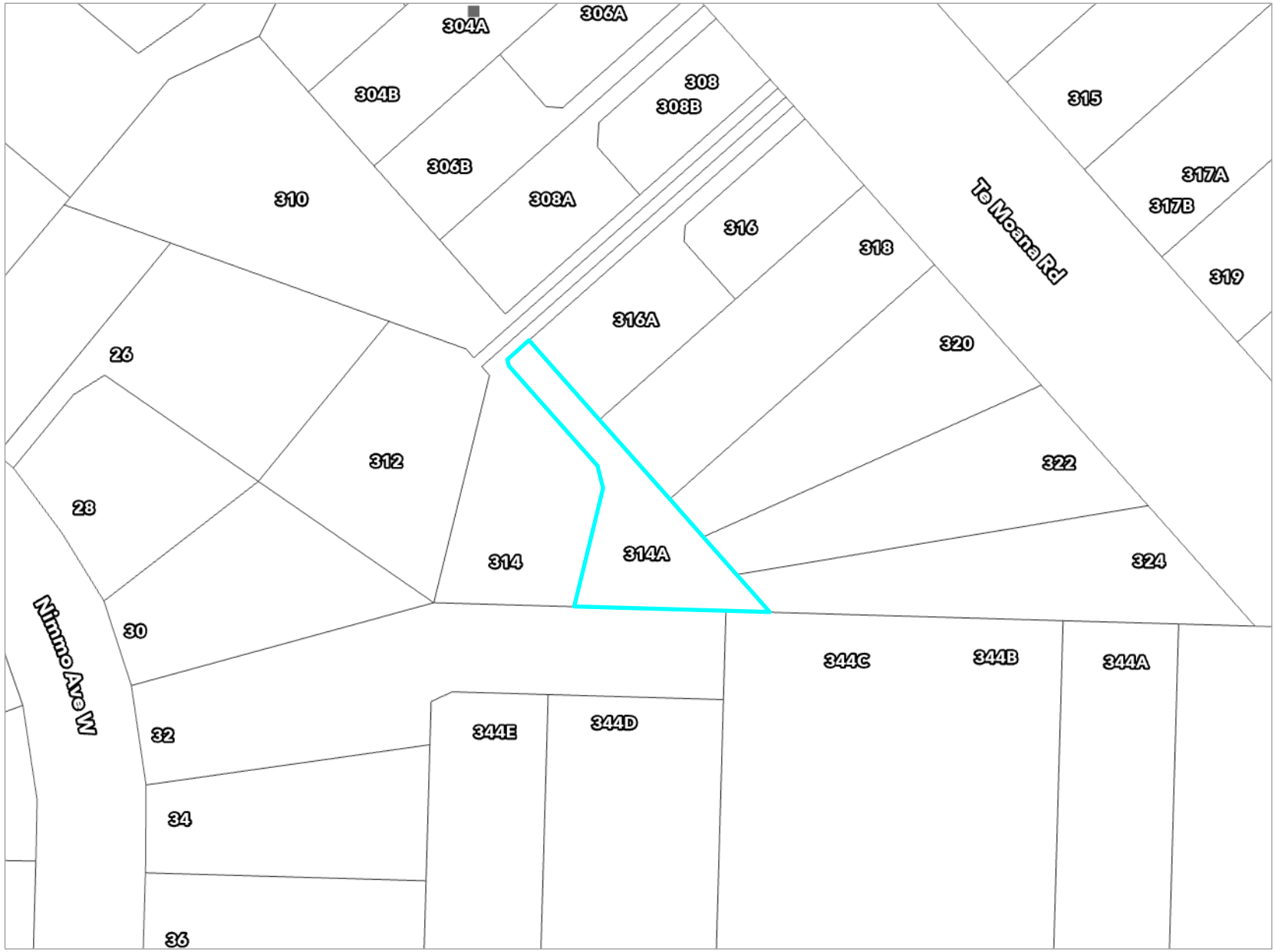
Resource Consents Report

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
060219	306A Te Moana Road, Waikanae	1493147600	LOT 9 DP 25499 C/T 6A/806	SD	Subdivision of the residentially zoned site to			s.224 Issued	31/8/2006	27/7/2006
070009	306A Te Moana Road, Waikanae	1493147600	LOT 9 DP 25499 C/T 6A/806	LD	Encroachment on side yard and to build up to right			Decision Issued	8/3/2007	16/1/2007
110168	24 Nimmo Avenue West, Waikanae	1493145300	LOT 1 DP 34700 CT 11D/844	LD	To construct a storage building which exceeds the total	N	N	Decision Issued	11/11/2011	17/10/2011
140181	314 Te Moana Road, Waikanae	1493148000	LOT 53 DP 18250 C/T A1/188	SC	Two lot residential subdivision at 314 Te Moana Road,	N	N	s.221 Consent Notice	26/1/2015	19/9/2014
170195	316 Te Moana Road, Waikanae	1493148100	LOT 54 DP 18250	SN	To undertake a two lot residentail subdivision	N	N	Application Returned incomplete		18/8/2017
170222	316 Te Moana Road, Waikanae	1493148100	LOT 54 DP 18250	SN	To undertake a two lot residential subdivision	N	N	s.224 Issued	29/12/2017	28/8/2017
200144	34 Nimmo Avenue West, Waikanae	1493144800	LOT 1 DP 45151	LD	Construct a non-habitable accessory building (garden shed)	N	N	Decision Issued	31/8/2020	3/8/2020
220193	304,304A,304B Te Moana Road, Waikanae	1493147500	LOT 8 DP 25499	LN	Construct additions and alteration to a local convenience	N	N	Decision Issued	10/8/2022	13/7/2022

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
210193	344D Te Moana Road, Waikanae	1493148700	LOT 3 DP 63265 -INT IN ROW 22B A22A1	LD	Construct an accessory building that exceeds the maximum	N	N	Application Returned incomplete		25/8/2021
200256	28 Nimmo Avenue West, Waikanae	1493145100	LOT 3 DP 34700 CT 11D/846	LDR	Additions to an existing dwelling that exceed maximum site	N	N	Letter Generated	23/12/2020	26/11/2020
220036	344D Te Moana Road, Waikanae	1493148700	LOT 3 DP 63265 -INT IN ROW 22B A22A1	LD	Extension to an existing accessory building and the	N	N	Decision Issued	22/4/2022	10/2/2022
220184	304,304A,304B Te Moana Road, Waikanae	1493147500	LOT 8 DP 25499	LDR	Alterations and Extension to an existing commercial premises	N	N	Application Returned incomplete		1/7/2022
930225	308A Te Moana Road, Waikanae	1493147601	LOT 2 DP 80694	SC	PROPOSED SUBDIVISION, ONE ADDITIONAL LOT	N	N	Decision Issued	8/6/1993	11/5/1993
980236	302 Te Moana Road, Waikanae	1493147400	LOT 7 DP 25499 CT 6A/846	LD	GARAGE TO BE CONSTRUCTED ON BOTH THE COMMON BOUNDARY BETWEEN	N	N	s.223 Approval	1/7/1998	17/6/1998
980072	302 Te Moana Road, Waikanae	1493147400	LOT 7 DP 25499 CT 6A/846	SD	SUBDIVIDE PARENT TITLE INTO 2 RESIDENTIAL LOTS.	N	N	s.221 Consent Notice	27/3/1998	11/2/1998
PB180002	316 Te Moana Road, Waikanae	1493148100	LOT 54 DP 18250	PB	To construct a new dwelling which will encroach the minimum	N	N	Decision Issued	29/1/2018	17/1/2018

