

PLEASE NOTE:

THIS LIM REPORT IS
JUST OVER 5 YEARS
OLD

WE RECOMMEND
YOU SEEK LEGAL
ADVICE OR OBTAIN
A CURRENT LIM

16 July 2021

Gillian McConway
6 Mahurenga Lane
Otaki 5581

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 19E Dunstan Street, Otaki.

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 on kapiti.council@kapiticoast.govt.nz or phone 0800-486-486.



Steve Cody
Building Team Manager

Land Information Memorandum (LIM)

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

19E Dunstan Street, Otaki

Land Information Memorandum

DOCUMENT INFORMATION

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

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

APPLICATION DETAILS

Applicant Gillian McConway
6 Mahurenga Lane
Otaki 5581

Phone 02102688837

LIM Number L210508

Application Date 08/07/21

Issue Date 16/07/21

PROPERTY DETAILS

Property Address 19E Dunstan Street, Otaki

Legal Description Lot 7 DP 426352 CT 503731

Area (hectares) 0.0780

Valuation Number 1509141723

Valuation Information	Capital Value:	\$250,000
	Land Value:	\$250,000
	Improvements Value:	\$0

Land Information Memorandum

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ATTACHMENTS

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

Land Information Memorandum

1. RATES

Information relating to any rates owing in relation to the property.

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

Current Rates Year Current Rates Year 2021 to 2022

Annual Rates The estimated annual rates for 2021/22 rating year are \$2168.54.

This includes Greater Wellington Regional Council rates.

Next Instalment Date 09/09/21

Arrears for Previous Years \$0.00

Water Rates \$221.93 last year (2020/21)
All water used is charged for at a volumetric rate of \$1.19 (incl. GST) per cubic metre (1000 litres) and a fixed annual charge of \$222.00 (incl. GST) per separately used or inhabited part of a rating unit, charged at a daily rate of \$0.6082, calculated on the number of days in each invoice period.

Water Balance Due \$0.00

① For further information on this section, contact the Rates Team on 0800 486 486

Land Information Memorandum

2. CONSENTS, CERTIFICATES, NOTICES, ORDERS OR REQUISITIONS AFFECTING THE LAND AND BUILDINGS

This is 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

No files available No Building Files - Vacant Land

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer

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 \(arcgis.com\)](https://branzmap.arcgis.com). Wind zones should be determined in accordance with the NZ Building Code.

① For further information on this section, contact the Building Team on 0800 486 486

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

① For further information on this section, contact the Compliance Monitoring Team on 0800 486 486

Registered Environmental Health Premises and Licences

No information located.

① For further information on this section, contact the Environmental Health Team on 0800 486 486

3. WEATHERTIGHTNESS

This is 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.

Land Information Memorandum

4. LAND USE AND CONDITIONS

This is information relating to the use to which that land may be put and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

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) which is available on our website, <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

There may be policies or rules in the Greater Wellington Regional Council's Proposed Natural Resources Regional Plan that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website: gwrc.govt.nz. Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) record 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 2 (Focused Infill Precinct). There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2011 under resource consent numbers RM080214 & RM080214A. Copies of the Decisions are provided with this LIM.

This property is shown to be subject to a right to drain water and sewage easement, and appurtenant to a right of way, right to convey water, electricity, telecommunications and computer media, and right to drain water and sewage easements. Copies of the Deposited Plan (DP 426352) 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.

Section 221 Consent Notices were imposed as part of this subdivision and previous subdivisions of the land (Parent Title) which require certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

Below is a list of resource consents issued in relation to this property and further detail can be found in the decision letters provided with this LIM.

Land Information Memorandum

Resource Consent RM060320: Variation of consent conditions - Boundary adjustment subdivision to re-arrange boundaries at 19B-19D Dunstan St and 10 & 12 Bertelsen Ct, Otaki Resource Consent RM040164: Subdivision & associated earthworks and multiple yard reductions.

Resource Consent RM040164: Subdivision & associated earthworks and multiple yard reductions.

Resource Consent RM030393: 21 LOT Subdivision including associated earthworks and differing yard encroachments on various sites - 19 & 35 Dunstan Street, & Between 178 & 172 Waerenga Road, Otaki.

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.

This property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021). This feature is: Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (5322) Kohekohe, 23 Dunstan Road, Otaki

① For further information on this section, contact the Resource Consents Team on 0800 486 486

5. SPECIAL FEATURES AND CHARACTERISTICS OF THE LAND

This is information known to Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991: It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that is known to the Council.

Earthquakes

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

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

<https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

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, gwrc.govt.nz

Land Information Memorandum

Coastal Erosion and Inundation Hazards

Information on coastal erosion and inundation hazards on the Kapiti Coast is available on our website, <https://www.kapiticoast.govt.nz/our-district/our-environment/coastal-adaptation/>

The Council has commissioned a coastal hazard report titled “Kāpiti Coast Coastal Hazard Susceptibility and Vulnerability Assessment” from consultancy firm Jacobs. Volume 1: The Methodology report, developed to provide technical information on the methods of how the areas susceptible to present and future coastal hazards are being calculated, is now available. LIM information will be updated with Volume 2: The results report, once it becomes available.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the areas residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council’s website at <https://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/>

Other Information

All 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.

Part of the property is shown to be subject to and adjacent to a residual overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Land Information Memorandum

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.

① For further information on this section, contact the Resource Consents Team on 0800 486 486

6. OTHER LAND AND BUILDING CLASSIFICATIONS

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

No information located.

Land Information Memorandum

7. PRIVATE AND PUBLIC STORMWATER AND SEWERAGE DRAINS

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

Sewer and Stormwater

There is Council sewer reticulation available with a lateral. The location of the lateral is shown on the services network plan. There is no record of any as-built plan of private drainage for this property. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

Stormwater will discharge via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution.

The overflow from water re-use tank(s) will be confined to site in a soak pit.

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

8. DRINKING WATER SUPPLY

This is 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.

Water

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. The water supply connection has multiple consumers using the one connection.

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

9. NETWORK UTILITY INFORMATION

This is 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

Contact Vector for gas availability

Land Information Memorandum

10. OTHER INFORMATION ABOUT THE PROPERTY

This is information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site. More detail on what to look for and who to contact can be found on our website: kapiticoast.govt.nz/Our-District/Tangata-Whenua

Expressway

The New Zealand Transport Agency (NZTA) have two Roads of National Significance currently under construction within the Kapiti Coast District; Transmission Gully and the Peka Peka to Otaki Expressway. Information on these roads, including their proximity to and expected effects on property, can be found on the NZTA website: nzta.govt.nz/projects/projects/9075

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 kapiticoast.govt.nz/Your-Council/Planning/Development-Impact-Fees/

GLOSSARY OF TERMS AND MAPS ATTACHED

Aerial Photograph

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

Deposited Plan

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

Building Information (if requested)

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

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

District Plan

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

Latest Flood Hazards

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

Aerial Photography

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: July 8, 2021

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



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 **503731**
Land Registration District **Wellington**
Date Issued 29 September 2011

Prior References
333041

Estate Fee Simple
Area 780 square metres more or less
Legal Description Lot 7 Deposited Plan 426352
Original Registered Owners
Dunstan Property Developments Limited

Interests

6462949.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.6.2005 at 9:00 am
Land Covenant in Easement Instrument 6462949.8 - 17.6.2005 at 9:00 am
6761071.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.2.2006 at 9:00 am
7008561.2 Mortgage to ASB Bank Limited - 29.8.2006 at 9:00 am
7500210.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2007 at 9:00 am
8086102.1 CAVEAT BY ANDREW DAVID MACREADY AND LEEANNE LYNNE MACREADY - 26.2.2009 at 9:42 am
8860940.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.2011 at 1:39 pm
Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media and right to drain water and sewage created by Easement Instrument 6761071.4 - 21.2.2006 at 9:00 am
The easements created by Easement Instrument 6761071.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to drain water and sewage over part marked E and V on DP 426352 in favour of Kapiti Coast District Council created by Easement Instrument 6761071.5 - 21.2.2006 at 9:00 am
The easements created by Easement Instrument 6761071.5 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 6761071.6 - 21.2.2006 at 9:00 am (affects part formerly Lot 4 DP 358409)
Subject to a right (in gross) to drain water over part marked E and T on DP 426352 in favour of Kapiti Coast District Council created by Easement Instrument 8860940.4 - 29.9.2011 at 1:39 pm
The easements created by Easement Instrument 8860940.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 8860940.5 - 29.9.2011 at 1:39 pm
9940068.2 Variation of Consent Notice 6761071.1 pursuant to Section 221(5) Resource Management Act 1991 - 29.1.2015 at 3:58 pm

9940068.3 Variation of Consent Notice 7500210.2 pursuant to Section 221(5) Resource Management Act 1991 - 29.1.2015
at 3:58 pm

9940068.4 Variation of Consent Notice 6462949.3 pursuant to Section 221(5) Resource Management Act 1991 - 29.1.2015
at 3:58 pm

10458227.1 Withdrawal of Caveat 8086102.1 - 15.6.2016 at 2:05 pm

10458227.2 Discharge of Mortgage 7008561.2 - 15.6.2016 at 2:05 pm

10458227.3 Transfer to Gillian Elizabeth McConway - 15.6.2016 at 2:05 pm



Title Plan - DP 426352

Survey Number DP 426352
Surveyor Reference 898.47 Dunstan Stage 4
Surveyor Paul William Turner
Survey Firm Landlink Ltd
Surveyor Declaration I Paul William Turner, 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 11 Jul 2011 11:30 AM

Survey Details

Dataset Description Lots 1-7 Being a Subdivision of Lot 2 DP 383449 and Lot 6 DP 393052
Status Deposited
Land District Wellington
Submitted Date 11/07/2011
Survey Class Class A
Survey Approval Date 13/07/2011
Deposit Date 29/09/2011

Territorial Authorities

Kapiti Coast District

Comprised In

CT 333041
CT 372777

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 426352	Fee Simple Title	0.0589 Ha	503725
Lot 2 Deposited Plan 426352	Fee Simple Title	0.0666 Ha	503726
Lot 3 Deposited Plan 426352	Fee Simple Title	0.0560 Ha	503727
Lot 4 Deposited Plan 426352	Fee Simple Title	0.0641 Ha	503728
Lot 5 Deposited Plan 426352	Fee Simple Title	0.0606 Ha	503729
Lot 6 Deposited Plan 426352	Fee Simple Title	0.0679 Ha	503730
Lot 7 Deposited Plan 426352	Fee Simple Title	0.0780 Ha	503731
Area A Deposited Plan 426352	Easement		
Area B Deposited Plan 426352	Easement		
Area C Deposited Plan 426352	Easement		
Area D Deposited Plan 426352	Easement		
Area E Deposited Plan 426352	Easement		
Area F Deposited Plan 426352	Easement		
Area G Deposited Plan 426352	Easement		
Area H Deposited Plan 426352	Easement		
Area I Deposited Plan 426352	Easement		



Title Plan - DP 426352

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area J Deposited Plan 426352	Easement		
Area K Deposited Plan 426352	Easement		
Area L Deposited Plan 426352	Easement		
Area M Deposited Plan 426352	Easement		
Area N Deposited Plan 426352	Easement		
Area O Deposited Plan 426352	Easement		
Area P Deposited Plan 426352	Easement		
Area Q Deposited Plan 426352	Easement		
Area R Deposited Plan 426352	Easement		
Area S Deposited Plan 426352	Easement		
Area T Deposited Plan 426352	Easement		
Area U Deposited Plan 426352	Easement		
Area V Deposited Plan 426352	Easement		
Area X Deposited Plan 426352	Land Covenant		
Area Y Deposited Plan 426352	Land Covenant		
Area Z Deposited Plan 426352	Land Covenant		
Total Area		0.4521 Ha	

Land Registration District

WELLINGTON

Plan Number

DP 426352

Territorial Authority (the Council)

Kapiti Coast District Council

Memorandum of Easements

Purpose/Interest	Shown	Servient Tenement	Dominant Tenement
Right-of-Way, Right to convey Water, Electricity, Gas, Telecommunications and Computer Media, Right to Drain Water and Sewage	A, B, C, F, G, K	Lot 1	Lots 2, 3, 4 & 5
	H, L, N, O	Lot 2	Lots 3, 4 & 5
	M, Q	Lot 4	Lot 5

Memorandum of Easements in Gross

Purpose/Interest	Shown	Servient Tenement	Grantee
Right to Drain Water	A, B, C, F, G, K	Lot 1	Kapiti Coast District Council
	H, L, N, O, R	Lot 2	
	D, P, U	Lot 3	
	M, Q, S	Lot 4	
	J	Lot 6	
	E, T	Lot 7	

Schedule of Existing Easements

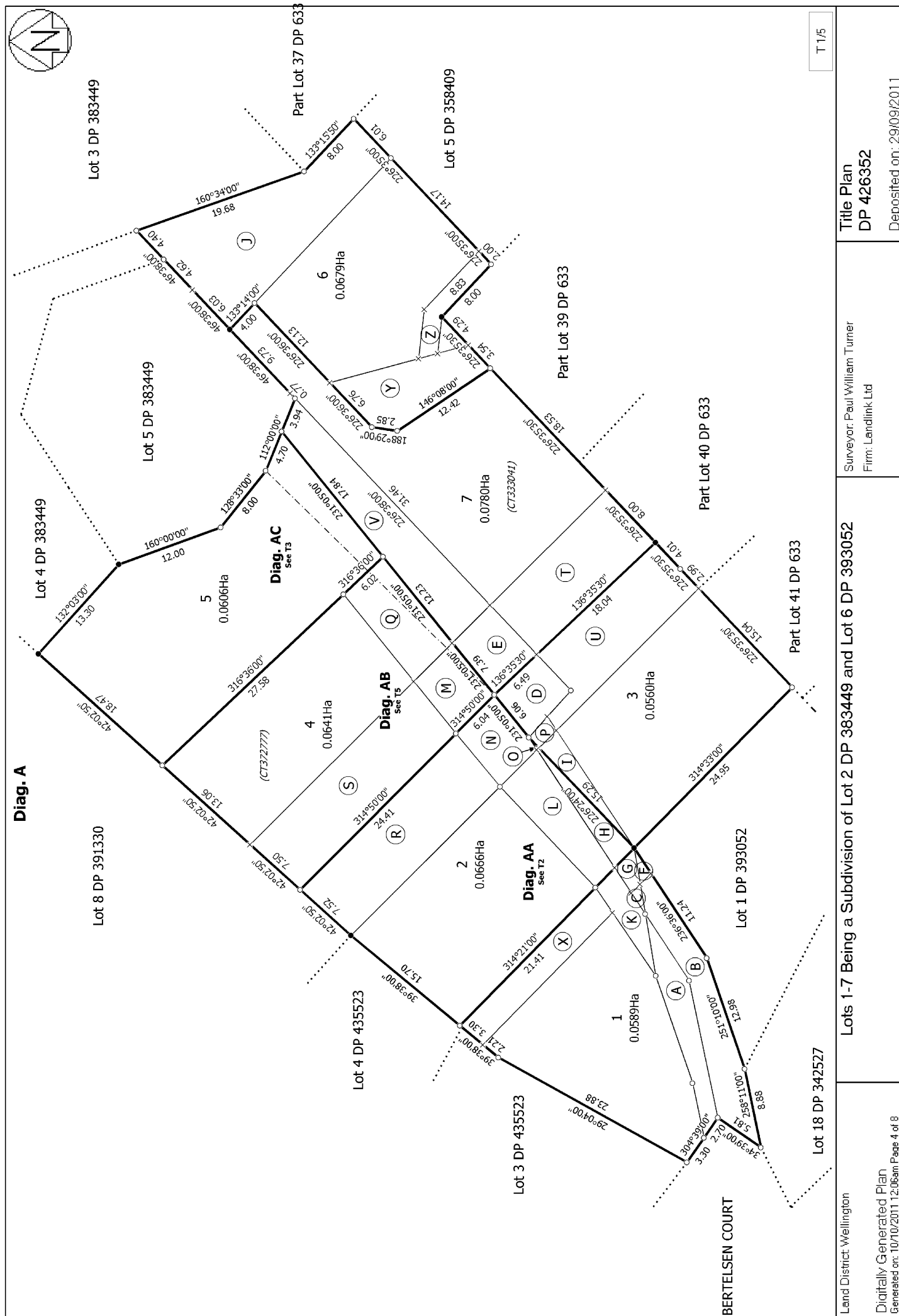
Purpose/Interest	Shown	Servient Tenement	Document Number
Right-of-Way, Right to convey Water, Electricity, Telecommunications and Computer Media, Right to Drain Water and Sewage	A, B, C	Lot 1	EI 7721034.4
	J	Lot 6	EI 7500210.5

Schedule of Existing Easements in Gross

Purpose/Interest	Shown	Servient Tenement	Document Number
Right to convey Water	A, B	Lot 1	EI 7721034.3
Right to Drain Sewage	B, C, F, G	Lot 1	EI 6462949.6
	H, O	Lot 2	
	I, P	Lot 3	
Right to Drain Water and Sewage	E, V	Lot 7	EI 6761071.5
	D	Lot 3	
	J	Lot 6	

Areas marked D, E, M, N, O, P, R, S, T, U, X, Y and Z are to be subject to Land Covenants

