

Sharalyn Fraser *Agency*

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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

23 June 2025

Gordon & Mary Green

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 7 River Glade, Waikanae.

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

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

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

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

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

7 River Glade, Waikanae

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	Gordon & Mary Green
LIM number	L250695
Application date	16/06/25
Issue date	23/06/25

Property details

Property address	7 River Glade, Waikanae
Legal description	LOT 11 DP 46078
Area (hectares)	0.1154

Valuation information

Valuation number	1494117700
Capital value	\$1,040,000
Land value	\$590,000
Improvements value	\$450,000

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

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- 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)

1. Rates

In this section: information relating to any rates owing in relation to the property.

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

Current rates year Current Rates Year 2024 to 2025

Annual rates \$6,065.46

This includes Greater Wellington Regional Council rates

Next instalment date 09/09/25

Arrears for previous years \$0.00

Water rates \$395.73 last year (2023/24)

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 \$0.6066, calculated on the number of days in each invoice period.

Water balance due \$0.00

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

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

18/08/80 Building Permit J011038 PRIVATE DWELLING/GARAGE 265 AND 44.88 SQM

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

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

Swimming Pools: Compliance with the Building Act 2004

No Pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which 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) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.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) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

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

This property is located within PREC8 - Waikanae Garden Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1979. A copy of the Deposited Plan (DP46078) and Record of Title is provided with this LIM.

There are no known easements.

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

There is no record of any 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 file 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 a property which contains some specific features on it that are recorded in the Operative District Plan (2021).

These features are: Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (5440) Kohekohe, 9 River Glade, (5759) Kohekohe, 9 River Glade, (5760) Kohekohe, 9 River Glade.

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

This property is located within the Conical Surface 1:20, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

5. Special Features and Characteristics of the land

In this section: 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 www.gw.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 [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

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 [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](http://Greater Wellington - Search Selected Land Use Register (gw.govt.nz)).

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

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 www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

The adjacent (River Glade) and adjoining (Te Moana Road) road carriageways are shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

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

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

The adjacent (River Glade) and adjoining (Te Moana Road) road carriageways are shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

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

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.

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

6. Other land and building classifications

In this section: 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.

7. Private and Public stormwater and sewerage drains

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

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

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

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

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

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

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

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:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

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

7 River Glade, Waikanae (LOT 11 DP 46078)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: June 16, 2025

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**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 **WN17B/1294**

Land Registration District **Wellington**

Date Issued 05 April 1977

Prior References

WN7D/472

Estate Fee Simple
Area 1154 square metres more or less
Legal Description Lot 11 Deposited Plan 46078
Original Registered Owners
Gilbert Jefferson Sparrow and Heather Yvonne Sparrow

Interests

B258850.1 Mortgage to Southland Building and Investment Society - 13.10.1992 at 2:45 pm
7860569.1 Discharge of Mortgage B258850.1 - 27.6.2008 at 1:03 pm
8821729.1 Transmission to Heather Yvonne Sparrow as survivor(s) - 3.8.2011 at 9:18 am
8964077.1 Transmission to Beverley Kathleen Dench and Elizabeth Yvonne Tough as Executors - 1.3.2012 at 12:19 pm
9223416.1 Transfer to Gordon Rex Green, Mary Catherine Green and Wain & Naysmith Trustees No 5 Limited -
2.11.2012 at 2:09 pm
9223416.2 Mortgage to ANZ Bank New Zealand Limited - 2.11.2012 at 2:09 pm
10374152.1 Discharge of Mortgage 9223416.2 - 19.5.2016 at 2:40 pm
10374152.2 Mortgage to Bank of New Zealand - 19.5.2016 at 2:40 pm
12476279.1 Variation of Mortgage 10374152.2 - 13.6.2022 at 9:59 am
12791870.1 Discharge of Mortgage 10374152.2 - 1.8.2023 at 4:16 pm
12817000.1 Transfer to Gordon Rex Green and Mary Catherine Green - 1.9.2023 at 1:19 pm

References

Prior C/T 7D/472

Transfer No.

N/C. Order No. 222582.7

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of April one thousand nine hundred and seventy-seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that RIVER-GLADE LIMITED at Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1154 square metres more or less situate in Block IV Kaitawa Survey District being Lot 11 on Deposited Plan 46078

Interests at date of issue:-

- DISCHARGE**
1. Mortgage 149885.2 to Deposits Securities Limited - 16.6.1976 at 2.26 o'clock

- DISCHARGE**
2. Mortgage 149885.3 to Finance (Wairarapa) Limited - 16.6.1976 at 2.26 o'clock

- DISCHARGE**
3. Mortgage 149885.4 to Australia and New Zealand Banking Group Limited - 16.6.1976 at 2.26 o'clock

Transfer 331325.1 to Gilbert Jefferson Sparrow of Wellington, Company Director and Heather Yvonne Sparrow his wife; - 15.6.1979 at 2.41 p.m.

Assistant Land Registrar

569123.1
DISCHARGED

Mortgage 331325.2 to Tripe Matthews & Feist Nominees Limited - 15.6.1979 at 2.41 p.m.

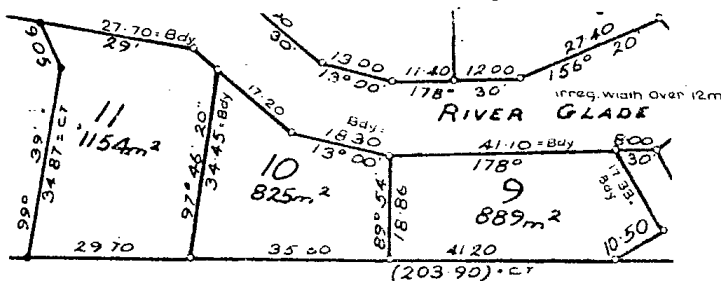
N.L.

A.L.R.

Transfer 369520.1 of mortgage 331325.2 to Bendigo Investments Limited - 9.9.1980 at 2.12 p.m.