Health and Alcohol Licenses

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906



Key to map symbols

- Health

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

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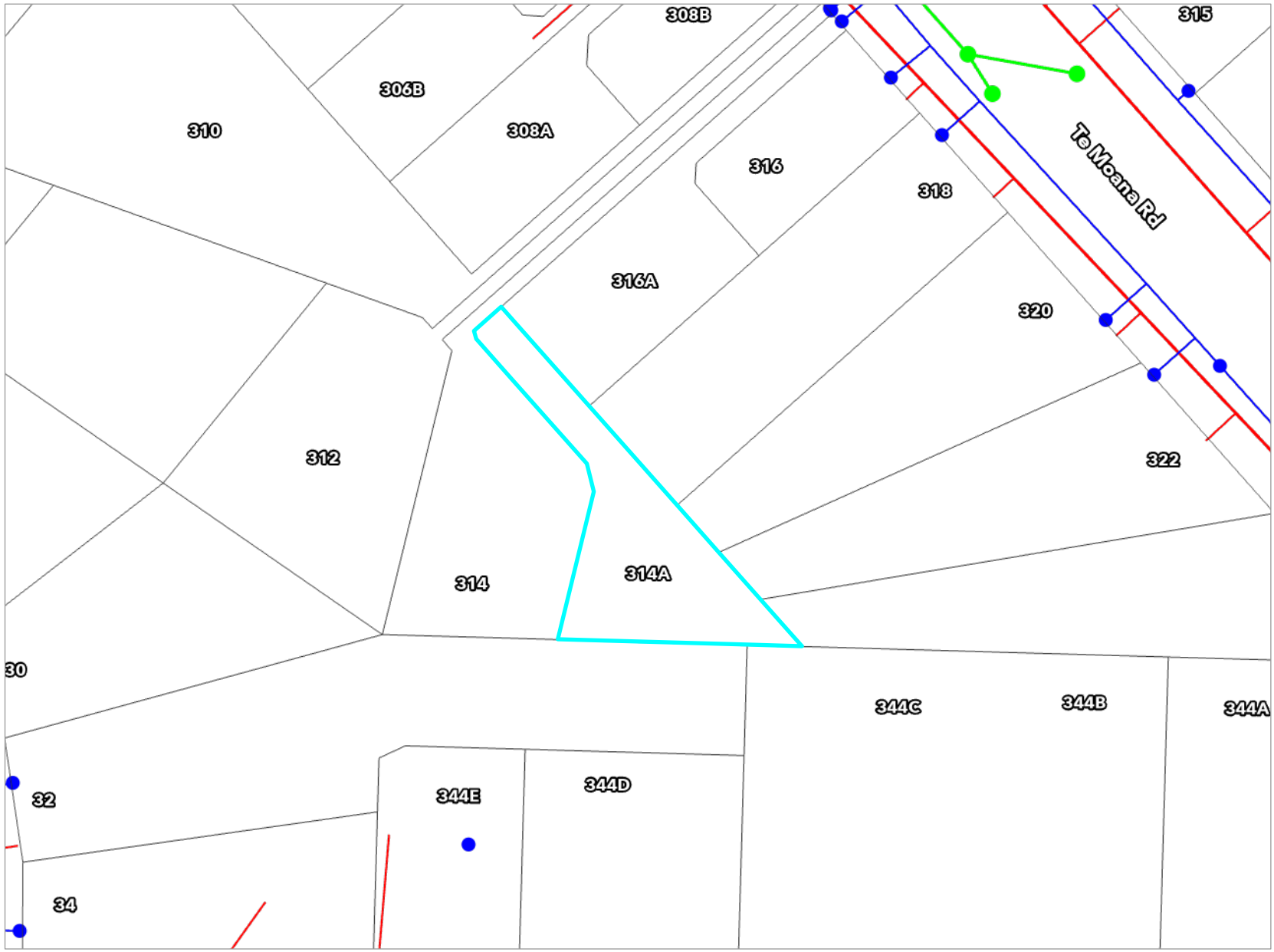
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Services Network

314A Te Moana Road Waikanae - LOT 2 DP 507601 CT 772906



Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe
- 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.