Certifying parties must sign or initial this box





Diag. AA

Lot 8 DP 391330

Lot 4 DP 435523

Lot 3 DP 435523

Lot 1 DP 393052

Lot 18 DP 342527

Land District Wellington

Digitally Generated Plan
Generated on: 10/10/2011 12:06am Page 5 of 8

Lots 1-7 Being a Subdivision of Lot 2 DP 383449 and Lot 6 DP 393052

Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 426352

Deposited on: 29/09/2011

T 2/5

4
0.0641Ha

2
0.0666Ha

1
0.0589Ha

3
0.0560Ha

7
0.0780Ha



Diag. AC

Lot 4 DP 383449

Lot 8 DP 391330

Lot 5 DP 383449

Lot 3 DP 383449

Lot 4 DP 383449

Lot 6 DP 393052

4
0.0641Ha

5
0.0606Ha

3
0.0560Ha

2
0.0666Ha

7
0.0780Ha

6
0.0679Ha

Diag. ACA
See T4

Lot 5 DP 358409

Part Lot 39 DP 633

Part Lot 40 DP 633

Part Lot 37 DP 633

T 3/5

Land District Wellington

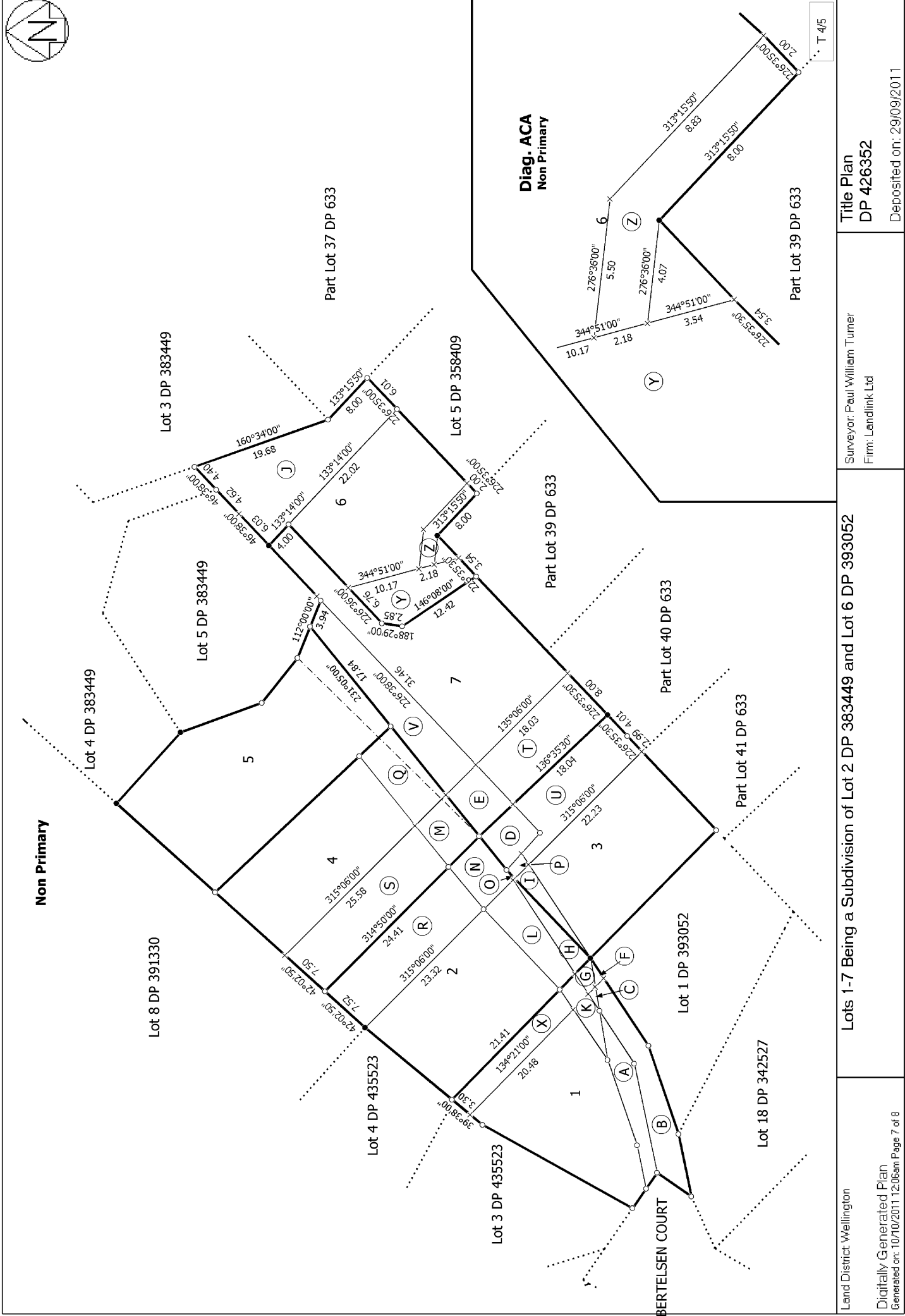
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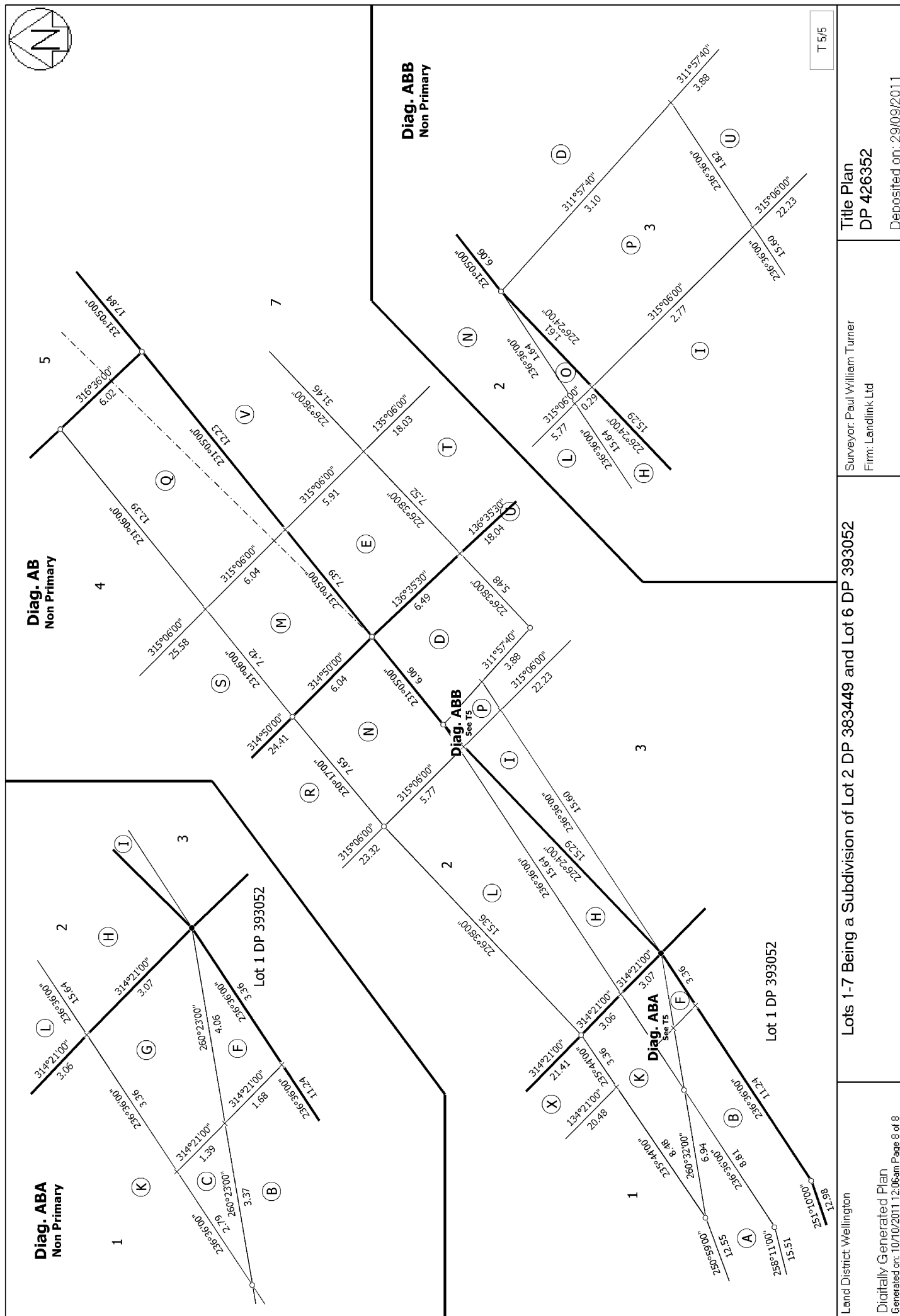
Lots 1-7 Being a Subdivision of Lot 2 DP 383449 and Lot 6 DP 393052

Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 426352

Deposited on: 29/09/2011





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Land District Wellington

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Generated on: 10/10/2011 12:06am Page 8 of 8

Lots 1-7 Being a Subdivision of Lot 2 DP 383449 and Lot 6 DP 393052

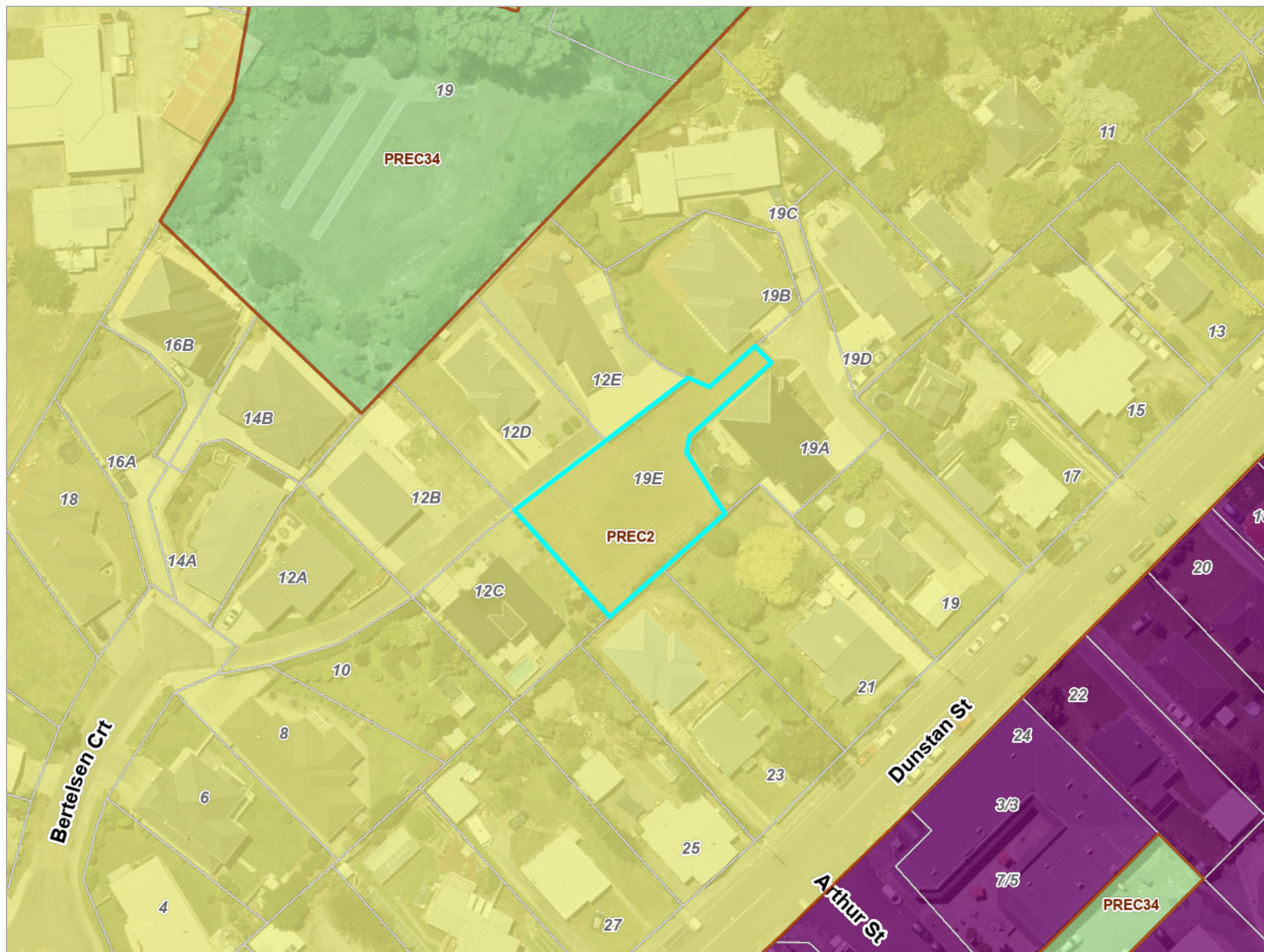
Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 426352

Deposited on: 29/09/2011

Operative District Plan 2021 - Zones and Precincts

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



Key to map symbols

-  Precinct
-  General Residential Zone
-  Town Centre Zone
-  Open Space Zone



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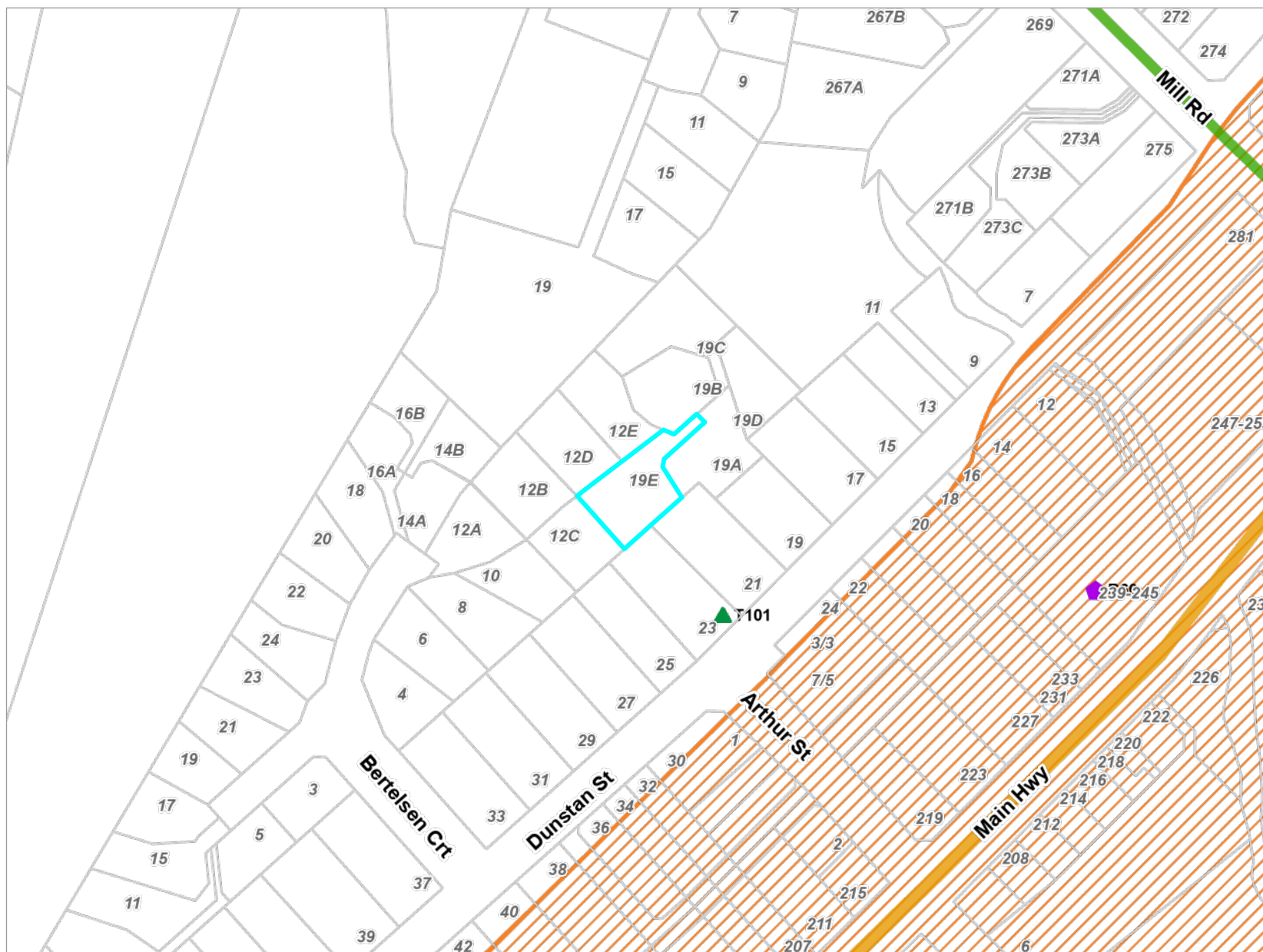
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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



Key to map symbols

- Strategic Arterial Routes (or SH1)
- Major Community Connectors
- Historic Heritage Places
- Notable Trees
- Noise Corridor

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.