820778.1 Mortgage to Broadbank Corporation Limited - 12.1980 at 11.50 a.m.

Image Quality due to Condition of Original



Measurements are Metric

CT.17B/1294

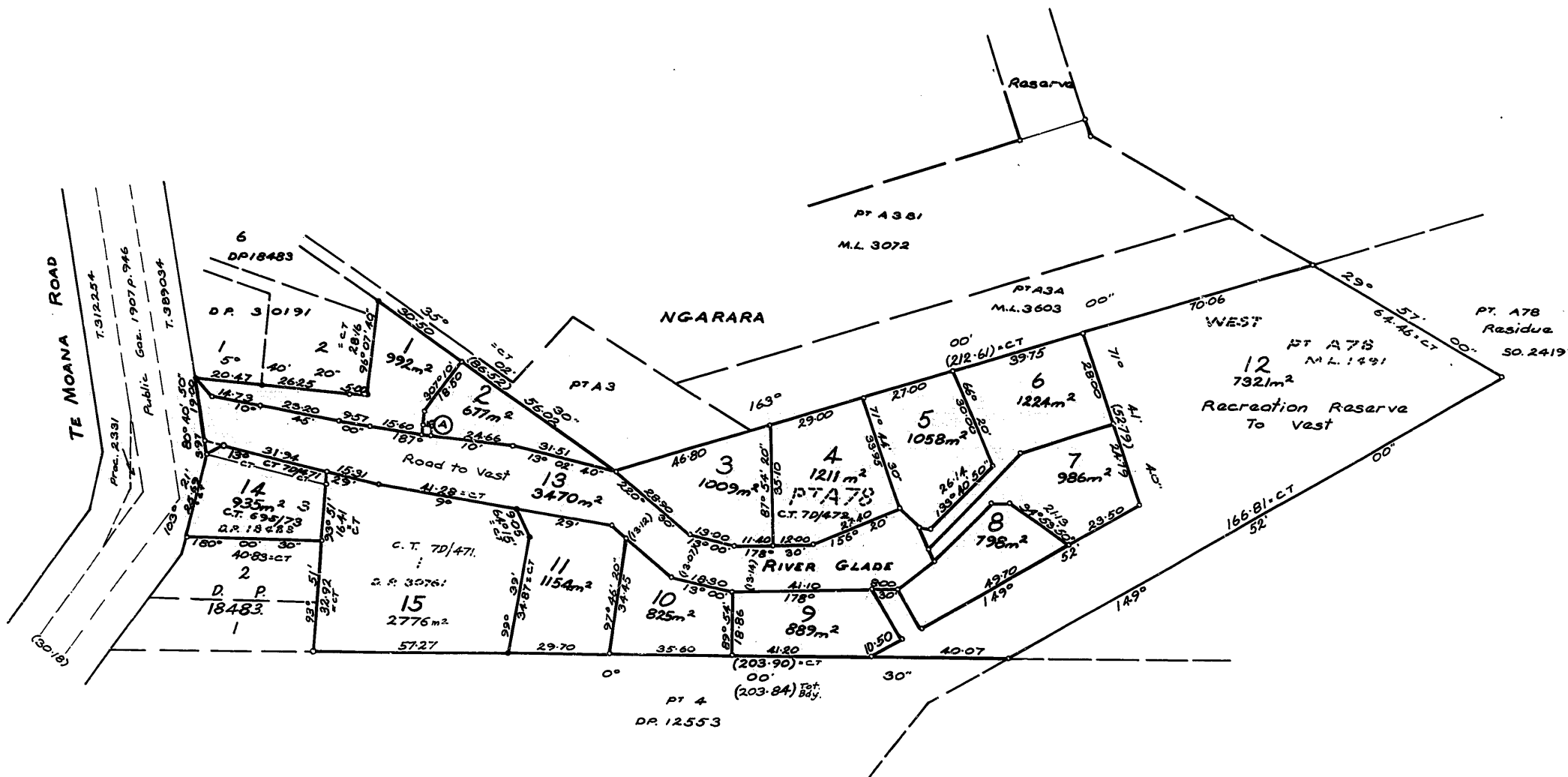
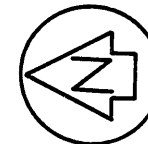
B.258850.1 Mortgage to AA Finance Limited -
13.10.1992 at 2.45 p.m.



A.L.R.

B.317728.1 Transfer of Mortgage B.258850.1
to Southland Building and Investment
Society - 5.11.1993 at 2.18 p.m.


A.L.R.



Approved
[Signature]
 Regd Proprietor

Conditional upon the granting or reserving of easements shown in the memorandum of this plan of subdivision is approved under section 34 Counties Amendment Act 1961 and Planning Act 1953 by resolution of the Horowhenua County Council passed on the 11th day of August 1976.

[Signature]
 Councillor
[Signature]
 Councillor
[Signature]
 County Clerk
 W. S. 258

Memorandum of Easement			
PURPOSE	LETTER	SERVIENT TENEMENT	GRANTEE
Power	(A)	PT Lot 2.	Horowhenua Electric Power Board

Total Area 2.5325 ha.
 Comprised in C&T = 695/73 All; 7D/472 All
 & 7D/471 All

I, ALISTER RITCHIE of PARAPARAUMU
 Registered Surveyor and holder of an annual practising certificate
 hereby certify that this plan has been made from Surveys executed
 by me or under my direction; that both plan and Survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1966
 Dated at Paraparaumu this 18th day
 of June 1976 Signature *[Signature]*

Field Book 313 p. 48-55 Traverse Book 342 p. 3-7
 Reference Plans

Examined *[Signature]* Correct *[Signature]*

Approved as to Survey
 4/11/76. *[Signature]*
 Surveyor

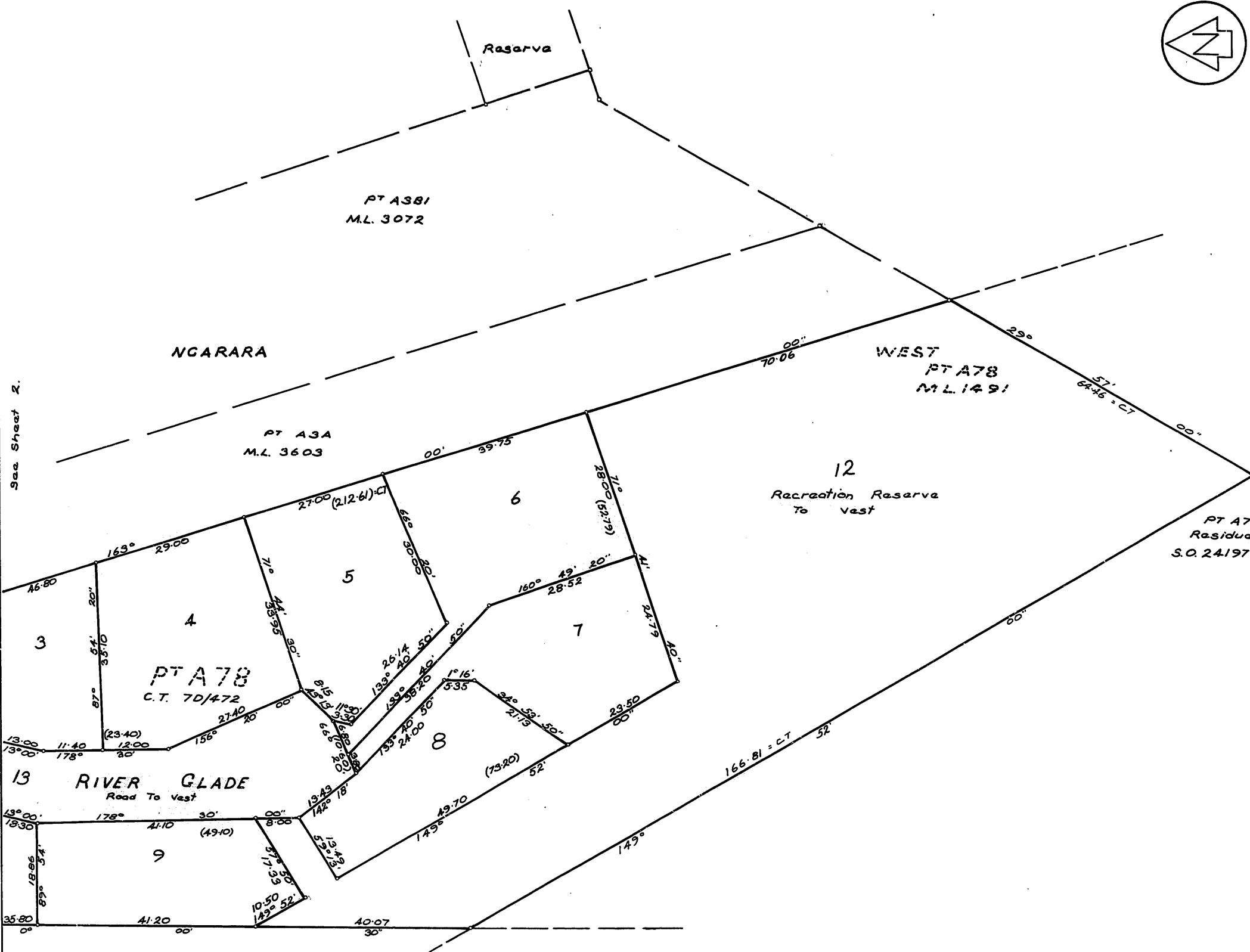
Deposited this 5th day of June 1976
[Signature]
 District Land Registrar