N

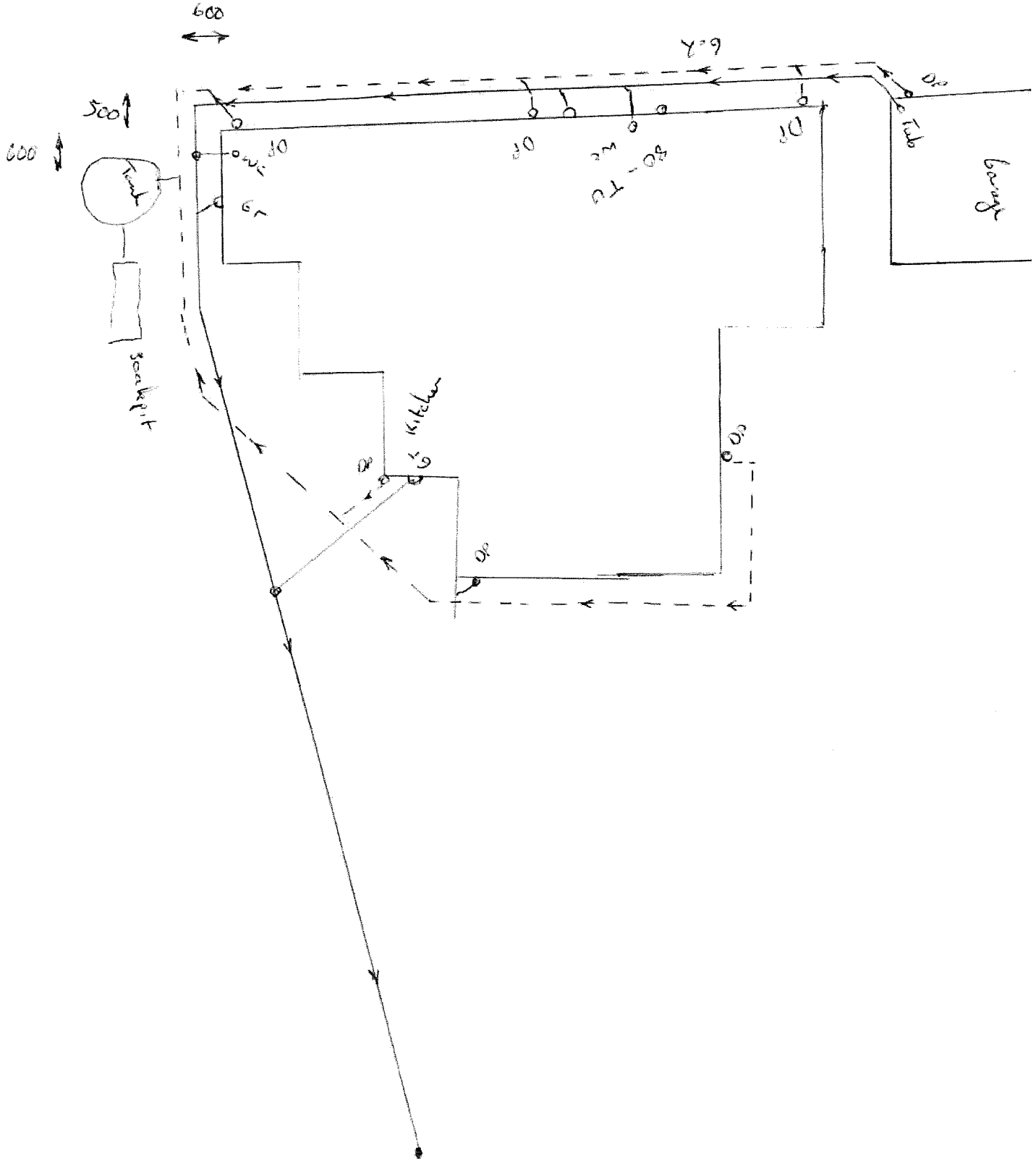
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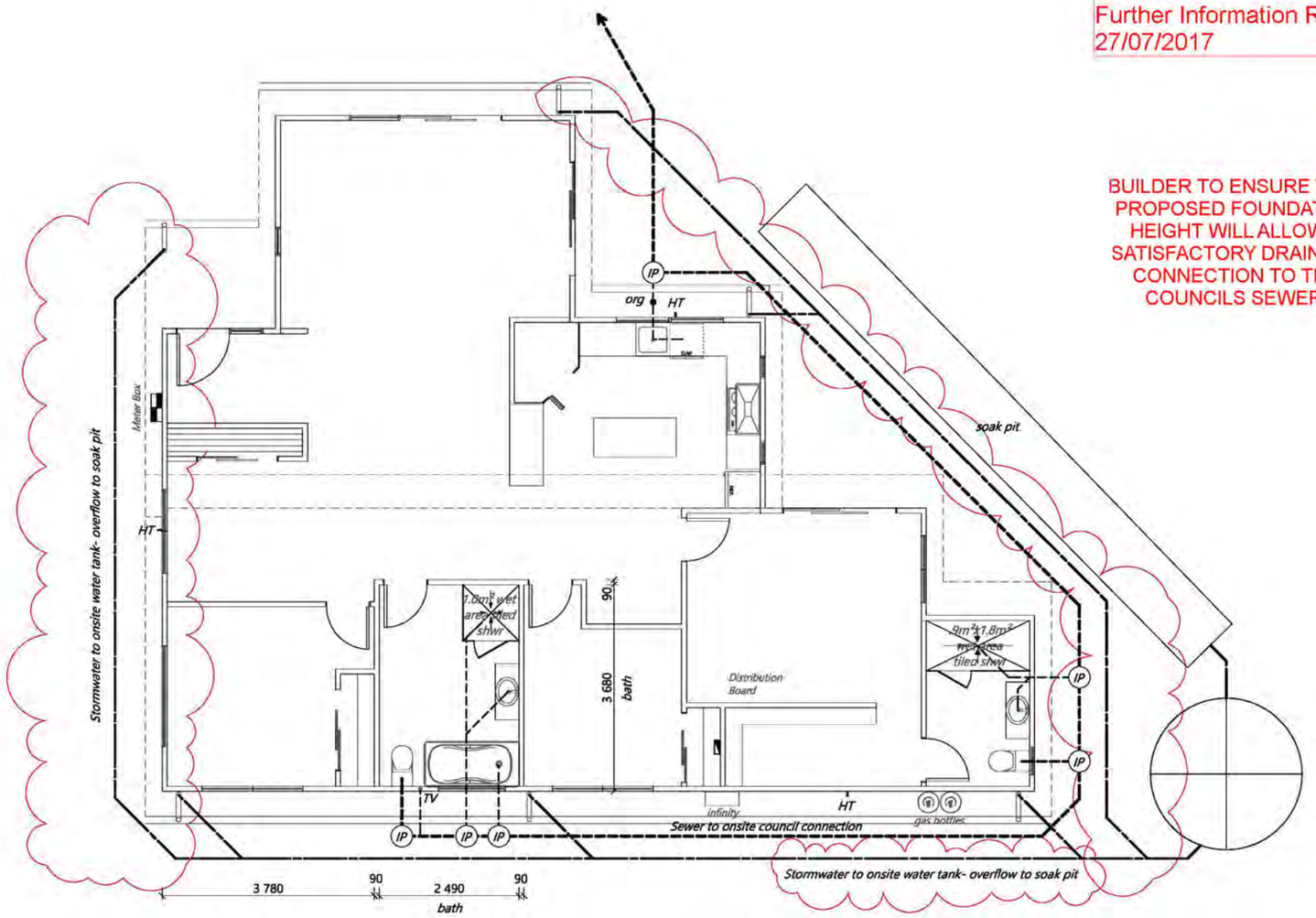
31A Te Moana Rd Waikanae
Kapiti Coast District Council
Attn Allan Tinney @ As Built, Drainage + Sewer



BC170510
Further Information Received
27/07/2017

A1homes
www.A1homes.co.nz

BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCILS SEWER.



The Certifying plumber/drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council.Please show all services including under slab drainage.

Construction Notes:

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman.
Contractor to locate all service connections on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc on site prior to any excavation

Water Supply:

Internal water pipes to Polybutylene.
All pipework and pipes exposed to freezing to be lagged with closed cell foam
- Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.