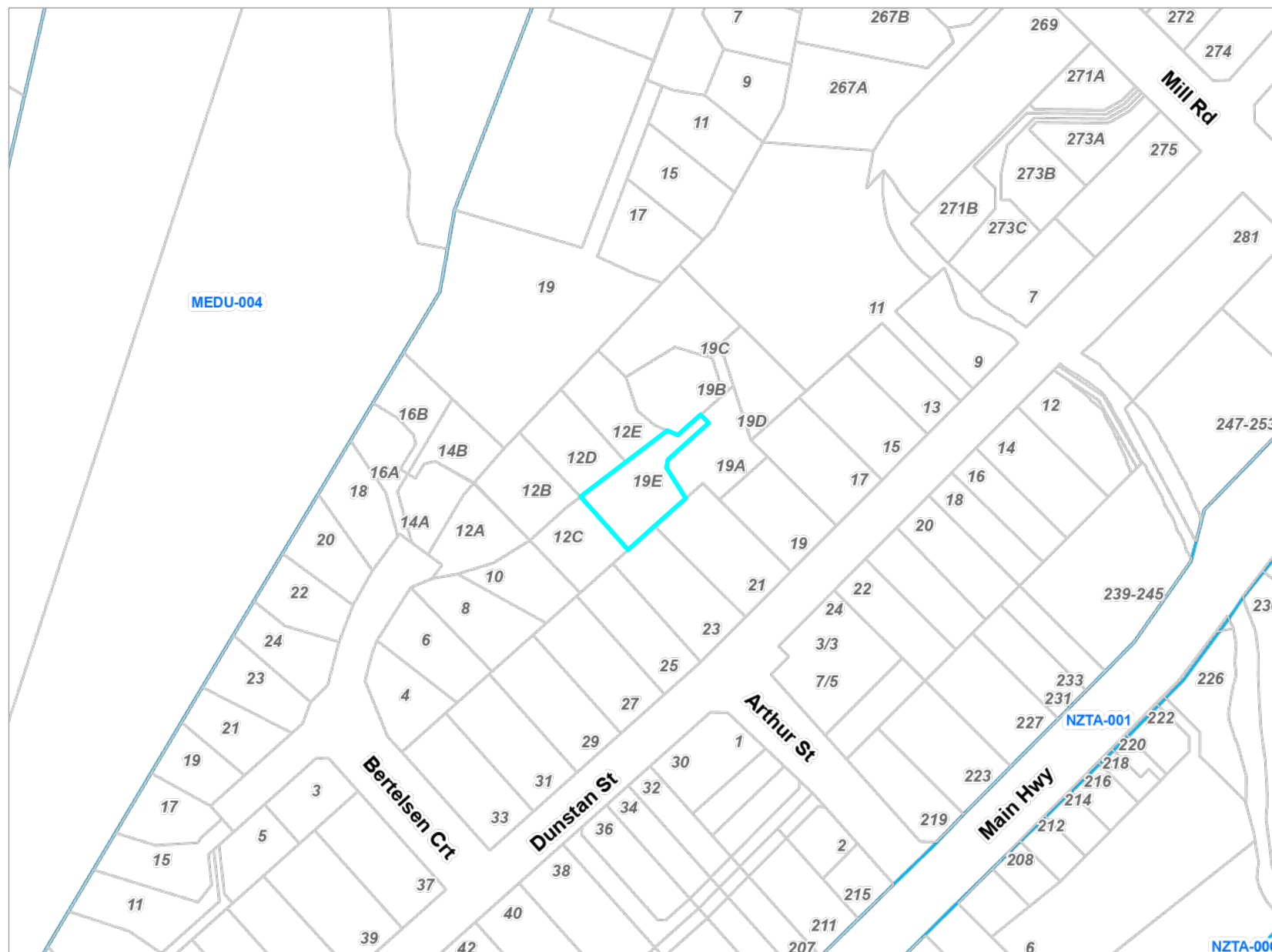
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19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)

Designation



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Operative District Plan 2021 - Natural Features

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



Key to map symbols

▲ Key Indigenous Trees

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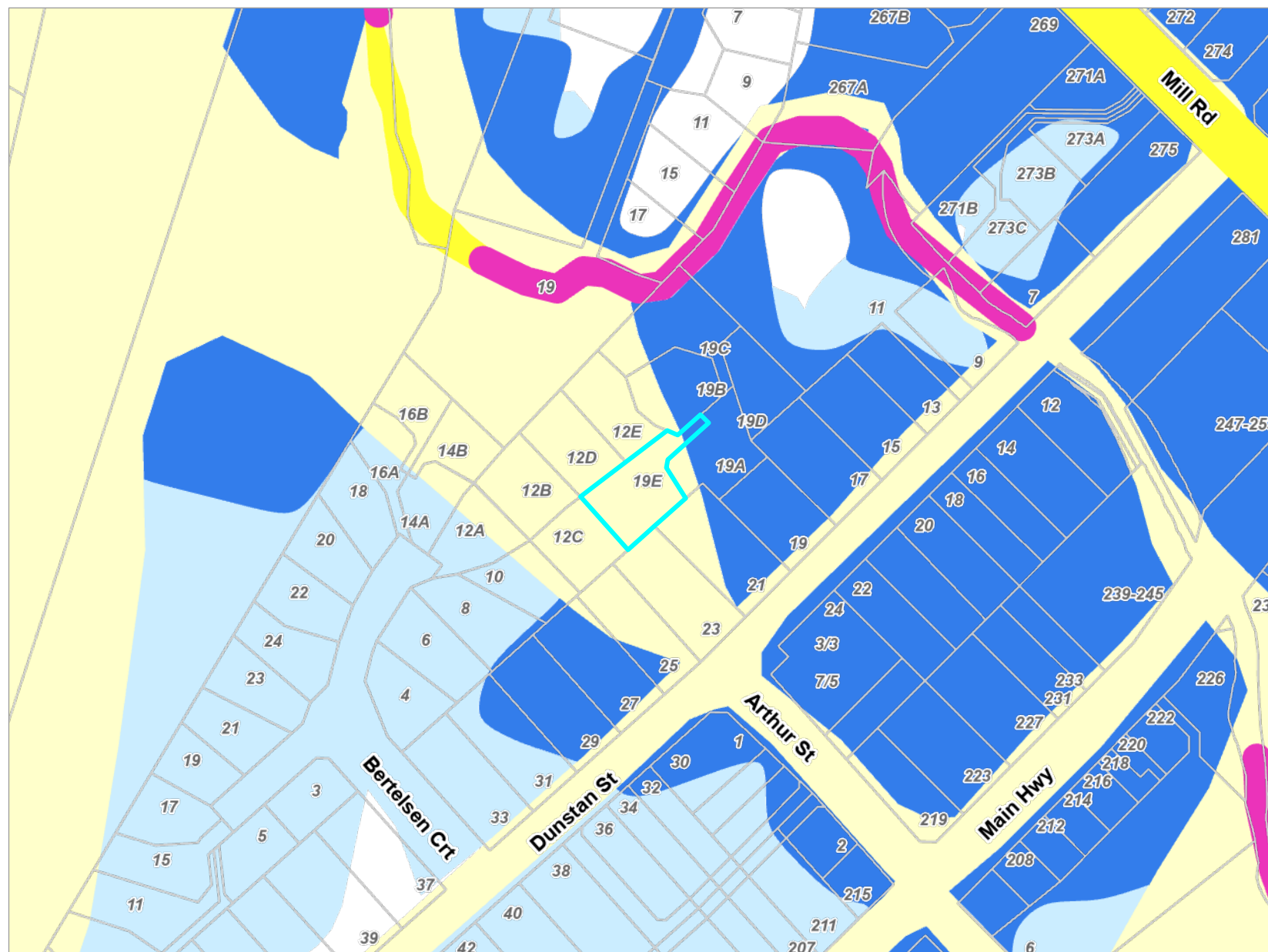
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Operative District Plan 2021 - Natural Hazards

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



Key to map symbols

-  Stream Corridor
-  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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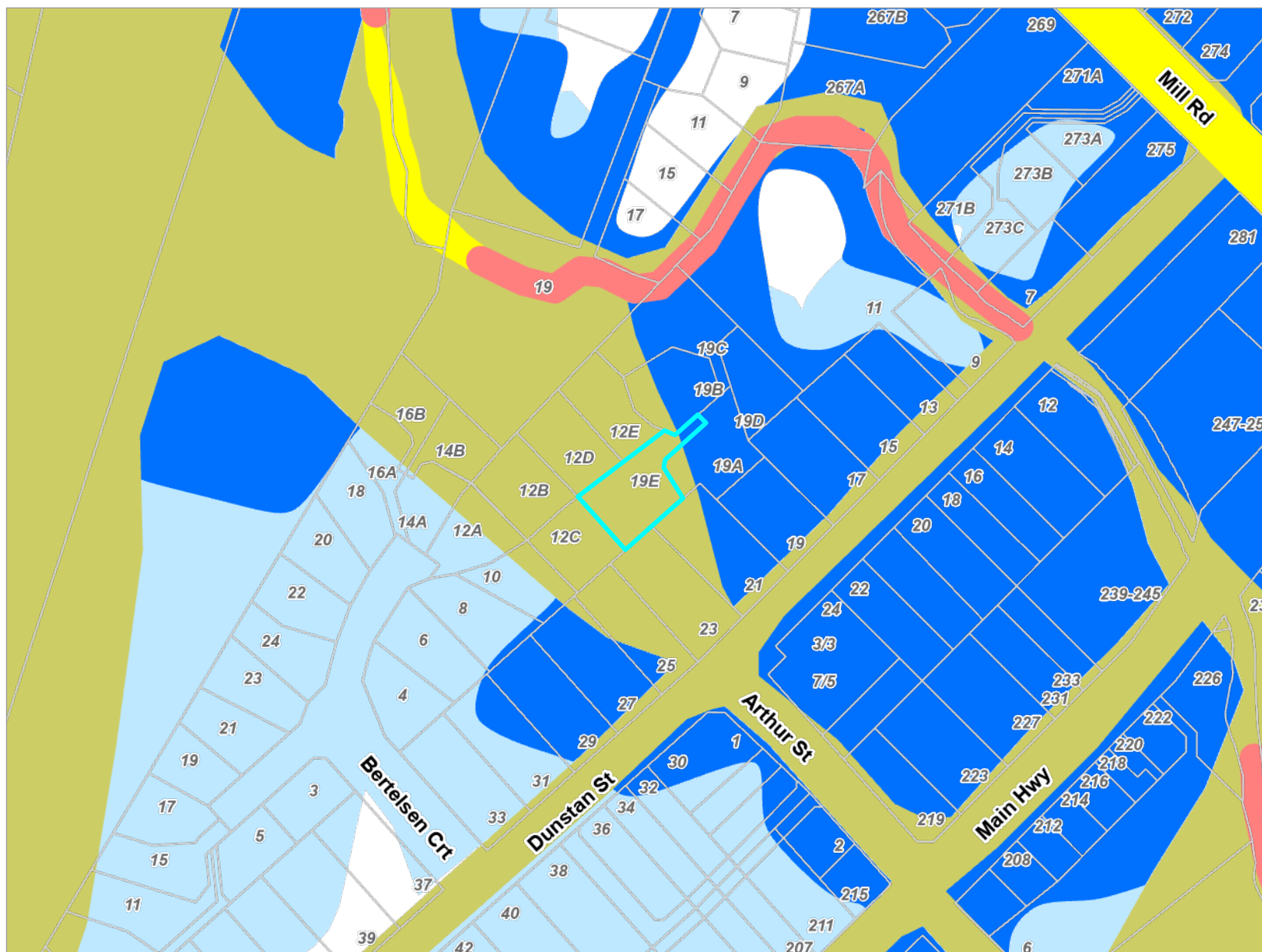
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Latest Flood Hazards

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



Key to map symbols

- Stream Corridor
- Overflow Path
- Residual Overflow
- Ponding
- Residual Ponding

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



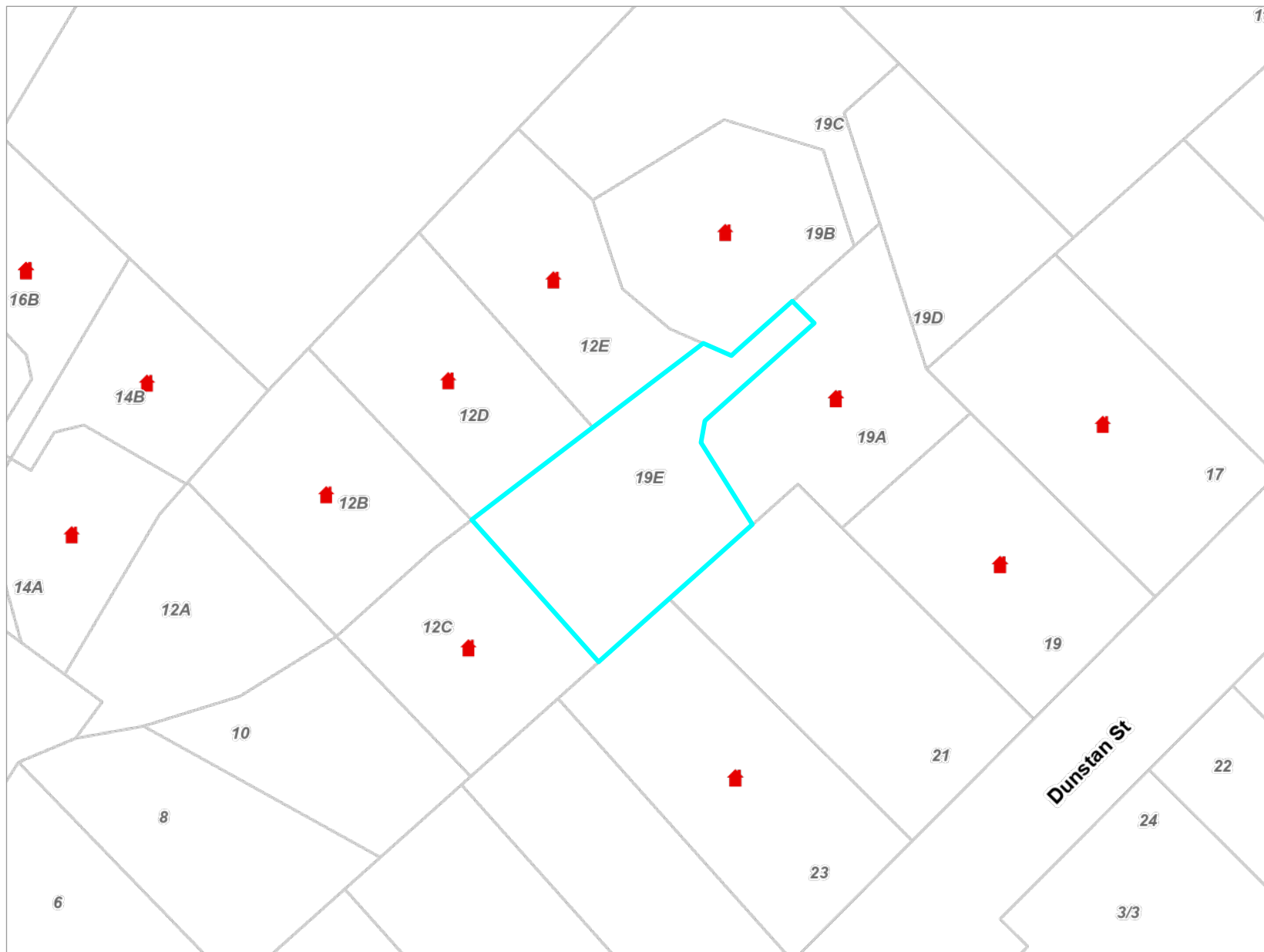
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Resource Consents Map

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



Key to map symbols

 Resource Consents

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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
050350	19 Dunstan Street, Otaki	1509141700	LOT 2 DP 51317	LC	Relocation of dwelling from Makora Road to 19	N	N	Decision Issued	14/12/2005	5/12/2005
040164	19 Dunstan Street, Otaki	1509141700	LOTS 1-2 DP 51317	LSC	Subdivision and associated earthworks and multiple	N	N	s.224 Issued	2/8/2004	10/6/2004
080095	14A Bertelsen Court, Otaki	1509141705	LOT 15 DP 342527	LD	Variation to consent notice s221(3), construction of	N	N	Decision Issued	5/6/2008	2/5/2008
080096	16A Bertelsen Court, Otaki	1509141704	LOT 14 DP 342527	LD	Variation to consent notice s221(3), construction of	N	N	Decision Issued	5/6/2008	2/5/2008
080214A	19A Dunstan Street, Otaki	1509141722	Lot 6 DP 426352 CT 503730	Vari	Sec.221(3) variation of consent notice at 19A, 19D and 19E	N	N	Decision Issued	23/12/2014	1/12/2014
130214	17 Jean Hing Place, Otaki	1509156407	LOTS 8 9 10 DP 39133 0 C/T 36653 3	SC	Subdivision to create two fee simple allotments at 17 Jean	N	N	s.224 Issued	2/2/2014	15/11/2013
100071	16A Bertelsen Court, Otaki	1509141704	LOT 14 DP 342527	SC	Proposed 4 lot subdivision at 14-16 Bertelsen Court, Otaki	N	N	s.224 Issued	25/5/2010	14/4/2010
130260	17 Dunstan Street, Otaki	1509141600B	FLAT 1 DP 70820 WITH 1/2 INT 900 M2	SN	Second stage cross lease for 17A Dunstan Street, Otaki.	N	N	s.224 Issued	24/2/2014	13/1/2014
160136	23 Dunstan Street, Otaki	1509142000	PT LOT 40 DP 633 C/T 77/91	LD	Relocate a building over 15 years and 30m2 to a residual	N	N	Decision Issued	30/8/2016	2/8/2016