File Received Instructions
 46078

LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. IX KAITAWA S.D.
 NZMS SHEET No. Waikanae 9

LOTS 1-15 BEING SUBDIVISION OF PT NGARARA WEST A78
 LOT 3, D.P. 18483 & LOT 1, D.P. 30761

LOCAL AUTHORITY HOROWHENUA COUNTY
 Surveyed by FOSTER RITCHIE & Co.
 Scale 1:1000 Date JUNE 1976



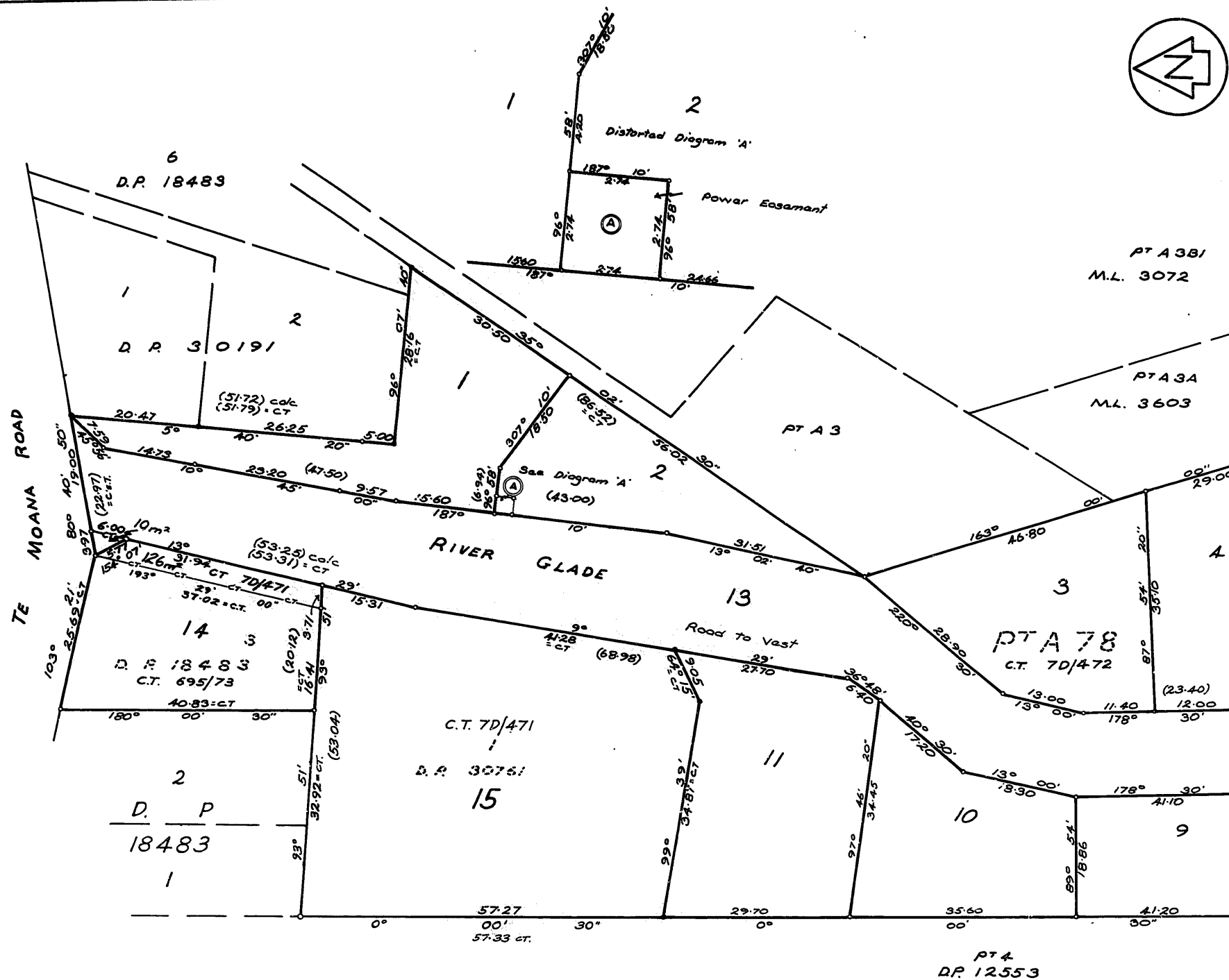
Approvals.

Total Area	
Comprised in C.S.T. = 695/73 All; 70/472 All	
S. 70/471 All.	
I, ALISTER RITCHIE of PARAPARAUMU Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966 Dated at <u>Paraparaumu</u> this <u>18th</u> day of <u>June</u> 1976 Signature <u>A. Ritchie</u>	
Field Book 313 p. 48-55	Traverse Book 342 p. 3-7
Reference Plans	
Examined <u>R. M. M. M.</u>	Correct <u>W. Williams</u>
Approved as to Survey	
4/11/76.	Chief Surveyor
Deposited this 5 th day of June 1977	District Land Registrar
File Received Instructions	46078

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. IX KAITAWA S.D.
NZMS SHEET NO. Waikanae 9

DIAGRAM SHEET OF LOTS 1-15 BEING SUBDIVISION OF
PT NGARARA WEST A78 LOT 3, D.P. 18483 & LOT 1, D.P. 30761

LOCAL AUTHORITY HOROWHENUA COUNTY
Surveyed by FOSTER RITCHIE & Co.
Scale 1:500 Date JUNE 1976



Approvals.

Sea Sheet 3.

Total Area

Comprised in C.S.T. = 695/73 All; 70/472 All; 70/471 All.

I, ALISTER RITCHIE of PARAPARAUMU
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966
Dated at Paraparaumu this 18th day
of June 1976 Signature *A. Ritchie*