Fixture unit rating: 30 units

Water Closet - 6 (x2)
Shower - 2 (x2)
Basin - 1 (x2)
Bath - 4
Laundry tub - 5
Kitchen sink - 3

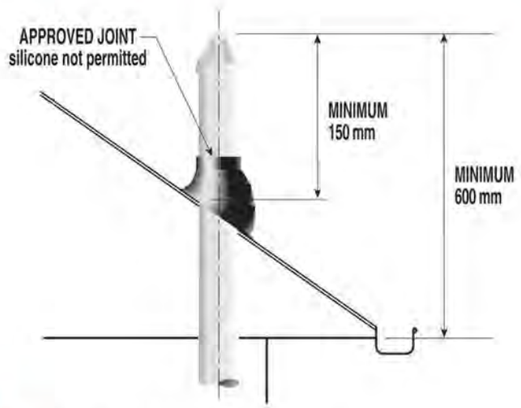
TABLE 3.5
SIZE AND RATING OF VENTS

Size of vent pipe DN	Fixture units discharging to drain		Vent rating
40	>1	≤10	0.5
50	>10	≤30	1
65	>30	≤175	2
80	>175	≤400	3
100	>400	—	6

Plumbing Legend as per AS/NZS 3500

Symbol	Item	Symbol	Item
IP	Inspection point	———	DN100 PVC SS pipe, DN100 min water closets (ref specs) min 1:60 gradient
	Downpipe	– – –	DN100 PVC SW pipe, min 1:120 gradient
HT *	Hose Tap	———	min PVC fixture waste pipe sizes: DN40 basins, single head showers, baths, sinks, dishwasher & ldy tubs, DN50 multiple heads showers, DN65 unvented branch drains exceeding 2.5m long (max 5 fixture unit rating) DN65 to all wastes discharging directly into drain under slab min 1:40 gradient. 20mm HWC vent drain (copper)
org	Overflow relief gully		
TV	Terminal vent		

Water supply pipe (from water tank or council mains) = DN20

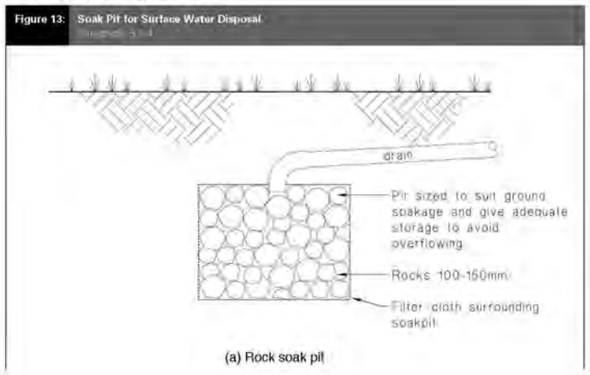


Soakpit calculation

Total Stormwater catchment area = 158.9m²

Rc = 10x0.9x 27.6 mm (rainfall intensity) x 0.01589 (catchment area)
Rc = 3.947m³
3.947/0.38 (boulder capacity) = 10.4m³ pit required

1.2 x 11.0 x .8 deep = 10.56m³



NZBC: E1 Surface Water

3.7 Access for maintenance

3.7.1 Access for maintenance shall be provided on all drains. Access is to be achieved via an inspection point, rodding point, inspection chamber or access chamber, complying as appropriate with Figures 10, 11 or 12.

3.7.2 Points of access shall be spaced at no further than:
a) 50 m where rodding points are used.
b) 100 m where inspection points, inspection chambers or access chambers are used.

3.7.3 Points of access are required at:
a) Changes in direction of greater than 45°,
b) Changes in gradient of greater than 45°,
and
c) Junctions of drains other than a drain, serving a single downpipe, that is less than 2.0 m long.

3.7.4 Inspection chambers or access chambers (see Figures 11 and 12) shall be provided where changes in both gradient and direction occur and where either is greater than 22.5°.

3.7.5 Where the depth to the invert of the drain exceeds 1.0 m, an inspection chamber is not acceptable and an access chamber shall be used.

Client Details : AW020
Mr E Young
Address:
314 Te Moana Road
Waikanae

New Design

Drainage Plan

Scale: 1:100
Date: 29/06/17
Rev: B: 27/07/17
Sheet no : 3

Drawn: CH | Check: D.Shaw
Wind: High | Earthq: 3 | Exposure: C | Snow: N1

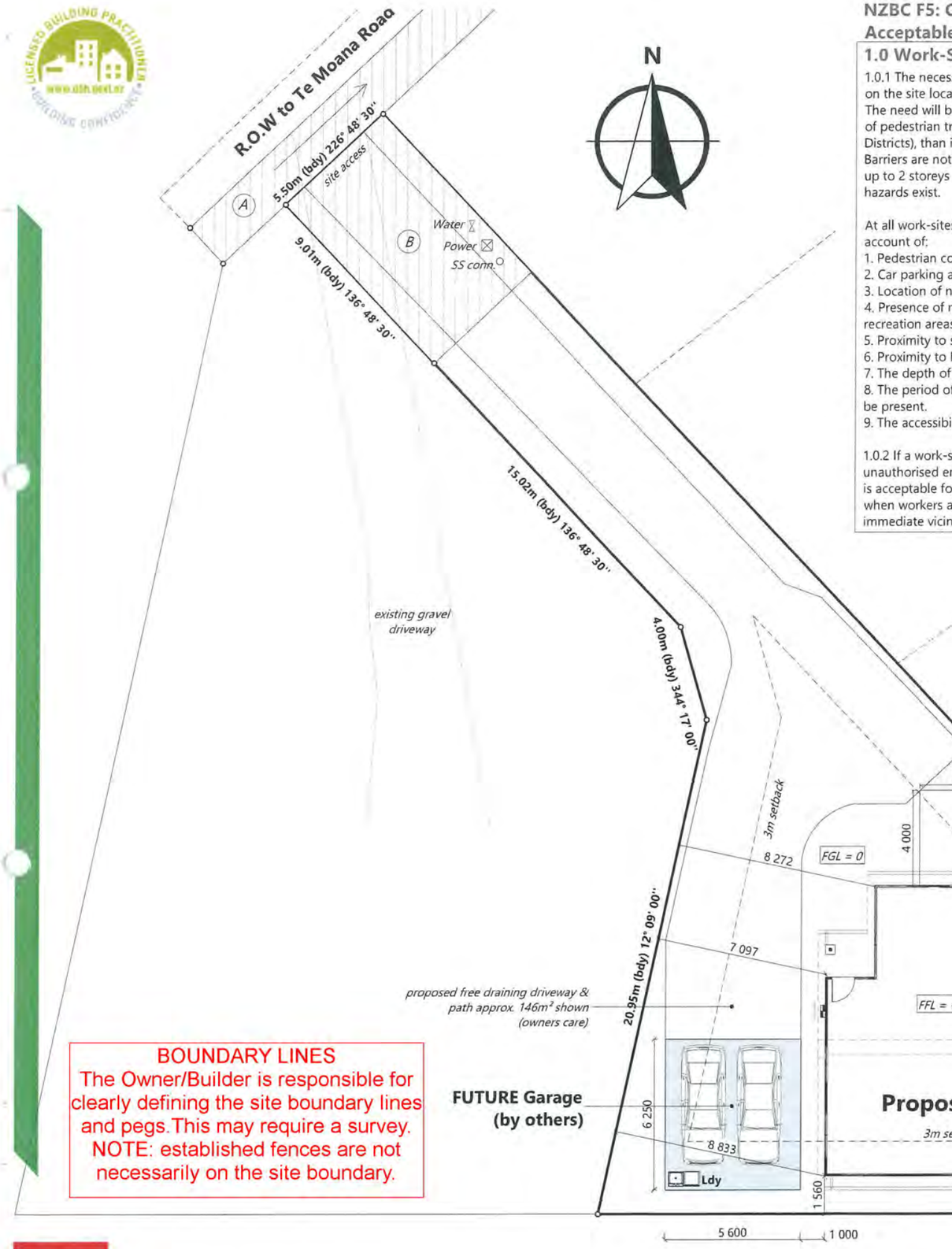
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DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.
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BUILDING CONFIDENCE