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
160296	12B Bertelsen Court, Otaki	1509141718	Lot 2 DP 426352 CT 503726	LD	To construct a dwelling within a residual overflow path.	N	N	Decision Issued	8/2/2017	22/12/2016
160204	12C Bertelsen Court, Otaki	1509141719	Lot 3 DP 426352 CT 503727	LD	Construct a dwelling in a residual overflow path	N	N	Decision Issued	30/9/2016	9/9/2016
160245	14B Bertelsen Court, Otaki	1509141716	LOT 4 DP 435523 C/T 533029	LD	Undertake earthworks and construct a dwelling in a residual	N	N	Decision Issued	24/11/2016	18/10/2016
150185	12D Bertelsen Court, Otaki	1509141720	Lot 4 DP 426352 CT 503728	LD	Construction of a new dwelling with associated earthworks	N	N	Decision Issued	30/10/2015	23/9/2015
170198	23 Dunstan Street, Otaki	1509142000	PT LOT 40 DP 633 C/T 77/91	SN	A two lot residential subdivision with rear yard	N	N	Decision Issued	22/9/2017	28/8/2017
150186	12E Bertelsen Court, Otaki	1509141721	Lot 5 DP 426352 CT 503729	LD	Construction of a new dwelling with associated earthworks	N	N	Decision Issued	30/10/2015	23/9/2015
140123	19B Dunstan Street, Otaki	1509141713	LOT 5 DP 383449 C/T 333044	LD	Change and cancellation of Consent Notice conditions (3	N	N	Decision Issued	7/7/2014	11/6/2014
190069	19A Dunstan Street, Otaki	1509141722	LOT 6 DP 426352	LD	To construct a dwelling that exceeds maximum site coverage	N	N	Decision Issued	5/7/2019	4/4/2019
190253	16B Bertelsen Court, Otaki	1509141706	LOT 2 DP 435523 C/T 533027	LN	Construct a dwelling that does not comply with the permitted	N	N	Decision Issued	1/11/2019	16/10/2019

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
190244	16B Bertelsen Court, Otaki	1509141706	LOT 2 DP 435523 C/T 533027	LDR	To construct a new dwelling in a residential overflow path.	N	N	Application Returned incomplete		7/10/2019
190082	16B Bertelsen Court, Otaki	1509141706	LOT 2 DP 435523 C/T 533027	LDR	To construct a new dwelling in a residential overflow path	N	N	Application Returned incomplete		24/4/2019

Health and Alcohol Licenses

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)

Key to map symbols

- Health
- On Licence



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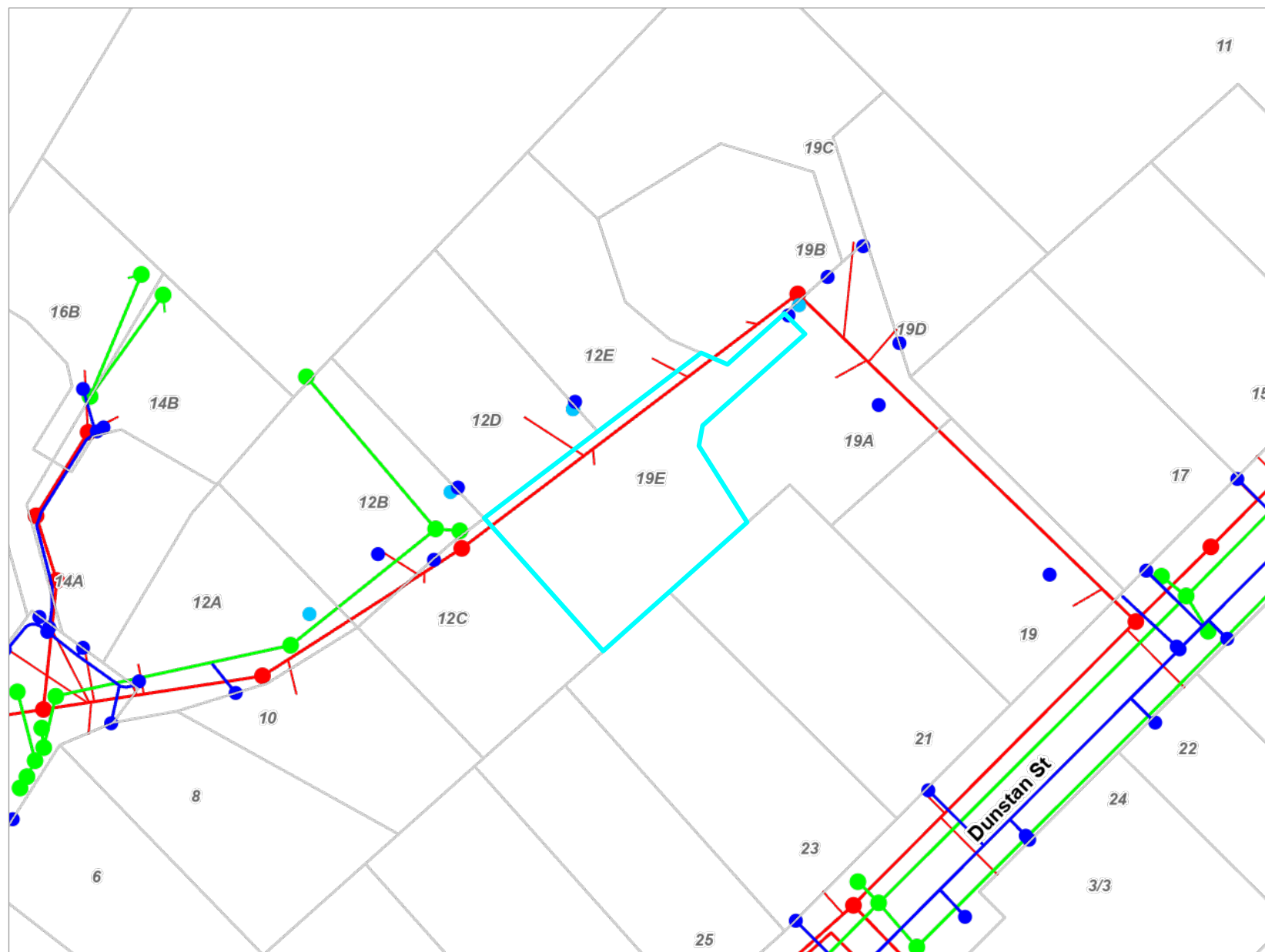
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Services Network

19E Dunstan Street, Otaki (Lot 7 DP 426352 CT 503731)



Key to map symbols

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

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FILE: RM030393

27 August 2004

Dunstan Property Developments Ltd
C/- Landlink Ltd
PO Box 370
WAIKANAE
Attention: Nicola

Dear Ms McHutchon,

**RM030393: S.127 CHANGE OF CONDITIONS FOR SUBDIVISION AND LANDUSE
CONSENTS FOR DUNSTAN DEVELOPMENTS, DUNSTAN ST, OTAKI**

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

As you will see from the Resource Consent a number of conditions have now been amended as per your request.

If you do not agree with these amended conditions 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 \$370 (including GST) plus an extra \$144 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 of the original decision release date. 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.

Kapiti Coast District Council

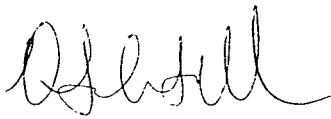
Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kcdc.govt.nz

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 9045-698.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

A handwritten signature in black ink, appearing to read 'O. Campbell', written in a cursive style.

Olivia Campbell
POLICY PLANNER



RESOURCE CONSENT NUMBER: RM030393
Change of Conditions August 2004

Pursuant to section 127 of the Resource Management Act 1991, the undersigned officers acting under delegated authority from the Council GRANT the application to

Dunstan Property Developments

to change conditions 1 of Decision 1: Earthworks, condition 1 of Decision 2: Yard Encroachments and Conditions 1, 3, 4 and 33 of Decision 3: Subdivision of Resource Consent RM030393 so they read as follows:

Decision 1: Landuse Consent for Earthworks

1. Earthworks must be undertaken in general accordance with the recommendations in the Samcon Limited report titled 'PROPOSED RESIDENTIAL DEVELOPMENT 19 & 35 DUNSTAN STREET, OTAKI DATED 10 DECEMBER 2003' and the Land Link plan titled 'EARTHWORKS PLAN – dwg no 898.05-1 Issue B submitted with Resource Consent RM030393.

Decision 2: Landuse for yard encroachments

1. All dwellings on proposed Lots 1 – 20 may be constructed with reduction in the current District Plan yard requirements as detailed below:

The specific yard reductions are as follows:-

- a) Lot 1 – Reduction of yard on northern boundary to be 1.5 metres, and reduction of yard on eastern boundary to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- b) Lot 2 – Reduction of yard adjacent to rights of way and access to be 1.0 metre, reduction of northern and southern yards to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- c) Lot 3 – Reduction of yard adjacent to rights of way to be 1.0 metre, reduction of northern and southern yard to both be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- d) Lot 4 – Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of yard adjacent to rights of way to be 1.0 metre, reduction of northern and southern yards to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- e) Lot 5 – Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of yard adjacent to rights of way to be 1.0 metre, reduction of north eastern yard to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.

Kapiti Coast District Council

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

- f) Lots 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 20 – Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. All other yards must comply with the District Plan Standards unless separate resource consent approval is obtained.
- g) Lot 14 - Reduction of south western and south eastern yards to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.
- h) Lot 15 - Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of yard adjacent to access to be 1.0 metre, reduction of western and eastern yards to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.
- i) Lot 16 - Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of western and eastern yards to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.
- j) Lot 17 - Reduction of southern yard to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.

Decision 3: Subdivision:

1. The title plan or e-survey data set must conform to the subdivision consent shown on the plans by Land Link Ltd titled 'Proposed Subdivision of Lot 1 DP16680, Lots 3 & 4 DP 21959 and Lot 1 DP51317, drawing No. 898.02-4 Issue F - 35 Dunstan St, Otaki for Dunstan Developments' date stamped 'approved' 27/08/04, submitted with application number RM030393.
3. For Lots 1 – 3, 14 – 17 and 21 no earthworks are to be undertaken within, and no building, structure or part of any building or structure shall be erected on the overflow path area. These overflow areas are identified on each lot as follows:
 - a) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
 - b) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
 - c) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
 - d) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - e) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - f) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - g) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - h) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

4. (a) For Lots 1 – 3, 14 – 17 and 21 no internal fence constructed within the overflow path area shall be of a solid structure or design, which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path; and

- (b) For 1 – 3, 14 – 17 and 21, any hedge that is to be planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.

The overflow areas relating to conditions 5(a) and (b) are identified on each lot as follows:

- (i) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
- (ii) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
- (iii) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
- (iv) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (v) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vi) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vii) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (viii) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis. The estimated flood levels are subject to change over time and may be obtained from Greater Wellington.

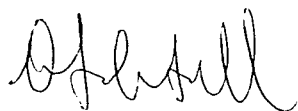
33. Access to lots 7, 13 and 18 shall be restricted to the formed cul-de-sac heads. Access for Lot 5 shall be restricted to the formed cul-de-sac head or from the right of way serving lots 1 to 5.

A Consent Notice under section 221 of the Resource Management Act 1991 will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

Reasons for the Decision:

- 1. The effects of this proposal on the environment are no more than minor and there are no affected parties.
- 2. The change of conditions is reasonable given new flood hazard information available and the minor nature of the proposed amendments.

APPLICATION: GRANTED 27 August 2004



Olivia Campbell
POLICY PLANNER

**APPLICATION TO CANCEL A CONDITION OF RESOURCE CONSENT PURSUANT TO
SECTION 127 OF THE RESOURCE MANAGEMENT ACT 1991**

APPLICANT:	Dunstan Property Developments
LOCATION:	19 and 35 Dunstan Street, including land at rear of 19 - 49 Dunstan Street and between 178 and 172 Waerenga Road, Otaki.
LEGAL DESCRIPTION:	Lot 1 DP 16680 - CT WN598/1 Lot 3 DP 21959 - CT WN19B/78 Lot 4 DP 21959 - CT WN19B/52 Lot 1 DP 51317 - CT WN20C/851
ZONE:	Residential
DATE CONSENT GRANTED:	17 February 2004
PROPOSAL:	Amend various conditions within Landuse (Earthworks and Yard Encroachments) and Subdivision Decisions to reflect changes to Flood Hazard information. Decision 1: Landuse for Earthworks: Change Condition 1 Decision 2: Landuse for Yards: Change Condition 1 Decision 3: Subdivision: Change Conditions 1, 3, 4.

**DELEGATED AUTHORITY TO PROCESS APPLICATION NON-NOTIFIED EXERCISED
BY: Olivia Campbell and Trevor Garnett**

SITE

The site is located within the main township area of Otaki. The site adjoins existing residential development to the south along Dunstan Street and some of these sites are used for commercial activities. Along part of the southern side of Dunstan Street is the commercial and retail centre of Otaki. To the north of the site is Otaki College. The site is presently unoccupied, grazing land. A more detailed description is included in the original resource consent application and planners report.

APPLICATION

The application under consideration is to change various conditions of resource consent RM030393 granted on 17 February 2004. These changes have been requested due to a result of updates to the Greater Wellington Flood Hazard information, some yard affected by easements, and access rights modified following consultation with the Subdivisional Engineer.

SECTION 127 OF THE RESOURCE MANAGEMENT ACT 1991

Section 127 of the Act refers to the change or cancellation of consent conditions of resource consent.

127. Change or cancellation of consent condition on application by consent holder—
(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

- (2) [Except in accordance with section 234, this] section does not apply to a subdivision consent in respect of which a survey plan has been deposited by the District Land Registrar or Registrar of Deeds in accordance with Part 10.
- (3) Sections 88 to 121 apply, with all necessary modifications, as if—
 - (a) the application were an application for a resource consent for a discretionary activity; and
 - (b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who—
 - (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.

NOTIFICATION ANALYSIS

The consent authority must notify an application for a discretionary activity in accordance with section 93(2) unless the effects on the environment are minor. The effects on the environment of the requested changes to the conditions are no more than minor. The application for change of conditions is reasonable request avoiding unnecessary restriction to be placed on the subdivision, given that the risks associated with flood hazards that have now changed. The other minor changes relate to engineering design where Councils Subdivision Engineer has been consulted and has raised no concerns.

Notice of this application does not have to be served on any parties in accordance with section 94(1) as there are no affected parties with these changes to conditions. The applicant has not requested that this proposal be notified in accordance with section 94C(1) of the Act.

In addition there are no special circumstances that warrant the notification of this application in accordance with section 94C(2) of the Act. This determination was made after researching Council file RM030393. In conclusion this application has been assessed on a non-notified basis.

ASSESSMENT

The conditions proposed to be amended are as follows (strike through indicates deletion, underlining indicates addition).

Decision 1: Landuse Earthworks

1. Earthworks must be undertaken in general accordance with the recommendations in the Samcon Limited report titled 'PROPOSED RESIDENTIAL DEVELOPMENT 19 & 35 DUNSTAN STREET, OTAKI DATED 10 DECEMBER 2003' and the Land Link plan titled '~~INDICATION OF FILLING WITHIN THE PONDING AREAS~~ FOR THE PROPOSED SUBDIVISION EARTHWORKS PLAN' – dwg no-898.02-5 ~~Issue A~~ 898.05-1 Issue B submitted with Resource Consent RM030393.

The amended earthworks plan 898.05-1 Issue B shows the revised overflow path obtained from the Councils updated Flood Hazard Maps. The applicant wishes to take advantage of the amended boundaries of the flood hazard overflow path and fill out to this revised line (now ponding) to enhance the building sites available to Lots 1-4 and Lot 7. The applicant has consulted with Greater Wellington – The Regional Council and they have consented to this proposal. The applicant would like to undertake the extended filling in conjunction with the construction currently underway on the site to minimise further disturbance to the site and adjoining properties.

Decision 2: Landuse for yard encroachments

Condition 1(j): Replace the reference to Landlink plan 898.02 – 7 Issue **B**, with Landlink plan 898.02 – 7 Issue **C**. This allows for a revised yard reduction for Lot 17. Currently the consent conditions allow for yards on the western and southern boundaries of Lot 17 to be reduced to 1.5m. The applicant requests that the western boundary is retained at the standard District Plan requirement of 3.0m. A KCDC Sewer main has been constructed along the western boundary of Lot 17. This will have a 3m wide easement over it making a 1.5m yard reduction (as previously approved) conflicting with the easement requirement and confusing for any potential buyer.

Condition 1(a) – (e): Replace the reference to Landlink plan 898.02 – 6 Issue **B**, with Landlink plan 898.02 – 6 Issue **C**. This allows for amended yard reductions with the revised boundaries and overflow path area shown.

Condition 1(g) – (i): Replace the reference to Landlink plan 898.02 – 7 Issue **A**, with Landlink plan 898.02 – 7 Issue **C**. This allows for amended yard reductions relating to the revised boundaries for Lots 14 – 16. Minor amendments to the boundaries are discussed under Decision 3 amendments below.

Decision 3: Subdivision:

Condition 1:

Some minor amendments have been made to the allotment layout of the subdivision to facilitate better access. These amendments have been made in the vicinity of Lots 14-18 and around the right of way. The amendments are illustrated on scheme plan 898.02-4 Issue F. The applicant has also proposed amendments to the formation of the right of way so Lot 5 can gain access from the right of way, as it is presently required to gain access from the turning area only. This also provides easier access to Lots 1, 2 and 3. These changes to the subdivision layout have the approval of the subdivisional engineer. (Please note: strike through indicates deletion, underlining indicates addition).

1. The title plan or e-survey data set must conform to the subdivision consent shown on the plans by Land Link Ltd titled 'Proposed Subdivision of Lot 1 DP16680, Lots 3 & 4 DP 21959 and Lot 1 DP51317, drawing No. 898.02-4 **Issue C F** - 35 Dunstan St, Otaki for Dunstan Developments' date stamped 'approved' 13/2/04, submitted with application number RM030393.