Field Book 313 p. 48-55 Traverse Book 342 p. 3-7
Reference Plans

Examined *R. Hurst* Correct *Macmillan's*

Approved as to Survey
4/11/76 *J.D. Mason* Chief Surveyor

Deposited this 5th day of June 1977
M. L. Registrar District Land Registrar

File Received Instructions

46078

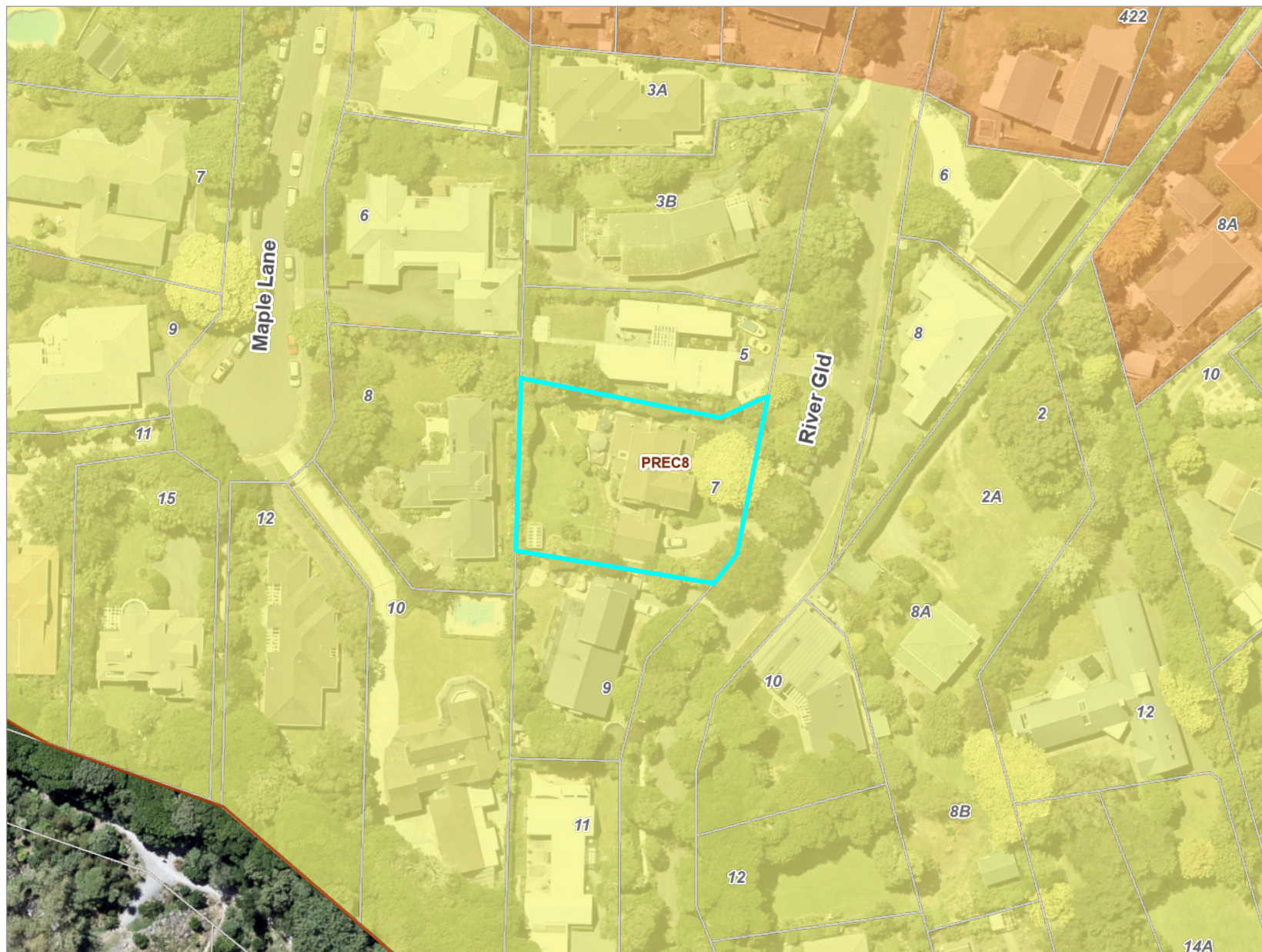
LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. IX KAITAWA S.D.
NZMS SHEET No. Waikanae 9

DIAGRAM SHEET OF LOTS 1-15 BEING SUBDIVISION OF
PT NGARARA WEST A78 LOT 3, D.P. 18483 & LOT 1, D.P. 30761




LOCAL AUTHORITY HOROWHENUA COUNTY
Surveyed by FOSTER RITCHIE & Co.
Scale 1:500 Date JUNE 1976

Operative District Plan 2021 - Zones and Precincts

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

-  Precinct
-  General Residential Zone
-  High Density Residential Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: June 16, 2025

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

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

- Major Community Connectors
- ▲ Notable Trees
- Coastal Environment

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



0 40 80 Metres
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

 Designation

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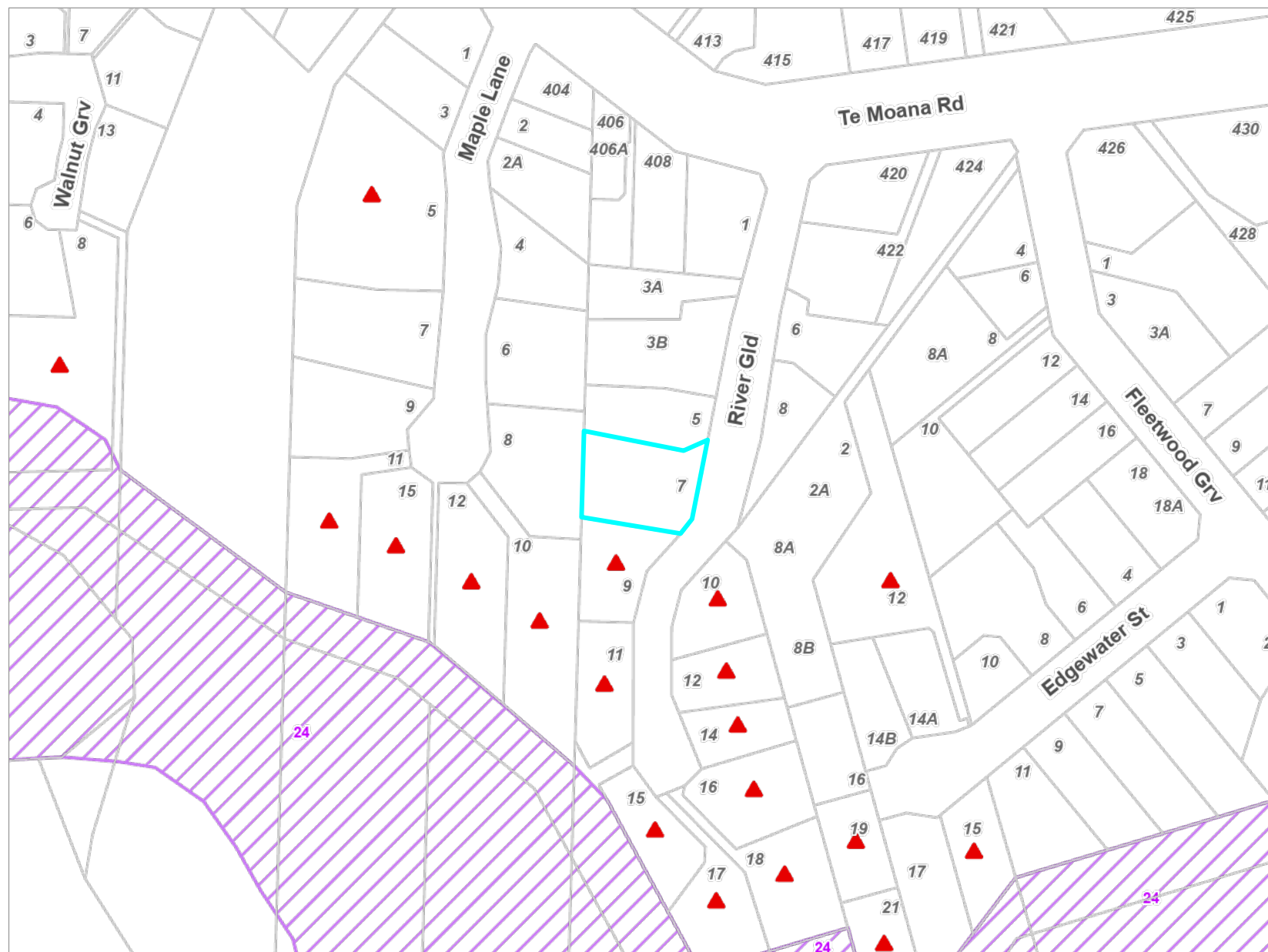
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Operative District Plan 2021 - Natural Features

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

-  Special Amenity Landscapes
-  Key Indigenous Trees

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7 River Glade, Waikanae (LOT 11 DP 46078)