BC170510

00062



BOUNDARY LINES
The Owner/Builder is responsible for clearly defining the site boundary lines and pegs.This may require a survey.
NOTE: established fences are not necessarily on the site boundary.

NZBC F5: Construction and Demolition Hazards
Acceptable Solution F5/AS1

1.0 Work-Site Barriers

1.0.1 The necessity for barriers will depend mainly on the site location.
The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas.
Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

At all work-sites hazard evaluation will take account of;
1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.1 Site fences and hoardings

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

RECEIVED
05 JUL 2017
BY:

APPROVED BY PLANNING
nancyg
13/07/2017

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Cautionary Notes:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:
Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.
Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.
Any fill to be dry & approved by engineer & compacted down in accordance with NZS. 3604.2011

Contractor to
- confirm ground has adequate bearing to comply with NZS 3604: 2011, except in the case of SED design, or when using Firth RibRaft Floor System (refer Ribraft manual).
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

HIRB = Height in Relation to Boundary

Sediment Control:
- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
- All erosion and sediment control structures are to be inspected and maintained daily
- Prevent any backfill or debris from washing onto council or neighbouring properties
- All ground cover vegetation outside the immediate building area to be preserved during the building phase
- All erosion and sediment control measures are to be installed prior to commencement of earthworks
- Stockpiles of clay and materials are to be covered with impervious sheeting
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

Lot: 2
DP: 18250
Site Area: 625m²
Gross Plan Area: 132.8m² (incl. cover Entry)
Site Coverage: 21.3% (max 40%)
Impermeable Area: 277.09m²/ 625m² = 44 % (70% max)
Maximum Building Ht: 8m
Territorial Authority: Kapiti Coast District Council
Planning Zone: Residential

Client Details : AW020
Mr E Young
Address:
314 Te Moana Road
Waikanae

New Design

Site Plan

Scale:	Date:	Sheet no :
1:200	29/06/17	2
	Rev:	

Drawn:	Check:		
CH	D.Shaw		
Wind:	**Earthq:**	**Exposure:**	**Snow:**
High	3	C	N1

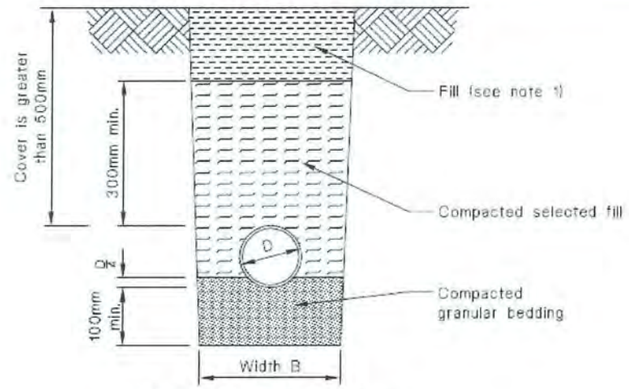
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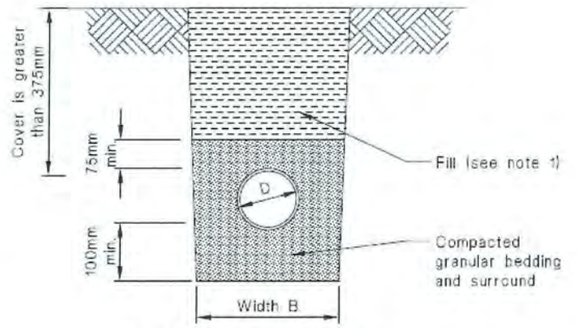
Plans to be read in conjunction with Hamish Wells Geotechnical Report Ground conditions do NOT meet the requirement of NZS3604. Engineer Design Foundations required.

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RECEIVED
05 JUL 2017
BY:
J0004

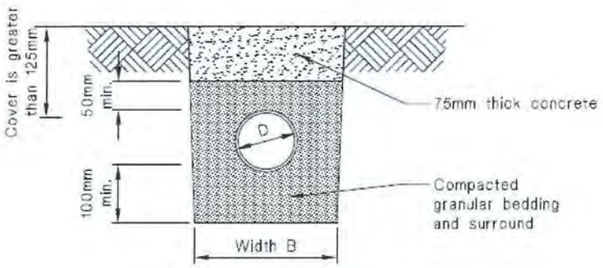
Figure 13: Bedding and Backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



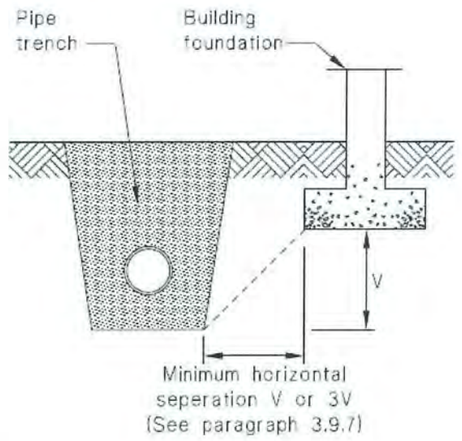
(c) Cover greater than 125 mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

Proximity of trench to building:

3.9.7 Proximity of trench to building
For light timber frame and concrete masonry buildings founded on good ground and constructed in accordance with NZS 3604 or NZS 4229, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.

Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



NZBC: E1 Surface water:

3.9 Bedding and backfilling
3.9.1 General
NZBC B1 requires all drains be constructed to withstand the combination and frequency of loads likely to be placed upon them without collapse, undue damage, undue deflection or undue vibration.
In addition, adequate support needs to be provided to prevent gradients becoming less than those required as a result of:
a) Differential settlement, or
b) Deflection of an unsupported span.

3.9.2 Bedding and backfilling
Figure 13 gives acceptable solutions for the bedding and backfilling of the drainage pipes
except where:
a) The trench is located within or above peat, or
b) Scouring of the trench is likely due to unstable soils, or
c) The horizontal separation between any building foundation and the underside of the pipe trench is less than that required by Paragraph 3.9.7, or
d) The cover H to the pipe is more than 2.5 m.

3.9.3 Trench slope
Where the slope of the trench is 1 in 8 or greater, anti-scour blocks shall be provided.
These anti-scour blocks shall be:
a) Constructed from 150 mm thick concrete (17 MPa),
b) Keyed into the sides and floor of the trench by 150 mm,
c) Extended to 300 mm above the drain or to ground level where the drain cover is less than 300 mm, and
d) Spaced at:
i) 7.5m centres for trench slopes between 1 in 8 and 1 in 5, or
ii) 5.0m centres for trench slopes greater than 1 in 5.

3.9.4 Trench width
The width B of the trench shall be no less than the pipe diameter D plus 200 mm.
Trench width at the top of the pipe shall be no more than 600 mm unless the pipe(s)
in the trench are covered with concrete, as shown in Figure 13 (c).

3.9.5 Acceptable materials
Acceptable fill materials shown in Figure 13 are:
a) Bedding material of clean granular noncohesive material with a maximum particle size of 20 mm, or
b) Selected compacted fill of any fine-grained soil or granular material which is free from topsoil and rubbish and has a maximum particle size of 20 mm, or
c) Ordinary fill which may comprise any fill or excavated material.

3.9.6 Placing and compacting
a) Granular bedding and selected fill shall be placed in layers of no greater than 100 mm loose thickness and compacted.
b) Up to 300 mm above the pipe, compaction shall be by tamping by hand using a rod with a pad foot (having an area of 75 ± 25 mm by 75 ± 25 mm) over the entire surface of each layer to produce a compact
layer without obvious voids.
c) More than 300 mm above the pipe, compaction shall be by at least four passes of a mechanical tamping foot compactor (whacker type) with a minimum weight of 75 kg.

Client Details : AW020
Mr E Young
Address:
314 Te Moana Road
Waikanae
New Design

Bedding and Backfilling	Scale: N.T.S.	Date: 29/06/17	Sheet no : 4
		Rev:	

Drawn: CH | Check: D.Shaw

Wind:	Earthq:	Exposure:	Snow:
High	3	C	N1

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26 January 2015

E & M Young
C/- Cuttriss Consultants Limited
P O Box 386
Paraparaumu 5254
Attention: Dean Raymond

Dear E & M Young

RM140181: TWO LOT RESIDENTIAL SUBDIVISION AT 314 TE MOANA ROAD, WAIKANAE

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.

If you have any concerns regarding the conditions prior to lodging an objection please contact me to discuss on (04) 2964 621 as it may be possible to make minor amendments or corrections outside of the objection process.

There is no deposit for an objection. However, a fee of $140 per hour (including GST) is required if Council's Development Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

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

The Resource Consents Team is continually working to improve the service we provide and as a result we would appreciate your comments via the following website link to Survey Monkey: https://www.surveymonkey.com/s/kcdcconsents

Thank you for dealing with the Kāpiti Coast District Council.

Yours sincerely

Ross Goodman
Resource Consents Planner

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991

CONSENT NO: RM140181

APPLICANT:	E & M Young
LOCATION OF ACTIVITY:	314 Te Moana Road, Waikanae
DESCRIPTION OF ACTIVITY:	Two lot residential subdivision at 314 Te Moana Road, Waikanae

DECISION:

Granted subject to conditions on 26 November 2015.

The following conditions were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

General

1. The E-Survey data set shall be in general accordance with the subdivision consent proposal shown on Cuttriss Consultants Limited Drawing Number 21402 SCH sheet 1, revision B, dated 09/14 Titled *"Proposed Subdivision Lot 53 DP 18250 314 Te Moana Road, Waikanae"* stamped *'Final Approved Plans'* on 26/01/2015 as submitted with application number RM1400181 except where modified by conditions of consent.

2. The consent holder shall pay a reserves Contributions of **$12,937.50** (GST inclusive) prior to section 224(c) certification of the Resource Management Act 1991.

FEES, LEVIES AND CONTRIBUTIONS

3. The consent holder shall pay Council Engineering Fees of $578.00 plus $340 per lot (total $1,258.00 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 2013.

   Note: The above fee includes 5 hours work. The current charge out rate is $140.00 (GST inclusive) per hour.

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GENERAL REQUIREMENTS AND PROCEDURES

4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Development Engineer.

5. The consent holder shall submit to Council for consideration and acceptance, copies of the plans and specifications for the engineering development in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development Requirements, 2012. No work shall commence until the plans and specifications have been accepted by the Development Engineer in writing.

   Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

6. The Developer's Representative shall notify the Development Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:

   - Commencement of works or recommencement after a substantial lapse;
   - Water and drainage reticulation prior to backfilling;
   - Final inspection

   All work required to be tested by or in the presence of the Development Engineer (or his authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

7. 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 2012 prior to the commencement of work.

8. 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's Subdivision and Development Principles and Requirements 2012. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative 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:

   - storm water and flood issues;
   - waste water and drainage;
   - civil engineering works.

9. 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.

Note: If specifically designed foundations may be required in accordance with the Building Act 2004, then a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

ROADS AND ACCESS

10. The right-of-way design shall be submitted to Council for certification and approval with the engineering drawings. The design shall meet the following performance standards:

    - The Vehicle Crossing on Te Moana Road shall be prepared and constructed, between the carriageway edge and the road boundary at the entry of the right of way, in accordance with Kapiti Coast District Council standard drawings for Residential Vehicle Crossings.

    - The minimum width of the right of way shall be 6 metres and shall be formed, metalled and sealed to a minimum width of 3.5 metres.

11. The consent holder shall demonstrate that the right-of-way design is carried out in consultation with all owners of the right of way.

STORM WATER

12. A storm water disposal design shall be submitted with the engineering drawings and in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, 2012, for consideration and acceptance by the Development Engineer.

    [As a secondary overflow path is not available or is through private property, on-site storm water disposal needs to be designed to cater for a 100 year return event].

    Note: In the event that the certified storm water disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

    - the certified storm water disposal design as an option for compliance;

    - the owners' responsibility to construct a system to meet the above performance standard

    - the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

WATER SUPPLY

13. Lot 2 shall have a metered water supply which complies with the requirements of OIML R49 (International Organization of Legal Metrology R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3).