Condition 3: (strike through indicates deletion, underlining indicates addition).

3. For Lots 1 – 4, 7, 14 – 17 and 21 no earthworks are to be undertaken within, and no building, structure or part of any building or structure shall be erected on the overflow path area. These overflow areas are identified on each lot as follows:
 - a) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue **A B**.
 - b) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue **A B**.
 - c) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue **A B**.
 - d) ~~Lot 4: Area (C) as shown on the Landlink Ltd drawing no. 898.02-9 Issue A.~~
 - e) ~~Lot 7: Area (D) as shown on the Landlink Ltd drawing no. 898.02-9 Issue A.~~
 - f) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - g) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - h) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - i) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - j) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

Condition 3 is proposed to be amended to reflect amendments to the Flood hazard risk areas and proposed earthworks since the time the original consent was approved. All references to Lots 4 and 7 can be removed as they are no longer affected by the overflow path. Plans have also been provided showing amended the overflow path on Lots 1 – 3

Condition 4: (strike through indicates deletion, underlining indicates addition).

4. (a) For Lots 1 – ~~3~~ 4, ~~7~~, (delete 4 and 7) 14 – 17 and 21 no internal fence constructed within the overflow path area shall be of a solid structure or design, which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path; and
- (b) For 1 – ~~3~~ 4, ~~7~~, (delete 4 and 7), 14 – 17 and 21, any hedge that is to be planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.

The overflow areas relating to conditions 5(a) and (b) are identified on each lot as follows:

- (i) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue A B.
- (ii) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue A B.
- (iii) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue A B.
- ~~(iv) Lot 4: Area (C) as shown on the Landlink Ltd drawing no. 898.02-9 Issue A.~~
- ~~(v) Lot 7: Area (D) as shown on the Landlink Ltd drawing no. 898.02-9 Issue A.~~
- (vi) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vii) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (viii) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (ix) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (x) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis. The estimated flood levels are subject to change over time and may be obtained from Greater Wellington.

Condition 4 is proposed to be amended to reflect amendments to the Flood hazard risk areas and proposed earthworks since the time the original consent was approved. All references to Lots 4 and 7 can be removed as they are no longer affected by the overflow path.

Condition 33: (strike through indicates deletion, underlining indicates addition).

33. Access to lots ~~5~~, 7, 13 and 18 shall be restricted to the formed cul-de-sac heads.

A Consent Notice under section 221 of the Resource Management Act 1991 will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

Condition 33 is proposed to be varied to reflect that Lot 5 is not required to gain access from the formed cul-de-sac as access has been provided over the right of way.

CONCLUSION

There is no reason to decline this application. The effects of the proposal on the environment are no more than minor and there are no adversely affected parties. There is no change to the overall concept of the subdivision, and all changes are deemed to be reasonable given new flood hazard information and being minor in nature. It is therefore considered that the application to change the conditions listed above can be granted pursuant to section 127 of the Act.

DECISION

Pursuant to section 127 of the Resource Management Act 1991, the undersigned officers acting under delegated authority from the Council GRANT the application to change conditions 1 of Decision 1: Earthworks, condition 1 of Decision 2: Yard Encroachments and Conditions 1, 3, 4 and 33 of Decision 3: Subdivision of resource consent RM030393 so they read as follows:

Decision 1: Landuse Consent for Earthworks

1. Earthworks must be undertaken in general accordance with the recommendations in the Samcon Limited report titled 'PROPOSED RESIDENTIAL DEVELOPMENT 19 & 35 DUNSTAN STREET, OTAKI DATED 10 DECEMBER 2003' and the Land Link plan titled 'EARTHWORKS PLAN – dwg no 898.05-1 Issue B submitted with Resource Consent RM030393.

Decision 2: Landuse for yard encroachments

1. All dwellings on proposed Lots 1 – 20 may be constructed with reduction in the current District Plan yard requirements as detailed below:

The specific yard reductions are as follows:-

- a) Lot 1 – Reduction of yard on northern boundary to be 1.5 metres, and reduction of yard on eastern boundary to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- b) Lot 2 – Reduction of yard adjacent to rights of way and access to be 1.0 metre, reduction of northern and southern yards to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- c) Lot 3 – Reduction of yard adjacent to rights of way to be 1.0 metre, reduction of northern and southern yard to both be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- d) Lot 4 – Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of yard adjacent to rights of way to be 1.0 metre, reduction of northern and southern yards to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- e) Lot 5 – Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of yard adjacent to rights of way to be 1.0 metre, reduction of north eastern yard to be 1.5 metres as shown on Landlink plan 898.02 – 6 Issue C.
- f) Lots 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 20 – Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. All other yards must comply with the District Plan Standards unless separate resource consent approval is obtained.

- g) Lot 14 - Reduction of south western and south eastern yards to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.
- h) Lot 15 - Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of yard adjacent to access to be 1.0 metre, reduction of western and eastern yards to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.
- i) Lot 16 - Reduction of front yard to be 3.0 metres, except for garages and carports that are attached to the dwelling, which must be setback 4.5 metres. All accessory buildings, including garages and family flats shall be set back 4.5 metres from front boundaries. Reduction of western and eastern yards to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.
- j) Lot 17 - Reduction of southern yard to be 1.5 metres as shown on Landlink plan 898.02 – 7 Issue C.

Decision 3: Subdivision:

1. The title plan or e-survey data set must conform to the subdivision consent shown on the plans by Land Link Ltd titled 'Proposed Subdivision of Lot 1 DP16680, Lots 3 & 4 DP 21959 and Lot 1 DP51317, drawing No. 898.02-4 Issue F - 35 Dunstan St, Otaki for Dunstan Developments' date stamped 'approved' 27/08/04, submitted with application number RM030393.
3. For Lots 1 – 3, 14 – 17 and 21 no earthworks are to be undertaken within, and no building, structure or part of any building or structure shall be erected on the overflow path area. These overflow areas are identified on each lot as follows:
 - a) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
 - b) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
 - c) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
 - d) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - e) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - f) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - g) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - h) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

4. (a) For Lots 1 – 3, 14 – 17 and 21 no internal fence constructed within the overflow path area shall be of a solid structure or design, which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path; and
 - (b) For 1 – 3, 14 – 17 and 21, any hedge that is to be planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.

The overflow areas relating to conditions 5(a) and (b) are identified on each lot as follows:

- (i) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
- (ii) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
- (iii) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
- (iv) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (v) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vi) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vii) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (viii) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

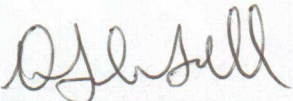
Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis. The estimated flood levels are subject to change over time and may be obtained from Greater Wellington.

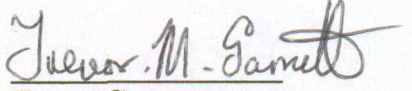
33. Access to lots 7, 13 and 18 shall be restricted to the formed cul-de-sac heads. Access for Lot 5 shall be restricted to the formed cul-de-sac head or from the right of way serving lots 1 to 5.

A Consent Notice under section 221 of the Resource Management Act 1991 will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

Reasons for the Decision:

- 1. The effects of this proposal on the environment are no more than minor and there are no affected parties.
- 2. The change of conditions is reasonable given new flood hazard information available and the minor nature of the proposed amendments.


Olivia Campbell
Policy Planner 27/8/04.


Trevor Garnett
Senior Resource Consents Planner

23rd December 2014

Dunstan Property Development Limited
C/-Cuttriss Consultants Limited
PO Box 386
Paraparaumu 5254

emailed to: the_sider@hotmail.com
mark@cuttriss.co.nz

Dear Dunstan Property Development Limited

RM080214A: SEC.221(3) VARIATION OF CONSENT NOTICES AT 19A & 19E DUNSTAN STREET, & 12A - 12E BERTELSEN COURT OTAKI.

We are pleased to enclose your Notice of Decision for the above application.

If you do not agree with the provisions 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 357A 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 782 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.

I have also attached the Variation to Consent Notice documents in a form suitable for registration at Land Information New Zealand, for your convenience.

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/kcdccconsents>

Thank you for dealing with the Kāpiti Coast District Council.

Yours sincerely

Wayne Gair
Principal Resource Consents Planner

CONSENT TO VARIATION TO CONSENT NOTICES
PURSUANT TO SECTION 221(3)
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM080214A

APPLICANT:	Dunstan Property Development Limited
LOCATION OF ACTIVITY:	19A and 19E Dunstan Street and 12A to 12E Bertlesen Court, Otaki
DESCRIPTION OF ACTIVITY:	Variation to Consent Notices 6462949.3, 6761071.1, 7500210.2 and 7721034.1

Issued 23 December 2014

DECISION A:

That officers, acting under delegated authority from the Kapiti Coast District Council hereby agree pursuant to section 221(3) of the Resource Management Act 1991 to the cancellation of conditions 1 and 2 of Consent Notice 6462949.3 insofar as it relates to Lots 1 to 7 (inclusive) of DP 426352 (CFRs 503725 to 503731).

DECISION B:

That officers, acting under delegated authority from the Kapiti Coast District Council hereby agree pursuant to section 221(3) of the Resource Management Act 1991 to the cancellation of conditions 4 and 5 of Consent Notice 6761071.1 insofar as it relates to Lots 2 to 7 (inclusive) of DP 426352 (CFRs 503726 to 503731).

DECISION C:

That officers, acting under delegated authority from the Kapiti Coast District Council hereby agree pursuant to section 221(3) of the Resource Management Act 1991 to the cancellation of condition 1 of Consent Notice 7500210.2 insofar as it relates to Lots 1 to 7 (inclusive) of DP 426352 (CFRs 503725 to 503731).

DECISION D:

That officers, acting under delegated authority from the Kapiti Coast District Council hereby agree pursuant to section 221(3) of the Resource Management Act 1991 to the cancellation of condition 1 of Consent Notice 7721034.1 insofar as it relates to Lots 1 to 5 (inclusive) of DP 426352 (CFRs 503725 to 503729).

DECISION E:

That officers, acting under delegated authority from the Kapiti Coast District Council hereby agree pursuant to section 221(3) of the Resource Management Act 1991 to issue of the variation to Consent Notice documents to facilitate giving effect to Decisions A to D above.

Advice Note:

Please be advised that any building structure to be erected on the land contained in 12B to 12E Bertlesen Court and 19E Dunstan Street will require Resource Consent as a result of the provisions of Rule D.1.1.3(B)(i) of the Kapiti Coast Operative District Plan as a result of the application of the provisions of Permitted Activity Standard D.1.2.1 Yards(xi). Furthermore Resource Consent will be required for any building within those parts of 19A Dunstan Street which are within an area which is shown to be a residual overflow path on Council's flood mapping.

Reasons for Decision:

In accordance with sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed variations to the Consent Notices as set out above have been assessed and are outlined above. We consider that the adverse effects of the proposed cancellations are not contrary to the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.

Wayne Gair
Principal Resource Consents Planner

23 December 2014



FILE: RM060320

27 October 2006

Dunstan Property Developments Ltd
C/- Landlink Ltd
PO Box 370
WAIKANAE

Attn: Ben Addington

Dear Ben

RM060320: BOUNDARY ADJUSTMENT SUBDIVISION AT DUNSTAN STREET & BERTELSEN COURT, OTAKI

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

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

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

There is no deposit for an objection. However, a fee of \$180.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld 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.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 819.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Dean Raymond
Resource Consents Planner



**RESOURCE CONSENT UNDER PART IV OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM060320**

APPLICANT:	Dunstan Property Development
LOCATION OF ACTIVITY:	Dunstan Street and Bertelsen Court Otaki
DESCRIPTION OF ACTIVITY:	Boundary Adjustment Subdivision

DECISION: Granted subject to conditions on 27 October 2006.

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

Conditions:

1. The Title Plan or E-Survey Data Set shall be in accordance with the subdivision consent proposal shown on the plan drawn by LandLink Ltd drawing number 898.21-12 Issue D submitted with application RM060320 and stamped 'FINAL APPROVED PLANS' on 27/10/06
2. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and requirements 2005
3. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. Council may require other easements. Easements documents shall be prepared by solicitors at the consent holder's expense
4. (a) The consent holder shall define the limits of overflow path within the development on the face of the Title Plan or e-survey dataset as areas subject to land covenant or consent notice.

(b) With respect to Lots 1, 2, 4, 5 and 6 earthworks and the construction of any buildings, structures or additions to buildings or structures within the overflow path shall be prohibited and no fence constructed within the overflow path shall be of a solid structure or design which may dam water or trap debris. Fences shall be of an open nature and aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path. Any hedge that is planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water. Please note that the estimated flood levels are subject to change over time and may be obtained from the Greater Wellington Regional Council

Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz

5. (a) The consent holder shall define the limits of the swales within the development on the face of the Title Plan or e-survey dataset as areas subject to land covenant or consent notice.

(b) With respect to Lots 1, 2, 3, 4, and 6 the construction of any buildings, structures or additions to buildings or structures within the swales as defined above shall be prohibited. Any fence that is erected across the swale shall not be of a solid structure which may dam water or block debris.
 6. With respect to Lots 2, 3, 4, and 5 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 document titled 'Statement of Professional opinion as to Suitability of Land for Building Purposes' dated September 2005, prepared by Graeme Walker of Samcon Limited and held on Council file RM060320. A copy of the report is available in Council's office at any time the office is open to the public.
 7. With respect to Lots 1 and 6 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 Report on Soil Investigation and Testing for Duncan Estate (35 Dunstan Street, Otaki) prepared by Samcon Civil Engineers, dated November 1, 2004 and held on Council file RM060320. A copy of the report is available in Council's office at any time the office is open to the public.
 8. With respect to Lots 1 to 6 the design and construction for any on-site stormwater disposal shall take into account the findings and recommendations within the report prepared by Graeme Walker of Samcon Limited on, headed "Stormwater Disposal – Proposed Residential Development, 19-35 Dunstan Street, Otaki" and dated 6 June 2004 and held on Council file RM060320. A copy of the report is available in Council's office at any time the office is open to the public. It is the ongoing responsibility of the owner of each of the Lots to maintain and monitor the on-site stormwater disposal system to ensure that any adverse effects on the environment are minor.
 9. In respect of Lot 1 any dwellings or accessory buildings to be erected on the lot shall be limited to a maximum height of 20.2 metres (Mean Sea Level Wellington Datum 1953)
 10. With respect to Lots 1 to 6 the yard requirements shall be as shown on Landlink Plan 898.21-13. A copy of the plan is to be attached to a consent notice relating to this condition.
- Note:** A Consent Notice will be issued and attached to the titles to ensure that Conditions 4(b), 5(b) and 6 to 10 are complied with on an on-going basis.
11. 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 Council

Reason for Conditions:

- The reason for Condition 1 is to ensure that the activity does not go beyond the scope of the application.
- The reason for conditions 2 to 3 is to ensure compliance with Council's Subdivision and Development Principles and requirements 2005
- The reason for Conditions 4 and 5 is to ensure that floodwaters are not affected by buildings, structures or hedges in the swales and areas of overflow path
- The reason for Conditions 6 and 7 is to ensure that any building foundations are designed and constructed to an adequate standard
- The reason for Condition 8 is to ensure that stormwater is disposed of on-site in a satisfactory manner
- The reason for Condition 9 is to ensure that the height of any building on Lot 1 is no greater than the height permitted by the District Plan in terms of the original ground level prior to any earthworks on the site
- The reason for Condition 10 is to ensure that the yard requirements are complied with on an ongoing basis
- The reason for Condition 11 is to ensure that all conditions of consent are complied with

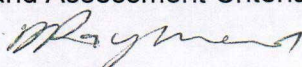
Advice Notes

- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work or any alterations to existing services within the lots.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved
- Pursuant to section 221(3) of the Resource Management Act 1991 The consent notice relating to Lots 16 and 17 of DP342527 is to be cancelled, and the consent notice relating to Lots 1 to 4 of DP358409 is to be cancelled

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.

Dean Raymond


Resource Consents Planner

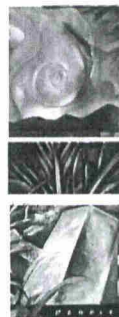
Kapiti Coast District Council
Private Bag 601
Paraparaumu 5254

Tel. (04) 296 4700

Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz

W: www.kapiticoast.govt.nz



Our Ref: RM080214

5 March 2009

Dunstan Property Developments Ltd
C/- Landlink Ltd
P O Box 370
WAIKANAE

Attention : Mike MacKiggan

Dear Mike

**RM080214 : PROPOSED SEVEN LOT FEE SIMPLE SUBDIVISION AND
ASSOCIATED EARTHWORKS AT 19A DUNSTAN ST AND 12 BERTELSEN CT,
OTAKI**

Enclosed are the amended Planning Report and Decision Letter for RM080214, which replace those previously issued. In accordance with Section 133A of the Resource Management Act 1991, Conditions 10 and 29 have been amended.