 River Corridor

 Ponding Area

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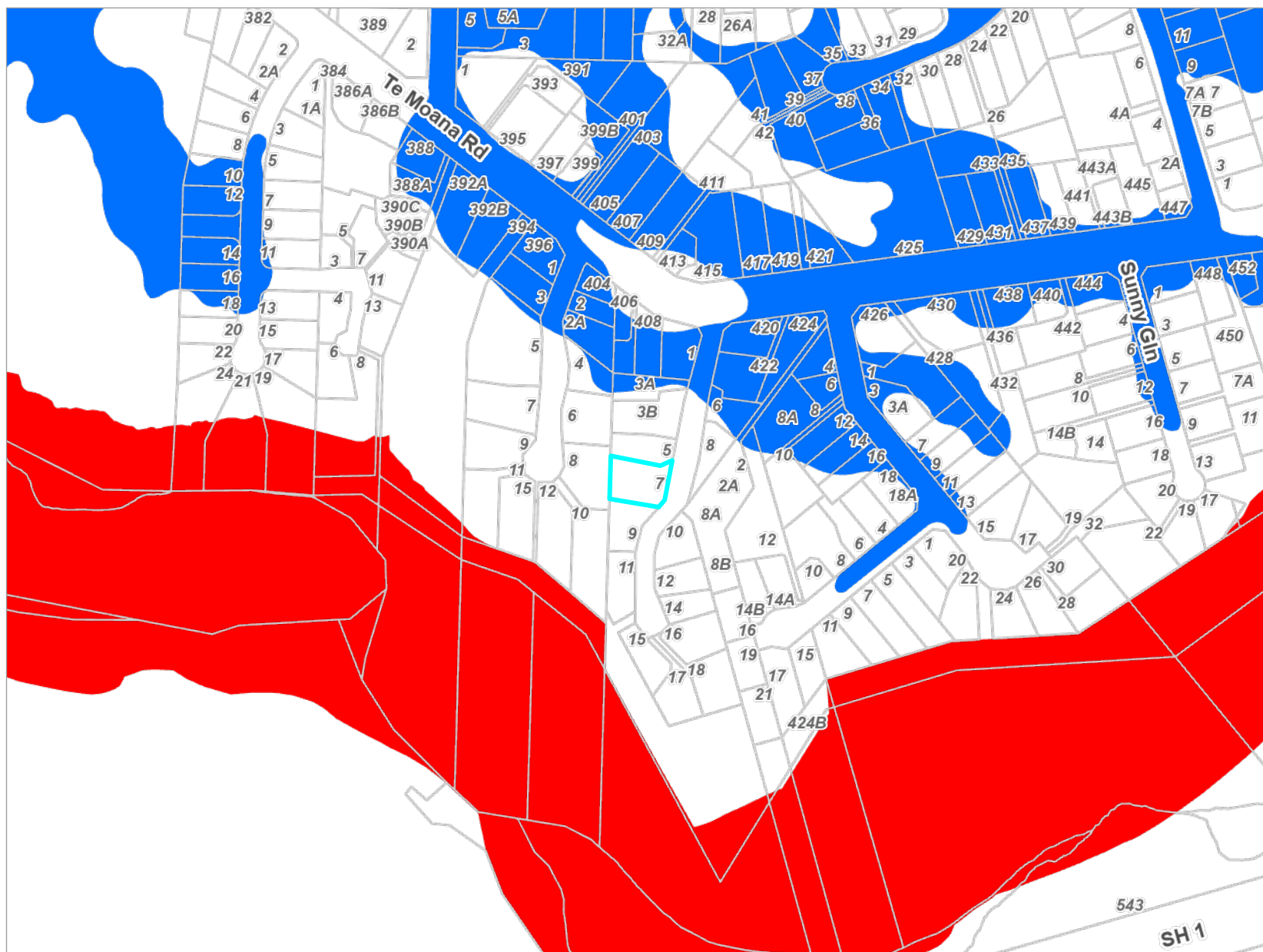
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Latest Flood Hazards

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

- River Corridor
- Ponding

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0 90 180 Metres
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Resource Consents Map

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

 Resource Consents

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



0 10 20 Metres

Scale @ A4 - 1:750

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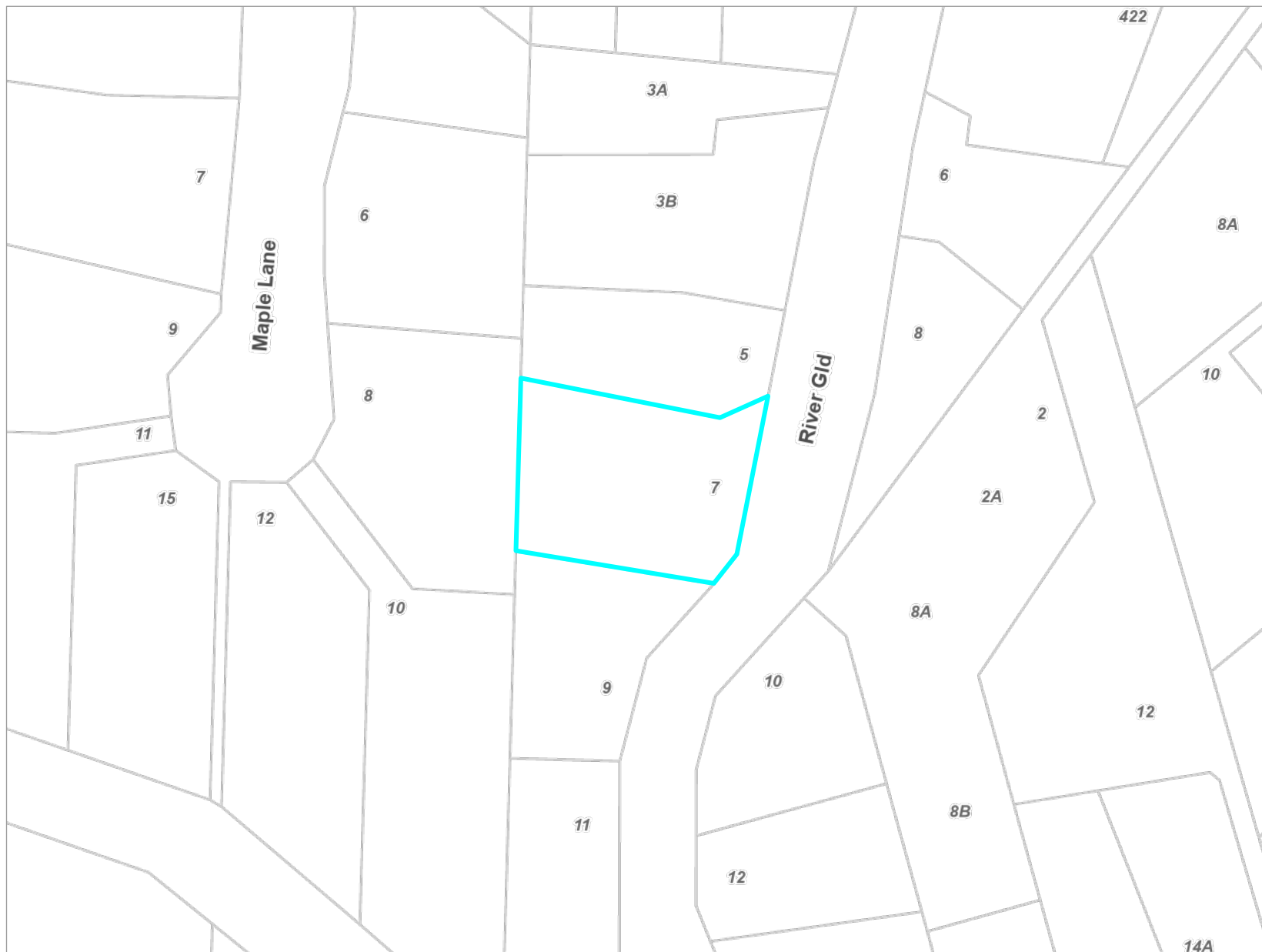
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Resource Consents Report

