

CONO 6761071.1 Consen

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



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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 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

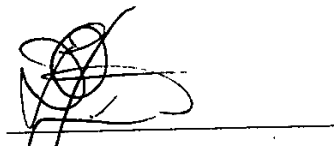
Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

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
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