Should you wish to discuss this further please do not hesitate to contact me on (04) 2964 855.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Carly O'Connor
Resource Consents Planner

Kapiti Coast District Council
Private Bag 601
Paraparaumu 5254

Tel. (04) 296 4700
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2 February 2009

Dunstan Property Developments Ltd
C/- Landlink Ltd
P O Box 370
WAIKANAE

Attention : Mike MacKiggan

Dear Mike

RM080214:PROPOSED SEVEN LOT FEE SIMPLE SUBDIVISION AND ASSOCIATED EARTHWORKS AT 19A DUNSTAN ST AND 12 BERTELSEN CT, OTAKI

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

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

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

There is no deposit for an objection. However, a fee of \$200.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld 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.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 855.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Carly O'Connor
Resource Consents Planner



**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM080214**

APPLICANT:	Dunstan Property Developments Limited
LOCATION OF ACTIVITY:	12 Bertelsen Court and 19A Dunstan Street, Otaki (Lot 6 DP 303052 C/T 372777, Lot 2 DP 383449)
DESCRIPTION OF ACTIVITY:	Proposed seven lot fee simple subdivision and associated earthworks

DECISION:

Granted subject to conditions on 2 February 2009.

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

Conditions:

1. The consent holder shall pay Council Engineering Fees of \$500 plus \$300 per lot, (total \$2,600 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 01 July 2008.

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

2. The consent holder shall pay a Reserves Contribution of \$36,618.75 prior to the issue of any certification pursuant to s.224 (c) of the Resource Management Act 1991.
3. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005.
4. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of

Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.

5. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
6. The consent holder shall advise the names, professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate 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:
 - Geotechnical/ Foundations Engineering
 - Stormwater and drainage
7. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
8. As earthworks are to be undertaken as part of the subdivision, then the consent holder shall submit an earthwork management plan to the Council for approval. The earthworks management plan shall be in general accordance with the Proposed Earthworks Plan for the Proposed Subdivision of Lot 2 DP 383449 and Lot 6 DP 393052 (Drawing 898.45-1 Issue B dated 28.10.08). The Earthworks Management Plan shall outline the intended earthworks approaches but not limited to the following:
 - Cultural and archaeological protocols
 - Silt, dusts and noise controls
 - Sedimentation and erosion controls.
9. Earthfilling on Lots 2, 3, 4, 5 and 7 shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
10. Earthfilling is prohibited; with the exception of that undertaken within the footprint of any lawfully established building.
11. A consent notice for Lots 1 and 6 will be issued by the Council pursuant to Section 221 of the Resource Management Act 1991 stating that foundation design and construction for any new building or additions and alterations of any building shall take into account the recommendations within the Report on Soil Investigation and Testing for Dunstan Estate (35 Dunstan St. Otaki) prepared by Samcon Civil Engineers dated 01 November 2004 and submitted to Council.

12. A Consent Notice will be issued by the Council pursuant to Section 221 of the Resource Management Act 1991, requiring any building to be constructed on the lots to have a floor level to the underside of the floor joist or underside of floor slab, no lower than the Q100 recommended building level on KCDC most up to date information. These levels can be obtained from the Kapiti Coast District Council.
13. Adequate provision shall be made for the control of any stormwater run-off during an earthworks operation to the satisfaction of the Council. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works.

Note: The consent holder's attention is drawn to the Wellington Regional Council Publication "Erosion and Sediment Control Guidelines for the Wellington Region". Applying the appropriate recommended treatments from this publication is a means of compliance with this condition.
14. The consent holder shall provide acceptable measures to control dust, soil, and other particulates that maybe generated during earthworks operation. Measures shall include the erection of suitable fabric fencing (sarlou cloth or similar), refrain from operations during excessively dry and windy conditions, spraying water on the stockpile to keep the soil damp.
15. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall:-
 - (a) cease operations;
 - (a) inform local Iwi (Ngati Raukawa);
 - (b) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (c) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note:
In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.
16. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of base course, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
17. The hours of work shall be limited to between the hours of 7:00am to 5:00pm, Monday to Saturday, in an effort to limit the level of disturbance caused to people within close proximity to the site. No work shall be undertaken on Sundays and public holidays.
18. The works shall be undertaken in accordance with the New Zealand Standards for Construction Noise, NZ 6809:1999 Acoustics -Construction Noise. The consent holder shall be responsible for cooperating with the community over any excessive noise complaints resulting from the land development works.
19. Where work is required on existing roads or easements, the consent holder shall take necessary measures in order to avoid disrupting their service or use. The following shall not be permitted within existing roads and easements:

- parking or storage of equipment and machinery
 - stockpiling of construction materials
20. The right-of-way shall be formed, metalled, and sealed with two-coat chip seal or asphalt concrete to a minimum width of 3-metres. The right-of-way shall be with kerb and channel on the lower side and nib kerb on the upper side.
 21. The consent holder shall submit a stormwater disposal design of the subdivision in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements. Construction shall be in accordance with the approved design.
 22. A consent notice under Section 221 of the Resource Management Act will be issued by the Council stating that the design and construction of on-site stormwater disposal for each lot shall take into account the findings and recommendations within the report prepared by Samcon Limited dated 06 June 2004 entitled "Stormwater Disposal-Proposed Residential Development 19 and 35 Dunstan Street, Otaki" and that it shall be the responsibility of the owners of each of the lots to maintain and monitor the on-site stormwater disposal system to ensure that any adverse effects on the environment are minor.
 23. A consent notice under Section 221 of the Resource Management Act will be issued by the Council requiring the installation of rainwater storage tank for each lot. The rainwater storage tank shall be installed by one of the following:
 - a. Rainwater storage tank with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor use and indoor toilets. Restricted top-up of a maximum 600 litres per day from the public potable water supply shall be provided when it falls below 1,000 litres storage to ensure that sufficient water to flush toilets is available.
 - b. Rainwater storage tanks with a minimum capacity of 4,500 litres for the supply on non-potable water for outdoor use and indoor toilets, and a greywater re-use for outdoor irrigation. Restricted top-up of a maximum 600 litres per day from the public potable water supply shall be provided to the tank when it falls below 1,000 litres storage to ensure that sufficient water to flush toilets is available.
 24. Each lot shall be connected with the public wastewater disposal system. The design of the wastewater piping system shall be submitted to the Council for approval.
 25. Each lot shall be connected to the public water supply system. The consent holder shall submit to Council the design of the subdivision water supply system for approval.
 26. Underground telecommunication and power connection shall be provided for each lot.
 27. 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.

28. The 15-metre wide overflow path on Lots 2, 3, 4 and 7 and shown as D, E, M, N, O, P, R, S, T and U on the Proposed Subdivision Plan of Lot 2 DP 383449 and Lot 6 DP 393052 (Drawing 898.42-1 Issue D dated 28.10.08) shall form part of the drainage easement in favour of the Council as Grantee.
29. Those areas identified as overflow paths as set out in condition 28 shall be uniquely identified on the e-survey dataset as covenant areas in addition to being identified as easements. The following works shall be prohibited within the covenant areas so identified:
- earthworks;
 - construction of fences;
 - planting of hedges;
 - any building, structure or part of any building or structure;
- with the exception of the construction of driveways and paved walkways, to allow a free flow of water; and fencing along the common boundaries between Lots 2 and 4, and 3 and 7. A consent notice under Section 221 of the Resource Management Act 1991 will be issued by the Council to record these requirements within each covenant area as shown on the e-survey dataset.
30. The consent holder shall supply a copy of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Monitoring and Review

31. The consent holder shall notify the Council's Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by fax (04) 296 4830 or by post to Private Bag 601, Paraparaumu) the form that is attached to the decision letter.
32. The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

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

General

33. The e-survey dataset shall be in conformity with the plan number 898.42-1 Issue D dated April 2008 and any works undertaken on site shall be consistent with the information on Drawing No. 898.42-1 Issue D dated 28.10.08 and Drawing No. 898.45-1 Issue B dated 28.10.08 lodged with the application RM080214 and the further information supplied by Landlink Ltd except where modified by these conditions of consent.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.

Reasons for Decision:

In accordance with Sections 104 and 104B 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.



Carly O'Connor
Resource Consents Planner



Date ✓
Building fee.

FILE: RM040164

2 August 2004

Dunstan Property Developments
c/- Landlink Ltd
PO Box 370
WAIKANAE

Dear Sir/Madam

**RM040164: LAND USE AND SUBDIVISION CONSENT TO UNDERTAKE
EARTHWORKS, AT 19 DUNSTAN STREET, OTAKI**

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 a written 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 \$370 (including GST) plus an extra \$144 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 within 5 years of the date of issue of this decision. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

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 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.

Thank you for dealing with the Kapiti Coast District Council.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on 9045-856.

Yours sincerely

A handwritten signature in black ink that reads "Trevor M. Garnett". The signature is written in a cursive style with a large initial 'T' and a stylized 'G'.

Trevor Garnett

RESOURCE CONSENTS PLANNER



RESOURCE CONSENT NUMBER: RM040164

That officers acting under Delegated authority from Council and pursuant to Section 104B of the Resource Management Act 1991, **GRANT** land use consent to Dunstan Property Developments to undertake earthworks to establish flood free building sites, access and drainage at 19 Dunstan Street, including land to the rear of 19 Dunstan Street, with the following conditions:

Land Use Consent: Earthworks

1. Earthworks shall be undertaken in general accordance with Drawing No. 898.12-4 issue A submitted with the application RM 040164.
2. During the earthworks the hours of works shall be limited to 7am to 6pm.
3. The consent holder shall employ a suitably qualified person experienced in soils engineering to prepare specifications for and to supervise the earthworks, and to provide any required certifications.

The Council's Subdivision Engineer shall be advised of the intended suitably qualified person. If that person is not acceptable then Council shall have the right to require the consent holder to employ a specified suitably qualified person at the consent holder's cost.

4. The consent holder shall submit to Council for approval three copies of the plans and specifications for the earthworks. No work shall commence until the plans and specifications have been approved by the Subdivision Engineer in writing.
5. Adequate provision shall be made for the control of stormwater run-off during the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Subdivision Engineer. The proposed control measures shall be submitted to the Subdivision Engineer for approval. Work shall not commence until this approval is provided.

Note: The consent holder's attention is drawn to the Wellington Regional Council Publication "Erosion and Sediment Control Guidelines for the Wellington Region". Applying the appropriate recommended treatments from this publication is a means of compliance with this condition.

6. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Subdivision Engineer.

Kapiti Coast District Council

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

7. Should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlun cloth or similar) or take other acceptable mitigation measures, to the satisfaction of the Subdivision Engineer.

Note: The consent holder shall not use water from Council watermains for mitigation measures.

8. The consent holder shall not remove soil support from adjacent lots.
9. All batters shall be self-supporting.
10. The consent holder shall maintain natural drainage paths from adjacent properties.
11. Should a waahi tapu or other cultural site be unearthed during earthworks the operator and/or owner shall :-
 - (a) cease operations;
 - (b) inform local iwi (Ngati Raukawa);
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

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

12. The suitably qualified person shall, within four weeks of completion of the earthworks, certify that the earthworks have been completed in compliance with the approved plans and specifications.
13. An earthworks as-built plan shall be provided within four weeks of completion of the earthworks that clearly shows the extent of fills and final finished surface levels. The plan shall have spot levels and contours at suitable detail to clearly show the extent of land raised above flood ponding levels.
14. All costs arising from any of the above conditions shall be borne by the consent holder.

Advice Notes

The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.

A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.

In the event that earthworks are undertaken under this Land Use Consent but the subdivision does not proceed then engineering fees will apply in accordance with the engineering fees schedule adopted by Council from 12 December 2002. The current charge out rate is \$72.00 (GST inclusive) per hour.

DECISION 2: Subdivision

That officers acting under Delegated authority from Council and pursuant to Section 104B of the Resource Management Act 1991, **GRANT** subdivision consent to Dunstan Property Developments for the subdivision of Lot 21 of RM030393, and Lot 2 DP 51317 into 5 residential allotments, as shown on the plan titled 'Proposed Subdivision of Lot 21 RM 030393 & Lot 2 DP 51317', drawing No. 898.12-2 Issue A' submitted with Resource Consent RM040164 at 19 Dunstan Street, and including land to the rear of 19 Dunstan Street, Otaki, with the following conditions:

Subdivision Consent:

1. The subdivision shall be undertaken in general accordance with Drawing No. 898.12-2 issue A, and information submitted to Council with application RM 040164.
2. For Lots 2 – 4 no earthworks are to be undertaken within, and no building, structure or part of any building or structure shall be erected on the overflow path area. These overflow areas are identified on Landlink drawing No. 898.12-2 Issue A:

Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

3.
 - (a) For Lots 2 – 4, no internal fence constructed within the overflow path area shall be of a solid structure or design, which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path; and
 - (b) For Lots 2 – 4, any hedge that is to be planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.

The overflow areas relating to conditions 3(a) and (b) are identified on Landlink drawing No. 898.12-2 Issue A as *Overflow Path*.

Note: A consent notice will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis. The estimated flood levels are subject to change over time and may be obtained from Greater Wellington.

4. Any dwelling or accessory buildings to be erected on Lot 5 shall be limited to a maximum height of 20.2m (Mean sea level (Wellington Datum 1953)), or Shall have a maximum height of 8m above the existing ground level (prior any earthworks, as approved in this consent, being undertaken).

Note: A consent notice will be issued and attached to these two titles to ensure that this condition is complied with on an on-going basis.

5. The consent holder shall pay Council engineering fees of \$562.50, plus \$216 per lot, (total \$1642.50 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the section 224(c) certification of the subdivision.

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

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

6. The consent holder shall make a financial contribution of \$420 (GST inclusive) for every new lot created towards a Community Facilities Fund prior to the section 224(c) certification for the subdivision.

The consent holder shall make a financial contribution of \$518.50 (GST inclusive) for every new lot created towards a Water Services Fund (Water \$172, Sewerage \$346.50) prior to the section 224(c) certification for the subdivision.

7. The consent holder shall pay a reserves contribution of \$18,984.00 (GST inclusive) being 7.5% (plus GST) of the land value of Lots 1, 4 and 5.

Note: The following valuations were made:

Lot 1 = \$65,000

Lot 4 = \$85,000

Lot 5 = \$75,000

8. The consent holder shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development except where modified by these consent conditions or where alternative means of compliance with requirements are submitted by the consent holder and approved by the Subdivision Engineer.
9. The consent holder shall submit to Council for approval three copies of the plans and specifications for the engineering development. No work shall commence until the plans and specifications have been approved by the Subdivision Engineer in writing.
10. The consent holder shall employ a suitably qualified person experienced in soils engineering to provide foundation certification.

The Council's Subdivision Engineer shall be advised of the intended suitably qualified person. If that person is not acceptable then Council shall have the right to require the consent holder to employ a specified suitably qualified person at the consent holder's cost.

11. The consent holder shall provide foundation certification by either:-

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

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

Or

(b) Supplying to Council a report by the suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for each allotment, such report to be to the satisfaction of the Subdivision Engineer.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued by Council recording the soil conditions and foundation recommendations on the certificate of title.

12. Adequate provision shall be made for the control of stormwater run-off during the construction period to the satisfaction of the Subdivision Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Subdivision Engineer.

Note:

The consent holder's attention is drawn to the Wellington Regional Council Publication "Erosion and Sediment Control Guidelines for the Wellington Region". Applying the appropriate recommended treatments from this publication is a means of compliance with this condition.

13. The two sheds located on the site shall be demolished and/or removed, unless otherwise approved by the Subdivision Engineer.

14. The right-of-way shall be formed and surfaced in accordance with a design included with the engineering drawings to be submitted to Council for the Subdivision Engineer's approval. If required, the consent holder shall arrange for a second-coat seal to be completed at a time acceptable to the Subdivision Engineer. Alternatively a cash contribution may be lodged with the Council calculated at \$3.33 (GST inclusive) per square metre of the area of first coat seal.
15. Stormwater disposal shall be in general accordance with the Samcon Limited report dated 4 July 2004. Permanent on-site disposal systems which can be easily maintained shall be provided. The designer shall prepare an ongoing maintenance schedule for the proposed system to the satisfaction of the Subdivision Engineer.
16. A secondary overflow path shall be provided from the right-of-way to the satisfaction of the Subdivision Engineer. An easement along the secondary overflow path in favour of the Kapiti Coast District Council will be required.
17. All lots will be required to have their own on-site stormwater disposal systems. These systems will be required to deal with all stormwater generated from impermeable surfaces on each individual site up to the 10% annual exceedance probability event where a secondary overflow path is available. If a secondary overflow path is not available then the stormwater system shall be designed to meet the 1% annual exceedance probability event.

The consent holder shall provide a report by a suitably qualified person which provides design parameters for permanent on-site disposal systems which can be easily maintained. Recommendations for on-going maintenance requirements for the proposed systems shall be included in the report.

A Consent Notice under section 221 of the Resource Management Act 1991 will be issued by the Council recording the requirements for on-site disposal. The consent notice will include reference to the owners' responsibility to maintain the system in accordance with the maintenance recommendations.

18. If required by the Subdivision Engineer a shallow swale shall be constructed adjacent to the boundaries between lots 1 and 4 and the existing Dunstan Street properties. An as-built of the swale in sufficient detail to establish the invert of the swale at any point shall be provided to the Subdivision Engineer.

If required to be formed, the swale shall not be filled and no building or structure, or part of any building or structure, shall be erected within the swale formation. No internal fence that is to be erected across the swale shall be of a solid structure or design which may dam water or trap debris.

A Consent Notice under section 221 of the Resource Management Act 1991 will be issued and attached to the titles to ensure that this condition is complied with on an on-going basis.