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
040301	3B River Glade, Waikanae	1494117801	LOT 1 DP 75893	SC	Two lot residential subdivision	N	N	s.224 Issued	10/12/2004	7/10/2004
040183	2 Fleetwood Grove, Waikanae	1494115500	PT NGARARA WEST A3A A3 A3B1 -S O 24197 -	SC	To subdivide property into six fee simple lots	N	N	Application received for s348 LGA	16/9/2010	30/6/2004
080126	10 Maple Lane, Waikanae	1494118600	LOT 9 DP 67245 CT 35D/662	LD	To remove Kohekohe tree greater than 4 metres in height in	N	N	Decision Issued	24/6/2020	12/6/2008
150212	2 Fleetwood Grove, Waikanae	1494115500	LOT 10 DP 402355 CT 407606	SC	Boundary adjustment between two residential allotments	N	N	s.221 Consent Notice	18/11/2015	27/10/2015
190212	10 River Glade, Waikanae	1494116400	LOT 1 DP 485397 CT 723316	LD	To construct a dwelling that does not comply with the front	N	N	Decision Issued	31/10/2019	5/9/2019
190298	2 Fleetwood Grove, Waikanae	1494115500	LOT 2 DP 485397 CT 723317	SDR	A five-lot residential subdivision	N	N	s.223 Approval	20/4/2020	17/12/2019
210090	12 River Glade, Waikanae	1494116401	LOT 2 DP 48559	LDR	Undertake trimming and modification of Key Indigenous Trees	N	N	Decision Issued	23/9/2021	3/5/2021
210082	12 River Glade, Waikanae	1494116401	LOT 2 DP 48559	LDR	Undertake trimming and modification of protected vegetation	N	N	Application Returned incomplete		19/4/2021

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
220238	12 River Glade, Waikanae	1494116401	LOT 2 DP 48559	LDR	To undertake earthworks in association with the construction	N	N	Letter Generated	29/9/2022	7/9/2022
920128	3B River Glade, Waikanae	1494117801	LOT 1 DP 75893	SC	PROPOSED SUBDIVISION, ONE ADDITIONAL LOT	N	N	Decision Issued	27/10/1992	9/10/1992
920115	406 Te Moana Road, Waikanae	1494118100	LOT 2 DP 74933 CT 695/45	SC	PROPOSED SUBDIVISION, ONE ADDITIONAL LOT	N	N	Decision Issued	20/3/1992	13/3/1992
940131	15 Maple Lane, Waikanae	1494118800	LOT 7 DP 67245 CT 35D/660	LN	TO ENCROACH SIDE YARD REQUIREMENTS	N	N	Decision Issued	12/7/1994	4/7/1994

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

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



0 20 40 Metres

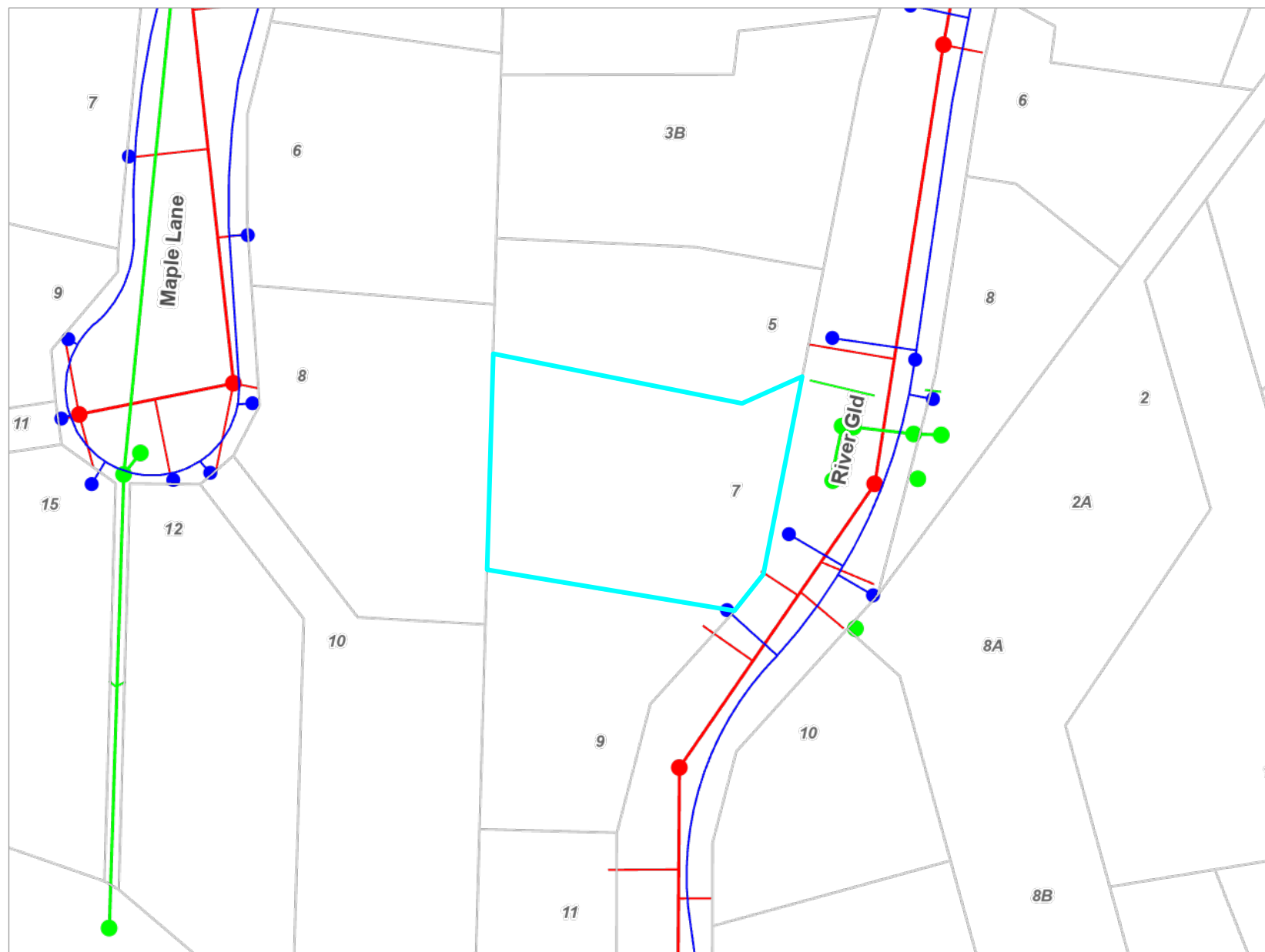
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Services Network