    Note: The Consent Holder's attention is drawn to the 'Approved Water Supply Products & Materials List, WS-10: Water Meters' (http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings).

Installing an approved water meter is a means of compliance with this condition.

WASTE WATER

14. The consent holder shall submit to Council for consideration and acceptance, a waste water report demonstrating the existing waste water drain is in sound condition and at reasonable gradient to allow for another dwelling to use the existing connection. The report shall include a recommendation for the preferred method of waste water disposal. The waste water disposal design shall be in accordance with the recommended method.

MISCELLANEOUS

Easements

15. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense.

As built Information

16. Completion documentation shall be submitted in support of an application for s224c certification in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012.

Plans and meeting of conditions

17. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Services

18. Underground power and telecommunications services shall be provided to each lot boundary.

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.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.

- Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2010/2011 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment(s) created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

Items	Fees including GST(NZD)
Roads/CWB	1,723.85
Water supply	3,021.05
Flood Mitigation Works	1,767.55
Community Facilities	823.40
Total	**$9,012.85**

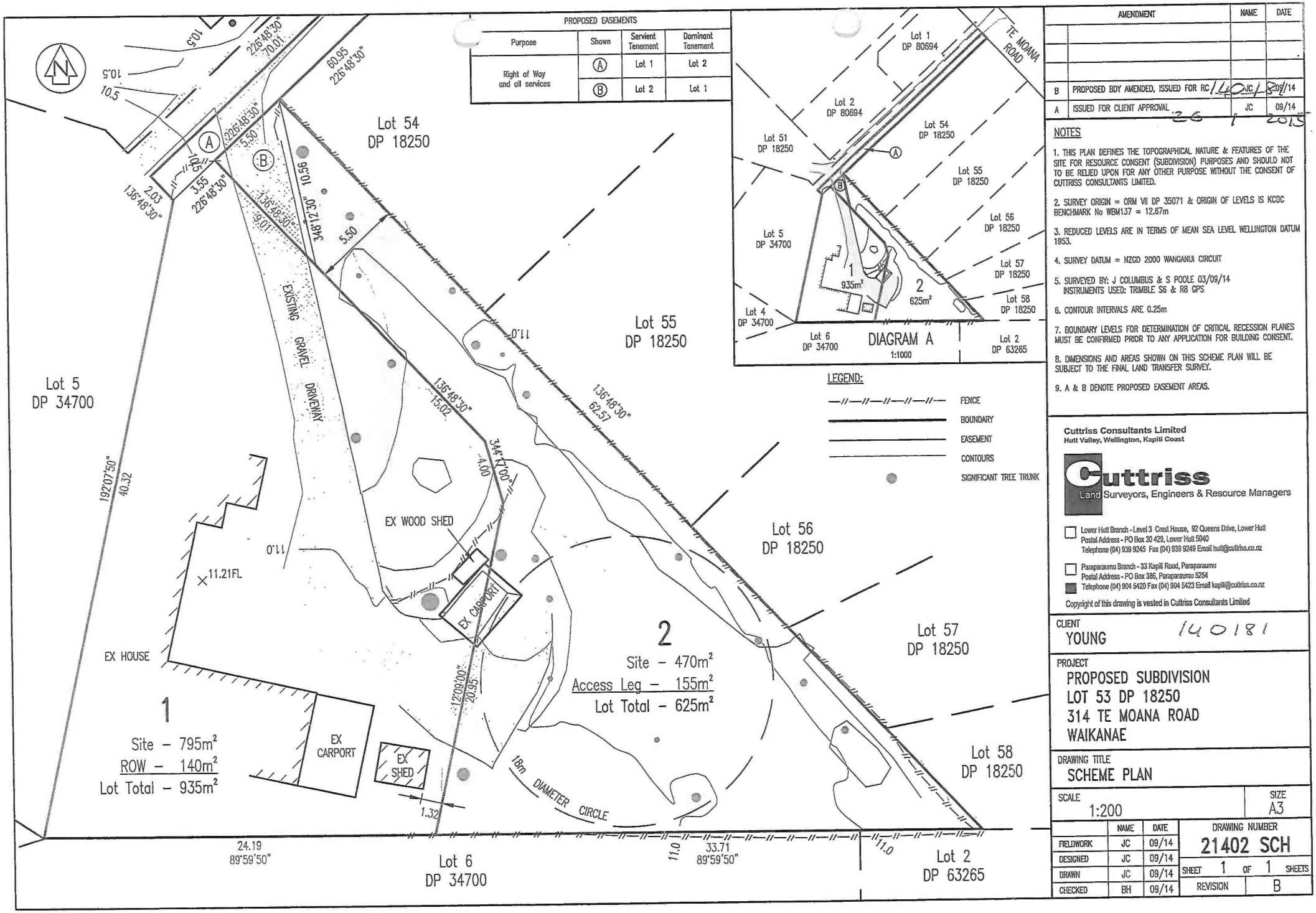
The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).

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 in the report.

It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

Ross Goodman
Resource Consents Planner



AMENDMENT	NAME	DATE
B	PROPOSED BDY AMENDED, ISSUED FOR RC	JC	30/9/14
A	ISSUED FOR CLIENT APPROVAL	JC	09/14

NOTES

1. THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE FOR RESOURCE CONSENT (SUBDIVISION) PURPOSES AND SHOULD NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
2. SURVEY ORIGIN = ORM VII DP 35071 & ORIGIN OF LEVELS IS KCDC BENCHMARK No WBM137 = 12.67m
3. REDUCED LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON DATUM 1953.
4. SURVEY DATUM = NZGD 2000 WANGANUI CIRCUIT
5. SURVEYED BY: J COLUMBUS & S POOLE 03/09/14
   INSTRUMENTS USED: TRIMBLE S6 & R8 GPS
6. CONTOUR INTERVALS ARE 0.25m
7. BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESSION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT.
8. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO THE FINAL LAND TRANSFER SURVEY.
9. A & B DENOTE PROPOSED EASEMENT AREAS.