19. The subdivision shall be reticulated for wastewater disposal. All lots shall be provided with individual service connections, to the satisfaction of the Subdivision Engineer. If the pump serving the rising main in Dunstan Street requires upgrading because of the development, then the consent holder shall contribute to the cost of the upgrade based on the proportion of the new sites to be served to total sites served by the pump station.
20. The subdivision shall be reticulated for public water supply. All lots shall be provided with individual service connections. Fire-fighting requirements shall comply with the Fire Services Code of Practice.
21. Underground power and telecommunication services shall be provided to each lot to the approval of the Subdivision Engineer
22. If gas services are available in Dunstan Street the consent holder shall provide and install pipes for gas supply to service the subdivision to the approval of the Subdivision Engineer.
23. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the consent holder and to the approval of the Subdivision Engineer.
24. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.
25. Easements are required over the right of way and services where these pass through the lots in the subdivision.

Easements in favour of the Kapiti Coast District Council are required over the right of way and the secondary overflow path through Lot 2 for stormwater purposes. These easements shall cover both the right to drain stormwater and to enter for maintenance purposes.

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

26. 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 Resource Consents Manager.
27. All costs arising from any of the above conditions shall be borne by the consent holder.

Advice Notes

The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.

Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.

The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lot/s.

It is suggested that the consent holder consults with the Subdivision Engineer on design aspects during the preparation of engineering drawings.

DECISION 3: Land Use Side and Rear Yard Encroachments

That officers acting under Delegated authority from Council and pursuant to Section 104B of the Resource Management Act 1991, **GRANT** landuse consent to Dunstan Property Developments to reduce various side and rear yards within the proposed subdivision shown on the plan titled 'Plan to Illustrate proposed yard reductions, drawing No. 898.12-3 Issue A' submitted with Resource Consent RM040164 at 19 Dunstan Street, and including land to the rear of 19 Dunstan Street, Otaki, with the following conditions:

Land Use Consent: Yard Encroachments

1. All dwellings on proposed Lots 1 – 5 may be constructed with reduction in the current District Plan yard requirements as detailed below:

The specific yard reductions are as follows:-

- a) Lot 1 – Reduction of yard on south western boundary to be 1.0 metres, as shown on Landlink plan 898.12-3 Issue A.
- b) Lot 2 – Reduction of yard on southern boundary to 1.5m, as shown on Landlink plan 898.12-3 Issue A.
- c) Lot 3 – Reduction of yard adjacent to rights of way to be 1.0 metre, reduction of north western and south eastern yards to 1.5m, as shown on Landlink plan 898.12-3 Issue A.
- d) Lot 4 – Reduction of north western and south eastern yards to 1.5m, and reduction of north eastern boundary to 1.0m adjoining the right of way, as shown on Landlink plan 898.12-3 Issue A.
- e) Lot 5 – Reduction of north western boundary to 1.5m and reduction in north eastern boundary to 1.0m adjoining the right of way, as shown on Landlink plan 898.12-3 Issue A.

Advice Notes

Any additional alterations to the yard setbacks will require resource consent from Kapiti Coast District Council.

Subdivision and Land Use Notes:

1. The title plan or e - survey data must be certified in accordance with Section 223 and land use given effect to within 5 years of the granting of this Consent, or within such extended period of time pursuant to Sections 125 and 37, as Council may allow.
2. A certificate pursuant to Section 224 will be issued following compliance with all of the conditions of subdivision consent set out above, and payment of all relevant charges and levies.
3. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as Council in any special case may allow.
4. An Earthworks Bylaw Consent is covered by the conditions of this consent.

REASONS FOR THE DECISION:

1. The effects on the environment of the subdivision are considered to be no more than minor.
2. The proposal is not contrary to the relevant objectives and policies of the District Plan.
3. No parties, apart from future land owners who will be fully aware of the proposal, are considered to be affected by the application.

ISSUED: 2 August 2004



**Trevor Garnett
RESOURCE CONSENTS PLANNER**

CONO 6761071.1 Consen

Cpy - 01/04, Pgs - 003, 21/02/06, 11:15



DocID: 411533337



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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 358409
AND RESOURCE CONSENT NO. RM 040164**

**(BEING THE SUBDIVISION OF LOT 2 DP 51317 & LOT 21 DP 342527),
AT 19 DUNSTAN STREET, OTAKI
FOR DUNSTAN PROPERTY DEVELOPMENTS**

To: 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 that the following condition is to be complied with on a continuing basis:

1. **With respect to Lots 1 to 5:** 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 document titled 'Statement of Professional Opinion as to Suitability of Land for Building Purposes', dated September 2005, prepared by Graeme Walker of Samcon Limited and submitted to Council in relation to application No. RM040164. A copy of the Report is available in Council's Office at any time the office is open to the public.
2. **With respect to Lots 1 to 5:** The design and construction for any on-site stormwater disposal shall take into account the findings and recommendations within the report prepared by Graeme Walker of Samcon Limited on 6 June 2004, headed "Stormwater Disposal - Proposed Residential Development, 19-35 Dunstan Street, Otaki" and submitted to Council in relation to application No. RM040164. A copy of the report is available in Council's Office at any time the office is open to the public.

It is the ongoing responsibility of the owner of each of the lots to maintain and monitor the on-site stormwater disposal system to ensure that any adverse effects on the environment are minor.
3. **With respect to Lots 1, 2, 4 & 5:** The construction of any new buildings or structures or additions to buildings or structures within the swale as shown on the plan labelled "Earthworks Asbuilts for Dunstan Property Developments 19 Dunstan Street, Otaki" dated April 2005 shall be prohibited. Any internal fence that is erected across the swale shall not be of a solid structure which may dam water or trap debris. A copy of the Plan is available in Council's Office at any time the office is open to the public.

Kapiti Coast District Council

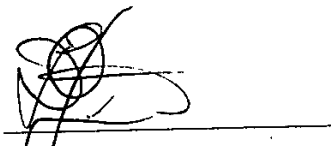
Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

4. With respect to Lots 2 to 4: Earthworks and the construction of any new buildings or structures or additions to buildings or structures within the overflow path as shown on the LandLink Ltd plan labelled "Proposed Subdivision of Lot 21 RM 030393 & Lot 2 DP 51317, 19 Dunstan Street, Otaki for Dunstan Property Developments" Drawing Number 898.12-2 Issue A, shall be prohibited. A copy of the Plan is available in Council's Office at any time the office is open to the public.
5. With respect to Lots 2 to 4: No internal fence constructed within the overflow path area shall be of a solid structure or design which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence, aside from the posts shall not obstruct the area between the ground and estimated 1% flood level of the overflow path. Any hedge that is planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.
- The overflow path areas are shown on the LandLink Ltd plan labelled "Proposed Subdivision of Lot 21 RM 030393 & Lot 2 DP 51317, 19 Dunstan Street, Otaki for Dunstan Property Developments" Drawing Number 898.12-2 Issue A. The estimated flood levels are subject to change over time and may be obtained from the Greater Wellington Regional Council. A copy of the Plan is available in Council's Office at any time the office is open to the public.
6. With respect to Lot 5 only: Any dwelling or accessory building to be erected on this allotment shall be limited to a maximum height of 20.2 Mean Sea Level (Wellington Datum 1953), OR a maximum height of 8 metres above the existing ground level (prior to any earthworks, as approved in this consent being undertaken).

Issued in respect of application No. RM040164 on this 1st day of November, 2005.



Aidan Robinson
AUTHORISED OFFICER



Wayne Gair
AUTHORISED OFFICER

Landonline User ID: RAINEYCWWE
LODGING FIRM: RAINEY COLLINS
Address: PO BOX 689
WELLINGTON

Uplifting Box Number: 104
ASSOCIATED FIRM: JMS DUN 2022 05
Client Code / Ref: 672234.1

HEREWITH
Survey Plan (#)
Title Plan (#)
Traverse Sheets (#)
Field Notes (#)
Calc Sheets (#)
Survey Report

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

Plan Number Pre-Allocated or
to be Deposited:

Rejected Dealing Number:

Other (state)

Priority Order	CT Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	237947-237951	CONO	KCDC	50.00	4	\$8					\$58.00
2	174662	PSE	KCDC/DUNSTAN	50.00							\$50.00
3	237947-237951	OCT	DUNSTAN PROEPRTY DEV LTD	530.00							\$530.00
4	As Above	EI	DUNSTAN/DUNSTAN	50.00	4	\$8					\$58.00
5	237949 237951 237950	EI	DUNSTAN/KCDC	50.00	2	\$4					\$54.00
6	237950 237951	EI	DUNSTAN/DUNSTAN	50.00	1	\$2					\$52.00
Land Information New Zealand Lodgement Form											
Annotations (LINZ use only)											
Subtotal (for this page)											\$802.00
Total for this dealing											\$802.00
Less Fees paid on Dealing # 672234.1											\$854.00
Cash/Cheque enclosed for											-\$52.00
Original Signatures? 											

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

Version 1.7: 28 May 2004

11' 25" - 20/2/16
CONO 6761071.1 Consen
Cpy - 04/04, Pgs - 003, 21/02/06, 11:15
Copies
(inc. original)
DocID: 41158637

CONO 7500210.2 Cor

Cpy - 01/01, Pgs - 003, 10/08/07, 14



DocID: 212038478



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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 383449
AND RESOURCE CONSENT NO. RM 060320**

**(BEING THE SUBDIVISION OF
LOTS 1 TO 4 DP 358409 AND LOTS 16 & 17 DP 342527),
AT 19 DUNSTAN STREET AND 10 & 12 BERTLESEN COURT, OTAKI
FOR DUNSTAN PROPERTY DEVELOPMENTS LIMITED**

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 that? the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 2, 4, 5 and 100:** Earthworks and the construction of any buildings, structures or additions to buildings or structures within the overflow path as defined below shall be prohibited and no fence constructed within the overflow path shall be of a solid structure or design which may dam water or trap debris. Fences shall be of an open nature and aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path. Any hedge that is planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water. Please note that the estimated flood levels are subject to change over time and may be obtained from the Greater Wellington Regional Council.

The overflow path is defined within each allotment on DP 383449 as follows:

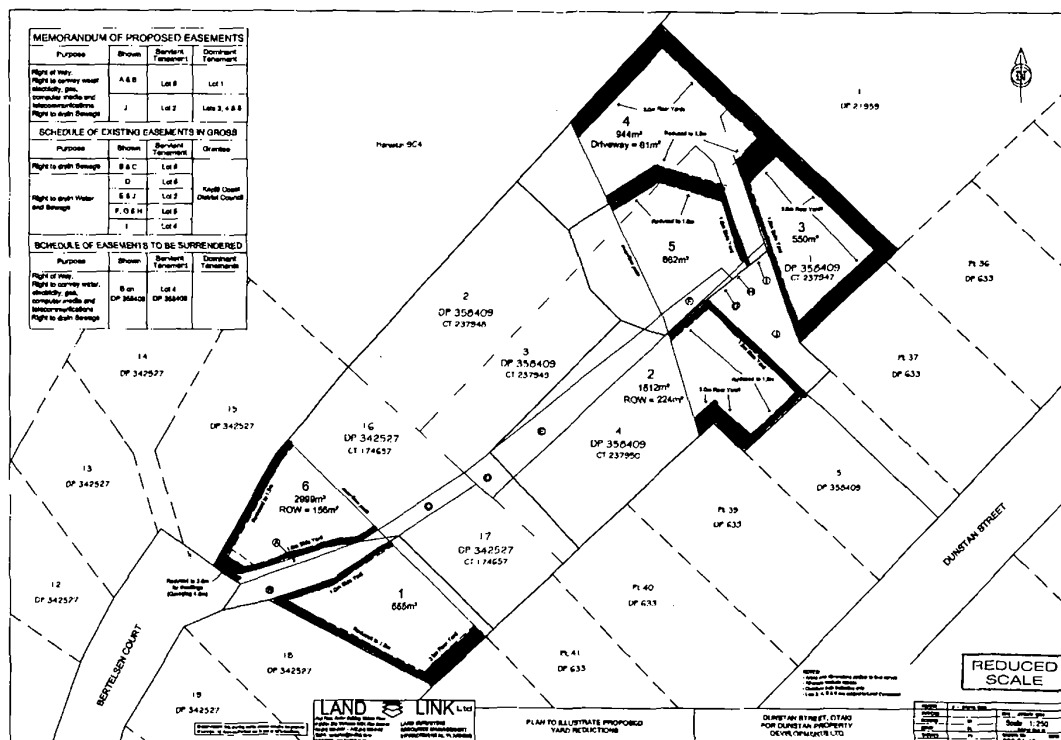
- Lot 2: areas P, E and N;
 - Lot 4: area L;
 - Lot 5: areas M and O;
 - Lot 100: areas C, D, Q and K.
2. **With respect to Lots 2, 3, 4 and 5:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the document titled "Statement of Professional Opinion as to Suitability of Land for Building Purposes" dated September 2005, prepared by Graeme Walker of Samcon Limited and held on Council file RM060320. A copy of the report is available in Council's Office at any time the office is open to the public.

Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz

Me huri whakamuri, ka titiro whakamua

3. **With respect to Lot 100:** 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 Report on Soil Investigation and Testing for Duncan Estate (35 Dunstan Street, Otaki) prepared by Samcon Civil Engineers, dated November 1, 2004 and held on Council file RM060320. A copy of the report is available in Council's office at any time the office is open to the public.
4. **With respect to Lots 2, 3, 4, 5 and 100:** The design and construction for any on-site stormwater disposal shall take into account the findings and recommendations within the report prepared by Graeme Walker of Samcon Limited, headed "Stormwater Disposal – Proposed Residential Development, 19-35 Dunstan Street, Otaki" and dated 6 June 2004 and held on Council file RM060320. A copy of the report is available in Council's office at any time the office is open to the public. It is the ongoing responsibility of the owner of each of the Lots to maintain and monitor the on-site stormwater disposal system to ensure that any adverse effects on the environment are minor.
5. **With respect to Lot 100:** Any dwellings or accessory buildings to be erected on the lot shall be limited to a maximum of 20.2 metres above Mean Sea Level (Wellington Datum 1953).
6. **With respect to Lots 2, 3, 4, 5 and 100:** The yard requirements shall be as shown on Landlink Plan 898.21-13, a reduced copy of which is included below.



Plan 898.21-13 is available for inspection on file RM060320 in the offices of the Kapiti Coast District Council at any time the office is open to the public.

DP383449
RM060320

sheet 2 of 3

Consent Notice
Kapiti Coast District Council

7. With respect to Lots 2, 3 and 4: The construction of any buildings, structures or additions to buildings or structures within the swales as defined below shall be prohibited. Any fence that is erected across the swale shall not be of a solid structure which may dam water or block debris.

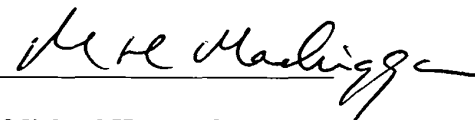
The swale areas subject to the above restrictions are depicted on DP383449 as follows:

- Lot 2 area U
- Lot 3 area T
- Lot 4 area S

Issued in respect of application No. RM 060320 on this 20th day of March, 2007.



David Wayne Gair
AUTHORISED OFFICER



Michael Heyes Mackiggan
AUTHORISED OFFICER

View Instrument Details



Instrument No	8860940.1
Status	Registered
Date & Time Lodged	29 September 2011 13:39
Lodged By	Stevenson, Jane Maree
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers Land District

333041	Wellington
372777	Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Jane Maree Stevenson as Territorial Authority Representative on 27/09/2011 04:29 PM

*** End of Report ***



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486
Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 426352
AND RESOURCE CONSENT NO. RM 080214**

**(BEING THE SUBDIVISION OF LOT 2 DP 383449 AND LOT 6 DP 393052),
AT 12 BERTELSEN COURT AND 19A DUNSTAN STREET, OTAKI
FOR DUNSTAN PROPERTIES LIMITED**

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

1. **With respect to Lots 2 to 5 and 7:** The deposition of any fill material on the land is prohibited with the sole exception of that undertaken within the footprint of any lawfully established building. Pole type foundations are prohibited and as agreed by the applicant at the time of the application for subdivision, all foundations shall be of a ring foundation type.
2. **With respect to Lots 1 to 7 inclusive:** 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 Report on Soil Investigation and Testing for Dunstan Estate (35 Dunstan St, Otaki) prepared by Samcon Civil Engineers Limited dated 01 November 2004 and submitted to Council in relation to application No. RM080214. A copy of the report is available in Council's Office at any time the office is open to the public.
3. **With respect to Lots 1 to 7 inclusive:** Any building shall have a minimum floor level to the underside of the floor joists or the floor slab no lower than the 1 in 100 year return period flood level (Q_{100}) as determined from the most up to date information available from the Kapiti Coast District Council at the time of the construction.
4. **With respect to Lots 1 to 7 inclusive:** The design and construction of any on-site stormwater disposal system for each allotment shall take into account the findings and recommendations within the report prepared by Samcon Civil Engineers Limited dated 06 June 2004 entitled "Stormwater Disposal – Proposed Residential Development 19 and 35 Dunstan Street, Otaki" and submitted to Council in relation to application No. RM080214. A copy of the report is available in Council's Office at any time the office is open to the public. It shall be the ongoing responsibility of the owner of the land to maintain and monitor the on-site stormwater disposal system to ensure that any adverse effects on the environment are minor.

delivering on the community's plan



5. With respect to Lots 1 to 7 inclusive: A rainwater storage tank shall be installed for each allotment at the time of the construction of any dwelling and shall take the form of one of the following:

- Rainwater storage tank with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor use and indoor toilets. Restricted top-up of a maximum of 600 litres per day from the public potable water supply shall be provided when it falls below 1,000 litres storage to ensure that sufficient water to flush toilets is available.
- Rainwater storage tanks with a minimum capacity of 4,500 litres for the supply of non-potable water for outdoor use and indoor toilets, and a greywater re-use system for outdoor irrigation. Restricted top-up of a maximum of 600 litres per day from the public potable water supply shall be provided when it falls below 1,000 litres storage to ensure that sufficient water to flush toilets is available.