7 River Glade, Waikanae (LOT 11 DP 46078)



Key to map symbols

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

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



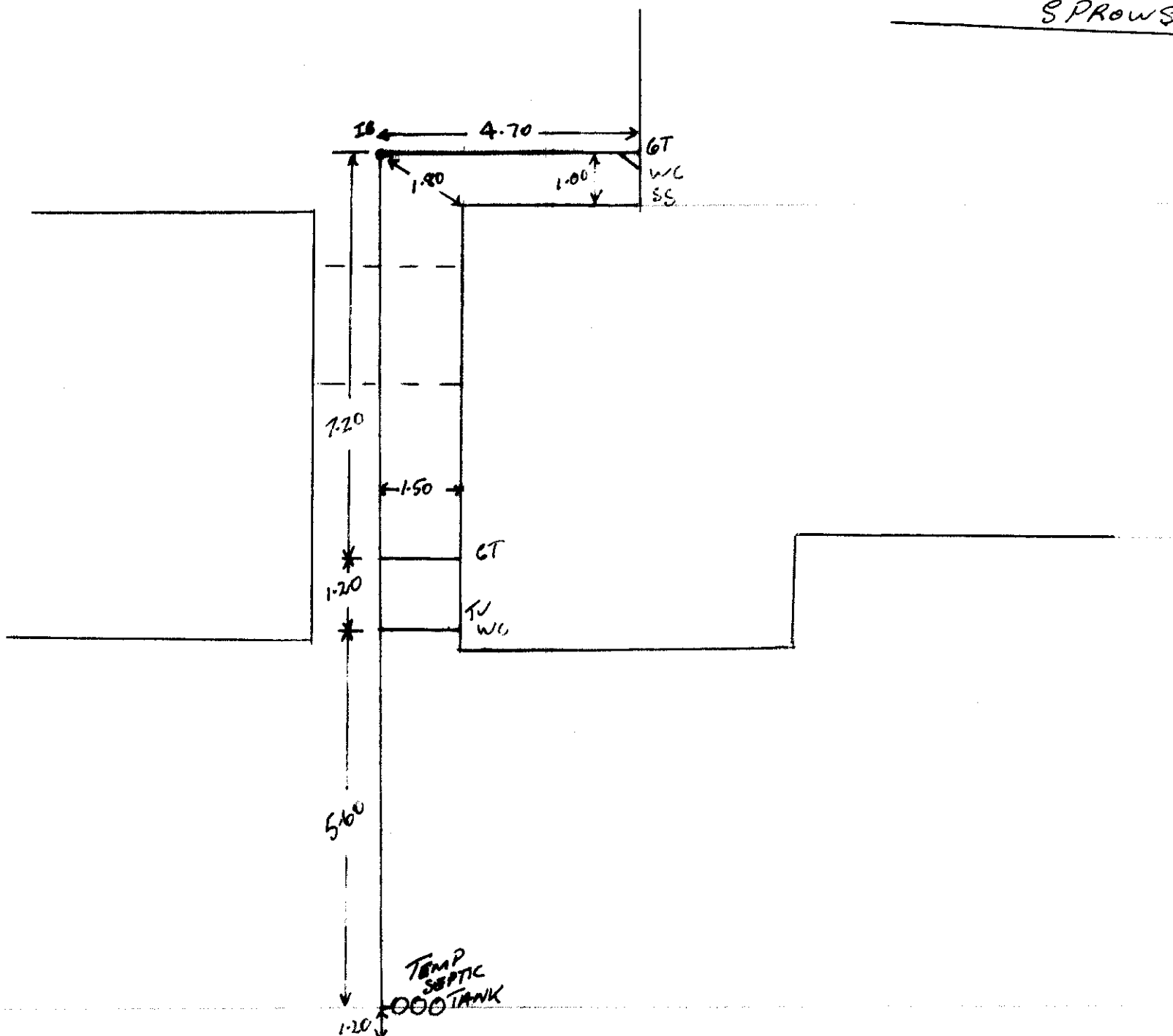
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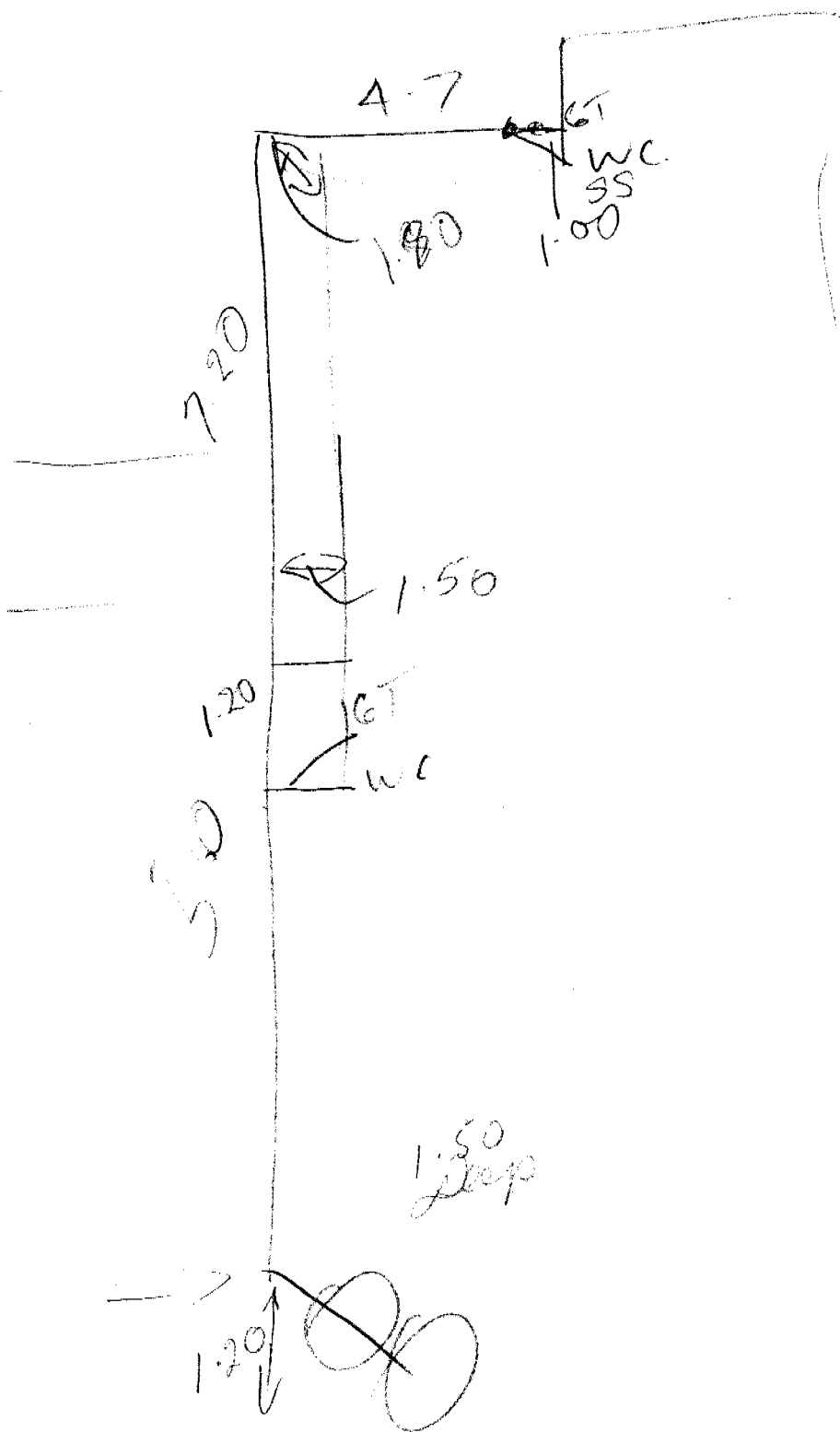
ROAD - RIVER GLADE
 LOT -
 D.P. - 46078
 DRAINAGE - WARWICK
 DATE - 3-2-81
 PIPE - TERRAIN P.V.C.
 SPROWS