Cuttriss Consultants Limited
Hutt Valley, Wellington, Kapiti Coast

Cuttriss Land Surveyors, Engineers & Resource Managers

Lower Hutt Branch - Level 3 Crest House, 92 Queens Drive, Lower Hutt
Postal Address - PO Box 30 429, Lower Hutt 5040
Telephone (04) 939 9245 Fax (04) 939 9249 Email hutt@cuttriss.co.nz

Paraparaumu Branch - 33 Kapiti Road, Paraparaumu
Postal Address - PO Box 386, Paraparaumu 5254
Telephone (04) 904 5420 Fax (04) 904 5423 Email kapiti@cuttriss.co.nz

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CLIENT: YOUNG 140181

PROJECT: PROPOSED SUBDIVISION
LOT 53 DP 18250
314 TE MOANA ROAD
WAIKANAE

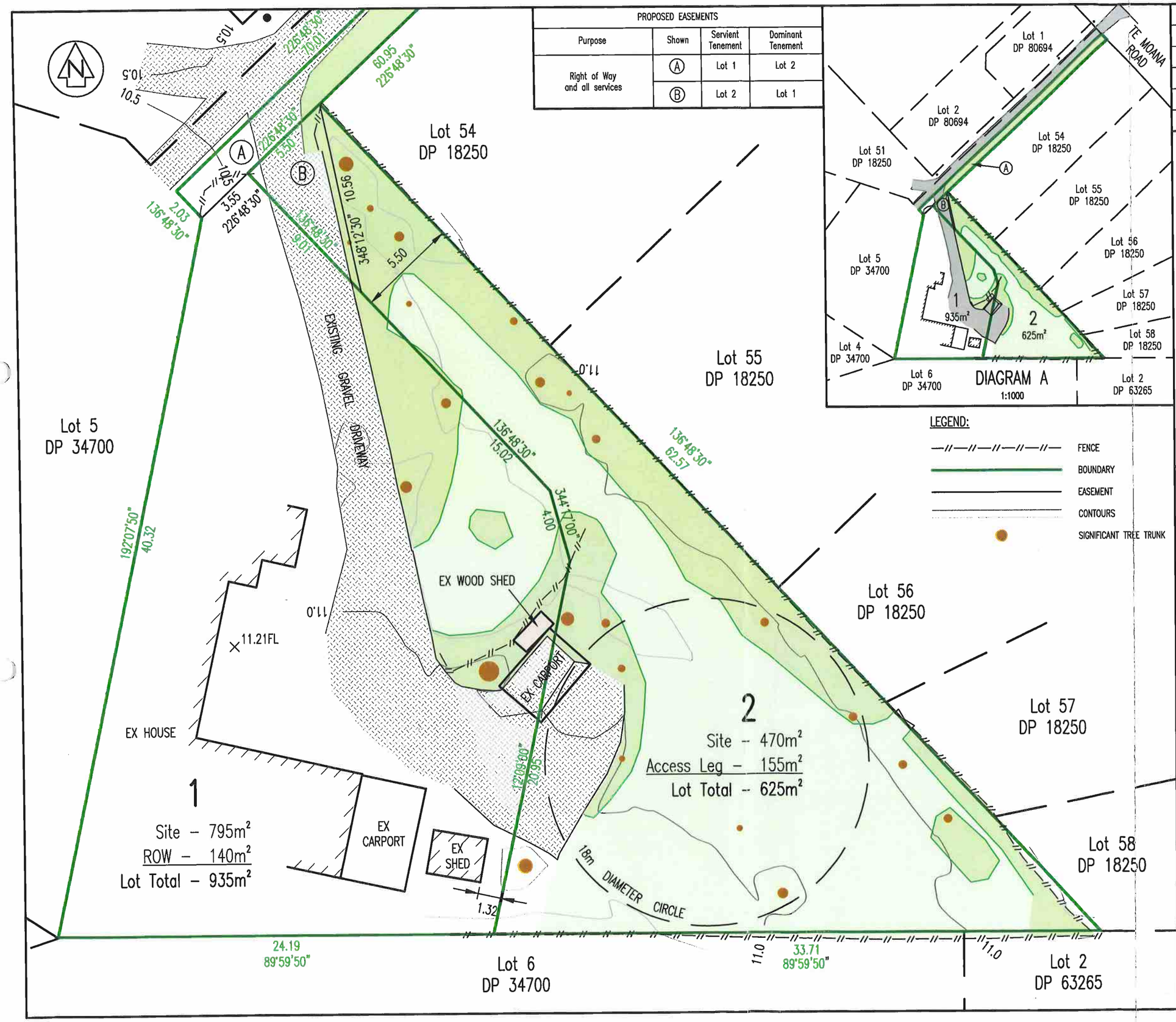
DRAWING TITLE: SCHEME PLAN

SCALE: 1:200 | SIZE: A3

	NAME	DATE
FIELDWORK	JC	09/14
DESIGNED	JC	09/14
DRAWN	JC	09/14
CHECKED	BH	09/14

DRAWING NUMBER: 21402 SCH
SHEET 1 OF 1 SHEETS
REVISION: B

PROPOSED EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way and all services	(A)	Lot 1	Lot 2
	(B)	Lot 2	Lot 1



LEGEND:

- FENCE
- BOUNDARY
- EASEMENT
- CONTOURS
- SIGNIFICANT TREE TRUNK

AMENDMENT		NAME	DATE
B	PROPOSED BDY AMENDED, ISSUED FOR RC 140181	JC	09/14
A	ISSUED FOR CLIENT APPROVAL	JC	09/14

26 / 1 / 2015

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Cuttriss Consultants Limited
Hutt Valley, Wellington, Kapiti Coast

Cuttriss
Land Surveyors, Engineers & Resource Managers

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CLIENT
YOUNG 140181

PROJECT
PROPOSED SUBDIVISION
LOT 53 DP 18250
314 TE MOANA ROAD
WAIKANAE

DRAWING TITLE
SCHEME PLAN

SCALE 1:200 | SIZE A3

	NAME	DATE
FIELDWORK	JC	09/14
DESIGNED	JC	09/14
DRAWN	JC	09/14
CHECKED	BH	09/14

DRAWING NUMBER
21402 SCH
SHEET 1 OF 1 SHEETS
REVISION B

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

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

IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER NUMBER 507601
AND RESOURCE CONSENT NO. RM140181

(being the subdivision of Lot 53 DP 18250)
At 314 Te Moana Road, Waikanae
For E and M Young

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 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 Cuttriss Consultant Ltd's report titled *Soil Test Report* dated 20 April 2015, submitted to Council in relation to application No. RM140181. A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under document reference no. 2780902.**

2. **As a secondary overflow is not available or is through private property, onsite stormwater disposal needs to be designed to cater for a 100 year return event. Any stormwater disposal system must be designed and constructed in accordance with the principles contained in Part 3 Section E of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and shall take into account the findings and recommendations within the Stormwater Disposal Report prepared by Cuttriss Consultants Ltd, dated 21 April 2015 and submitted to Council in relation to application No. RM140181. A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under document reference no. 2781843.**

   It shall be the ongoing responsibility of the owner to construct and maintain a system which meets the above performance standard.

Issued in respect of application No. RM140181 on this 18th day of April 2017.

Marnie Shayne Rydon
AUTHORISED OFFICER

Vijay Jayus Soma
AUTHORISED OFFICER