6. With respect to Lots 2, 3, 4 and 7: The following areas set out on DP 426352 are identified as stormwater overflow paths:

- Within Lot 2: areas O, N and R;
- Within Lot 3: areas D, P and U;
- Within Lot 4: areas M and S; and
- Within Lot 7: areas E and T.

The following are prohibited within the stormwater overflow paths as identified above:

- Earthworks;
- Construction of fences;
- Planting of hedges;
- Any building, structure or part of any building or structure;

with the exception of:

- The construction of driveways and paved walkways, that allow a free flow of water; and
- Fencing along the common boundaries between Lots 2 and 4, and 3 and 7.

This Consent Notice issued in respect of application No. RM 080214 by the Kapiti Coast District Council on this 24th day of May, 2011.



David Wayne Gair
AUTHORISED OFFICER



Paul Allen Jones
AUTHORISED OFFICER



View Instrument Details

Instrument No 9940068.3
Status Registered
Date & Time Lodged 29 January 2015 15:58
Lodged By Stevenson, Jane Maree
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Computer Registers	Land District
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503725	Wellington
503726	Wellington
503727	Wellington
503728	Wellington
503729	Wellington
503730	Wellington
503731	Wellington

Affected Instrument	Consent Notice under s221(4)(a) Resource Management Act 1991 7500210.2
----------------------------	--

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Jane Maree Stevenson as Territorial Authority Representative on 03/02/2015 03:33 PM

*** End of Report ***

**VARIATION TO CONSENT NOTICE
PURSUANT TO SECTION 221(3)
OF THE RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER OF DP 383449

For Lots 1 to 7 DP 426352
CFRs 503725, 503726, 503727, 503728, 503729, 503730 and 503731
At: 19A, and 19E Dunstan Street and
12A, 12B, 12C, 12D and 12E Bertlesen Court, Otaki,
For Dunstan Property Developments Limited

To: the Regional Regulatory Titles Officer at Wellington

Please be advised that pursuant to Section 221(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lots 1 to 7 DP 426352 (inclusive), it has consented to the cancellation of the following consent notice condition from the consent notice number 7500210.2 dated 20 March 2007 for DP 383449:

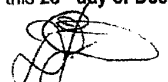
1. *With respect to Lots 2, 4, 5 and 100: Earthworks and the construction of any buildings, structures or additions to buildings or structures within the overflow path as defined below shall be prohibited and no fence constructed within the overflow path shall be of a solid structure or design which may dam water or trap debris. Fences shall be of an open nature and aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path. Any hedge that is planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water. Please note that the estimated flood levels are subject to change over time and may be obtained from the Greater Wellington Regional Council.*

The overflow path is defined within each allotment on DP 383449 as follows:

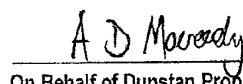
- Lot 2: areas P, E and N;
- Lot 4: area L;
- Lot 5: areas M and O;
- Lot 100: areas C, D, Q and K.

The owners of Lots 1 to 7 DP 426352 (inclusive); Dunstan Property Developments Limited and the Kapiti Coast District Council hereby agree to the cancellation of the above condition.

Issued by the Kapiti Coast District Council in respect of RM080214A
this 23rd day of December, 2014


David Wayne Gair
Authorised Officer


Stacey Sonja Swanson
Authorised Officer


On Behalf of Dunstan Property Developments Limited
Date: 6/1/15

22/01/2015 09:50 006449026701

KAPITI LAW

PAGE 02/07

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)Insert type of instrument
"Caveat", "Mortgage" etc

Mortgage

Page 1 of 1 pages

ConsentorSurname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

ASB Bank Limited

Mortgage 7008561.2

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~~~Section~~ of the ~~Land Transfer~~ Act

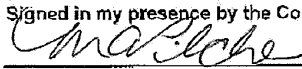
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

1. The registration of a Variation to Consent Notice to enable cancellation of the restrictions allowing construction of buildings and or fences in the overflow path

Dated this 29th day of January 2015

Attestation

 Anthony Muir	Signed in my presence by the Consentor 
	Signature of Witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name Margaret Anne Pilcher Occupation Bank Officer Address Auckland
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I Craig Anthony Muir of Auckland, New Zealand, hereby certify:

1. THAT by a Deed dated **26 October 2011** and deposited with Land Information New Zealand and registered number **8911871.2** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

General Manager, Lending Operations
Head of Lending Operations
Manager Lending Operations
Legal Executive, Lending Operations
General Manager, Retail Credit
Head of Financial Help and Recoveries
Senior Credit Recoveries Manager
Credit Recoveries Manager
Manager Business Risk

2. THAT I hold the appointment of Manager, Lending Operations with ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.

A handwritten signature in black ink, appearing to read 'Craig Muir', written over a horizontal line.

Craig Anthony Muir

SIGNED at Auckland this 29 day of January 2015

V 2014.01

ASB BANK LIMITED A MEMBER OF THE COMMONWEALTH BANK OF AUSTRALIA GROUP

Telephone (+649) 377 8530 Facsimile (+649) 630 3918, Lending Operations, ASB Support Centre, 360 Dominion Road, Mt Eden,
P O Box 35, Shortland Street, Auckland 1140, New Zealand www.asb.co.nz

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)Insert type of instrument
"Caveat", "Mortgage" etc

Caveat

Page 1 of pages

ConsentorSurname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Andrew David MACREADY and Leeanne Lynne MACREADY

No. 8086102.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~~~section~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

1. The registration of a Variation to Consent Notice to enable cancellation of the restrictions allowing construction of buildings and or fences in the overflow path

Dated this 22 day of January 2015

Attestation

 	Signed in my presence by the Consentor
	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>Joannette Bosman</u> Occupation <u>Admin. OFFICER</u> Address <u>RD1</u> <u>434 BATHY Rd</u> <u>PAPAKURA 2580</u>
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



View Instrument Details

Instrument No 9940068.2
Status Registered
Date & Time Lodged 29 January 2015 15:58
Lodged By Stevenson, Jane Maree
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Computer Registers	Land District
-----------------------------	---------------

503726	Wellington
503727	Wellington
503728	Wellington
503729	Wellington
503730	Wellington
503731	Wellington

Affected Instrument	Consent Notice under s221(4)(a) Resource Management Act 1991 6761071.1
----------------------------	--

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Jane Maree Stevenson as Territorial Authority Representative on 03/02/2015 03:31 PM

*** End of Report ***

**VARIATION TO CONSENT NOTICE
PURSUANT TO SECTION 221(3)
OF THE RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER OF DP 358409

For Lots 2 to 7 DP 426352
CFRs, 503726, 503727, 503728, 503729, 503730 and 503731
At: 19A and 19E Dunstan Street and
12B, 12C, 12D and 12E Bertlesen Court, Otaki,
For Dunstan Property Developments Limited

To: the Regional Regulatory Titles Officer at Wellington

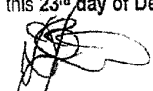
Please be advised that pursuant to Section 221(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lots 2 to 7 DP 426352 (inclusive), it has consented to the cancellation of the following consent notice conditions from the consent notice number 6761071.1 dated 1 November 2005 for DP 358409:

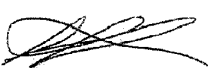
4. *With respect to Lots 2 to 4: Earthworks and the construction of any new buildings or structures or additions to buildings or structures within the overflow path as shown on the LandLink Ltd plan labelled "Proposed Subdivision of Lot 21 RM 030393 & Lot 2 DP 51317, 19 Dunstan Street, Otaki for Dunstan Property Developments" Drawing Number 898.12-2 Issue A, shall be prohibited. A copy of the Plan is available in Council's Office at any time the office is open to the public.*
5. *With respect to Lots 2 to 4: No internal fence constructed within the overflow path area shall be of a solid structure or design which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence, aside from the posts shall not obstruct the area between the ground and estimated 1% flood level of the overflow path. Any hedge that is planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.*

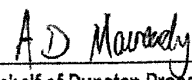
The overflow path areas are shown on the LandLink Ltd plan labelled "Proposed Subdivision of Lot 21 RM 030393 & Lot 2 DP 51317, 19 Dunstan Street, Otaki for Dunstan Property Developments" Drawing Number 898.12-2 Issue A. The estimated flood levels are subject to change over time and may be obtained from the Greater Wellington Regional Council. A copy of the Plan is available in Council's Office at any time the office is open to the public.

The owners of Lots 2 to 7 DP 426352 (inclusive); Dunstan Property Developments Limited and the Kapiti Coast District Council hereby agree to the cancellation of the above conditions.

Issued by the Kapiti Coast District Council in respect of RM080214A
this 23rd day of December, 2014


David Wayne Gair
Authorised Officer


Stacey Sonja Swanson
Authorised Officer


On Behalf of Dunstan Property Developments Limited
Date: 6/1/15

22/01/2015 09:50

006449026701

KAPITI LAW

PAGE 02/07

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", "Mortgage" etc

Mortgage

Page 1 of 1 pages

Consentor
Surname must be underlined or in CAPITALSCapacity and Interest of Consentor
(eg. Caveator under Caveat no./Mortgagee under
Mortgage no.)

ASB Bank Limited

Mortgage 7008561.2

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~~~Section~~ of the ~~Act~~

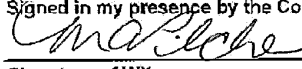
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

1. The registration of a Variation to Consent Notice to enable cancellation of the restrictions allowing construction of buildings and or fences in the overflow path

Dated this 29th day of January 2015

Attestation

 Craig Anthony Muir	Signed in my presence by the Consentor 
	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Margaret Anne Pilcher Occupation Bank Officer Address Auckland
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I Craig Anthony Muir of Auckland, New Zealand, hereby certify:

- 1 THAT by a Deed dated **26 October 2011** and deposited with Land Information New Zealand and registered number **8911871.2** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

General Manager, Lending Operations
Head of Lending Operations
Manager Lending Operations
Legal Executive, Lending Operations
General Manager, Retail Credit
Head of Financial Help and Recoveries
Senior Credit Recoveries Manager
Credit Recoveries Manager
Manager Business Risk

2. THAT I hold the appointment of Manager, Lending Operations with ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.

A handwritten signature in black ink, appearing to read 'Craig Muir', written over a horizontal line.

Craig Anthony Muir

SIGNED at Auckland this 29 day of January 2015

V 2014.01

ASB BANK LIMITED A MEMBER OF THE COMMONWEALTH BANK OF AUSTRALIA GROUP

Telephone (+649) 377 8530 Facsimile (+649) 630 3918. Lending Operations, ASB Support Centre, 360 Dominion Road, Mt Eden,
P O Box 35, Shortland Street, Auckland 1140, New Zealand www.asb.co.nz

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", "Mortgage" etc

Caveat

Page 1 of 1 pages

ConsentorSurname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Andrew David MACREADY and Lianne Lynne
MACREADY

No. 8086102.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~~~section~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

1. The registration of a Variation to Consent Notice to enable cancellation of the restrictions allowing construction of buildings and or fences in the overflow path

Dated this 22 day of January 2015

Attestation

 	Signed in my presence by the Consentor
	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>Joannette Bosman</u> Occupation <u>ADMIN. OFFICER</u> Address <u>RD1</u> <u>434 BATHY Rd</u> <u>PAPAKURA 2580</u>
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



View Instrument Details

Instrument No 9940068.4
Status Registered
Date & Time Lodged 29 January 2015 15:58
Lodged By Stevenson, Jane Maree
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Computer Registers	Land District
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503725	Wellington
503726	Wellington
503727	Wellington
503728	Wellington
503729	Wellington
503730	Wellington
503731	Wellington

Affected Instrument	Consent Notice under s221(4)(a) Resource Management Act 1991 6462949.3
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Annexure Schedule: Contains 5 Pages.

Signature

Signed by Jane Maree Stevenson as Territorial Authority Representative on 03/02/2015 03:34 PM

*** End of Report ***

**VARIATION TO CONSENT NOTICE
PURSUANT TO SECTION 221(3)
OF THE RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER OF DP 342527

For Lots 1 to 7 DP 426352
 CFRs 503725, 503726, 503727, 503728, 503729, 503730 and 503731
 At: 19A and 19E Dunstan Street and
 12A, 12B, 12C, 12D and 12E Bertlesen Court, Otaki,
 For Dunstan Property Developments Limited

To: the Regional Regulatory Titles Officer at Wellington

Please be advised that pursuant to Section 221(3) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that, in relation to Lots 1 to 7 DP 426352 (inclusive), it has consented to the cancellation of the following consent notice conditions from the consent notice number 6462949.3 dated 21 April 2005 for DP 342527:

1. With respect to Lots 1 to 3, 14 to 17 and 21: No earthworks are to be undertaken within, and no building, structure or part of any building or structure shall be erected on the overflow path area. These overflow areas are identified on each lot as follows:
 - a) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
 - b) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
 - c) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
 - d) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - e) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - f) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - g) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
 - h) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: The drawings referred to above are held on file RM030393 at the offices of the Kapiti Coast District Council and may be inspected at any time the offices are open to the public.

- 2 (a) With respect to Lots 1 to 3, 14 to 17 and 21: No internal fence constructed within the overflow path area shall be of a solid structure or design, which may dam water or trap debris. Fences shall be of an open nature and shall take into consideration the depth of estimated overflow path levels. The fence aside from posts shall not obstruct the area between the ground and the estimated 1% flood level of the overflow path; and
- (b) With respect to Lots 1 to 3, 14 to 17 and 21: Any hedge that is to be planted within the overflow path area shall be kept so that the area between the lower branches and the ground are kept clear to allow for the free flow of water.

The overflow areas relating to conditions 2(a) and 2(b) are identified on each lot as follows:

- (i) Lot 1: Area (I) as shown on the Landlink Ltd drawing no. 898.02-11 Issue B.
- (ii) Lot 2: Area (A) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.
- (iii) Lot 3: Area (B) as shown on the Landlink Ltd drawing no. 898.02-9 Issue B.

- (iv) Lot 14: Area (E) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (v) Lot 15: Area (F) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vi) Lot 16: Area (G) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (vii) Lot 17: Area (H) as shown on the Landlink Ltd drawing no. 898.02-10 Issue A.
- (viii) Lot 21: Area (J) as shown on the Landlink Ltd drawing no. 898.02-12 Issue A.

Note: The drawings referred to above are held on file RM030393 at the offices of the Kapiti Coast District Council and may be inspected at any time the offices are open to the public.

The owners of Lots 1 to 7 DP 426352 (inclusive); Dunstan Property Developments Limited and the Kapiti Coast District Council hereby agree to the cancellation of the above conditions.

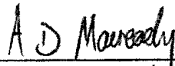
Issued by the Kapiti Coast District Council in respect of RM080214A
this 23rd day of December, 2014



David Wayne Gair
Authorised Officer



Stacey Sonja Swanson
Authorised Officer



On Behalf of Dunstan Property Developments Limited

Date: 6/1/15

22/01/2015 09:50 005449025701

KAPITI LAW

PAGE 02/07

Approved by Registrar-General of Land under No. 2003/6150
Annexure Schedule - Consent Form
 Land Transfer Act 1952 section 238(2)



Insert type of instrument
 "Caveat", "Mortgage" etc

Mortgage

Page 1 of 1 pages

Consentor
 Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor
 (eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

ASB Bank Limited

Mortgage 7008561.2

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
 Delete words in [] if inconsistent with the consent.
 State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~Section~~ of the ~~Act~~

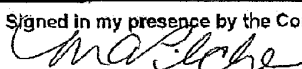
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

1. The registration of a Variation to Consent Notice to enable cancellation of the restrictions allowing construction of buildings and or fences in the overflow path

Dated this 24th day of January 2015

Attestation

 Anthony Muir	Signed in my presence by the Consentor 
	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Margaret Anne Pilcher Occupation Bank Officer Address Auckland
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I Craig Anthony Muir of Auckland, New Zealand, hereby certify:

- 1 THAT by a Deed dated **26 October 2011** and deposited with Land Information New Zealand and registered number **8911871.2** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

General Manager, Lending Operations
Head of Lending Operations
Manager Lending Operations
Legal Executive, Lending Operations
General Manager, Retail Credit
Head of Financial Help and Recoveries
Senior Credit Recoveries Manager
Credit Recoveries Manager
Manager Business Risk

2. THAT I hold the appointment of Manager, Lending Operations with ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.

A handwritten signature in black ink, appearing to read 'Craig Muir', written over a horizontal line.

Craig Anthony Muir

SIGNED at Auckland this 29 day of January 2015

V 2014.01

ASB BANK LIMITED A MEMBER OF THE COMMONWEALTH BANK OF AUSTRALIA GROUP

Telephone (+649) 377 8930 Facsimile (+649) 630 3918. Lending Operations, ASB Support Centre, 360 Dominion Road, Mt Eden,
P O Box 35, Shortland Street, Auckland 1140, New Zealand www.asb.co.nz

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Andrew David MACREADY and Leanne Lynne
MACREADY

No. 8086102.1

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Attestation

 	Signed in my presence by the Consentor
	 Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Joannette Bosman Occupation Admin. OFFICER Address RDI 434 BATHY Rd PAPAKURA 2580
Signature of Consentor	

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