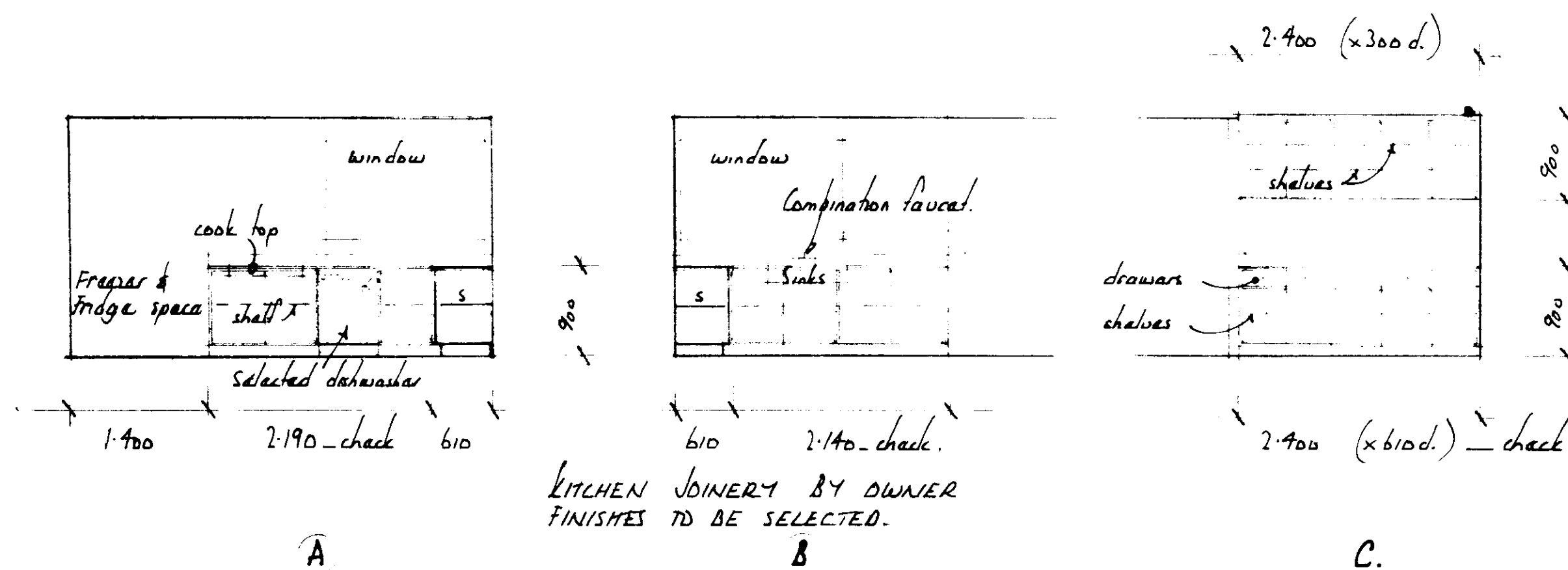


spread

3-2-81

river bank

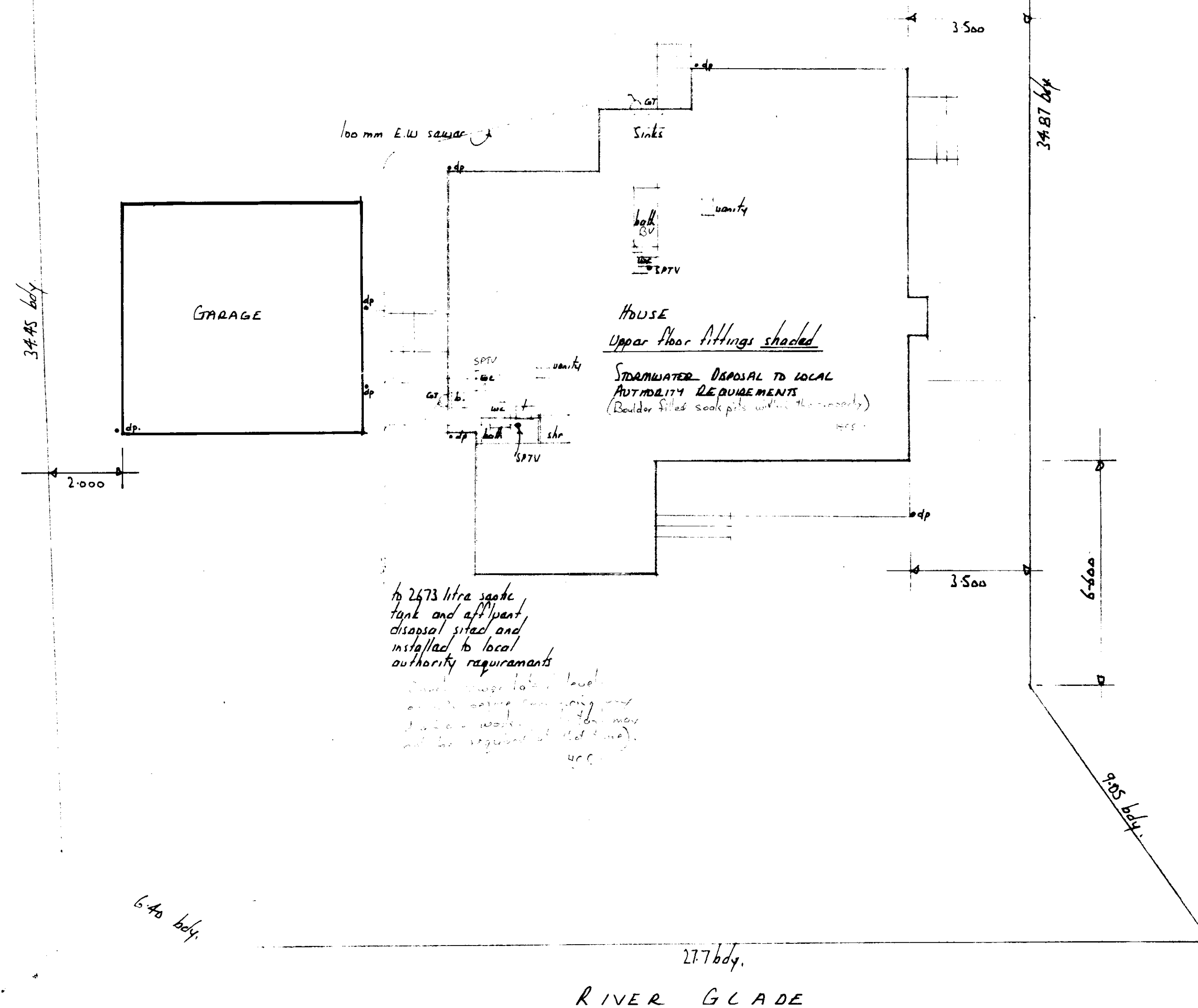




KITCHEN JOINERY BY OWNER
FINISHES TO BE SELECTED.

* KITCHEN DETAILS *

Lot 11
DP 46078.



* SITE PLAN *

GARAGE AMENDED 8/7/80 PCH

HOUSE at RIVERGLADE
Lot 11 - DP 46078 - WAIKANAE - Br -
MR and MRS G.J. SPARROW

p k hooker
18 CASTLE CRES
STOKES VALLEY
SV6266

DATE
MAY 1980

JOB
819.

CONTRACTORS
MUST VERIFY ALL
DIMENSIONS ON THE
JOB BEFORE
COMMENCING ANY
MANUFACTURE OR
SINK DRAWINGS

SCALE
As shown.

DRAWING
FOUR / 4.