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9 May 2024

Emma Hine

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 125 Nikau Palm Road, Paraparaumu.

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](http://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](mailto: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:

**125 Nikau Palm Road, Paraparaumu**

## 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

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|                         |           |
|-------------------------|-----------|
| <b>Applicant</b>        | Emma Hine |
| <b>LIM number</b>       | L240435   |
| <b>Application date</b> | 30/04/24  |
| <b>Issue date</b>       | 09/05/24  |

## Property details

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|                          |                                  |
|--------------------------|----------------------------------|
| <b>Property address</b>  | 125 Nikau Palm Road, Paraparaumu |
| <b>Legal description</b> | LOT 4 DP 82049                   |
| <b>Area (hectares)</b>   | 2.2730                           |

## Valuation information

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|                           |             |
|---------------------------|-------------|
| <b>Valuation number</b>   | 1515007804  |
| <b>Capital value</b>      | \$1,930,000 |
| <b>Land value</b>         | \$640,000   |
| <b>Improvements value</b> | \$1,290,000 |

Please note that current rates are based on the previous valuation.  
The new valuation will be used when rates are struck in July 2024.

## Contents

|                                                                                                   |    |
|---------------------------------------------------------------------------------------------------|----|
| 1. Rates .....                                                                                    | 3  |
| 2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings ..... | 4  |
| 3. Weathertightness .....                                                                         | 5  |
| 4. Land use and Conditions.....                                                                   | 5  |
| 5. Special Features and Characteristics of the land.....                                          | 8  |
| 6. Other land and building classifications .....                                                  | 9  |
| 7. Private and Public stormwater and sewerage drains .....                                        | 9  |
| 8. Drinking water supply .....                                                                    | 9  |
| 9. Network utility information .....                                                              | 10 |
| 10. Other information about the property.....                                                     | 10 |
| Glossary of Terms and Maps attached.....                                                          | 11 |

## 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)

### 1. Rates

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*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 2023 to 2024

**Annual rates** \$4,734.49

This includes Greater Wellington Regional Council

**Next instalment date** 7/06/24

**Arrears for previous years** \$0.00

**Water rates** \$221.01 last year (2022/23)

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

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*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

- 21/08/17      BUILDING CONSENT 170617 : Replacement installation 14 NZ V.11 multi fuel stove using existing flue & wetback (to central heating only) : Code Compliance Certificate issued 13/09/17
- 12/05/09      BUILDING CONSENT 090214 : Excavation of site & construction of New Dwelling : Code Compliance Certificate issued 02/03/16

This Code Compliance Certificate 090214 was issued on 02/03/16 and is the subject of a durability modification. This modification to the NZ Building Code for code clause B2-Durability is the date when the council is satisfied the work covered by the building consent was completed and complied with the Building Code. Please refer to the Code Compliance Certificate for that date.

#### 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

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*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

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*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: Rural Lifestyle

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/](http://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 Rural Lifestyle in the Operative District Plan (2021).

This property was created via subdivision in 1996 under resource consent number RM950421. A copy of the Decision, Deposited Plan (DP82049) and Record of Title is provided with this LIM.

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

This property is subject to an electricity and telecommunications right and appurtenant to a water supply rights easement.

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

There is no record of any further resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu. Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

This property contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

High Voltage Electricity Transmission Lines - there are restrictions on any development on this property within 20 metres each side of the centre-line of the high voltage transmission lines. These restrictions mean that any addition or construction of buildings (excluding accessory buildings) or structures within that area on this property will require a resource consent.

The transmission lines are subject to the Ministry for the Environment National Environmental Standard for Electricity Transmission Activities. This standard sets out a framework of permissions and consent requirements for activities on existing electricity transmission lines, for example a network utility operator can operate, maintain and upgrade the existing lines.

More detail can be found on the Ministry for the Environment website: [www.mfe.govt.nz](http://www.mfe.govt.nz)

Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992.

All activities regulated by NZECP34, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan. Please contact Transpower or a suitably qualified engineer for assistance with clearance requirements in NZECP 34:2001.

This property is adjacent to a property which contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is :

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform.

SAL27 Otaihanga Foothills + Nikau Escarpment Special Amenity Landscape (The foothills and outlier of the Akatarawa range that extend from Ruapehu Road to the Muaupoko Stream).

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

This property is located within the Horizontal Surface 50m amsl, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

### 5. Special Features and Characteristics of the land

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*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/](http://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 set of reports prepared by environmental engineering consultancy Jacobs NZ Ltd covering susceptibility and vulnerability assessments of the coastal areas of the District based on a range of sea level rise scenarios over periods of 30, 50 and 100 years.

The Council intends using these reports to inform future district plan work which will consider any necessary changes to land use and subdivision controls in areas which may be affected. Various parties have raised concerns regarding the approach taken in those reports. Those concerns will be addressed during consideration of the submissions received during the plan change process.

The information on coastal hazards that the Council holds is available on the following link: [www.kapiticoast.govt.nz/coastal-science](http://www.kapiticoast.govt.nz/coastal-science).

#### 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/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).

### Other Information

**Earthquake Fault Trace** - The adjoining road carriageway (Eucalyptus Way) has the Ohariu earthquake fault avoidance zone running through it.

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

### 6. Other land and building classifications

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*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

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

Sewerage runs to a private on-site septic tank and effluent disposal field. An as-built plan of private drainage and site plan are provided with this LIM.

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

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

### 8. Drinking water supply

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*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 is available with a restricted flow metered supply of 1,000 litres per day. The location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. There is no public fire fighting provision available. Private storage tank should be used, minimum 7,000 litres.

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

### 9. Network utility information

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*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

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*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](http://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**

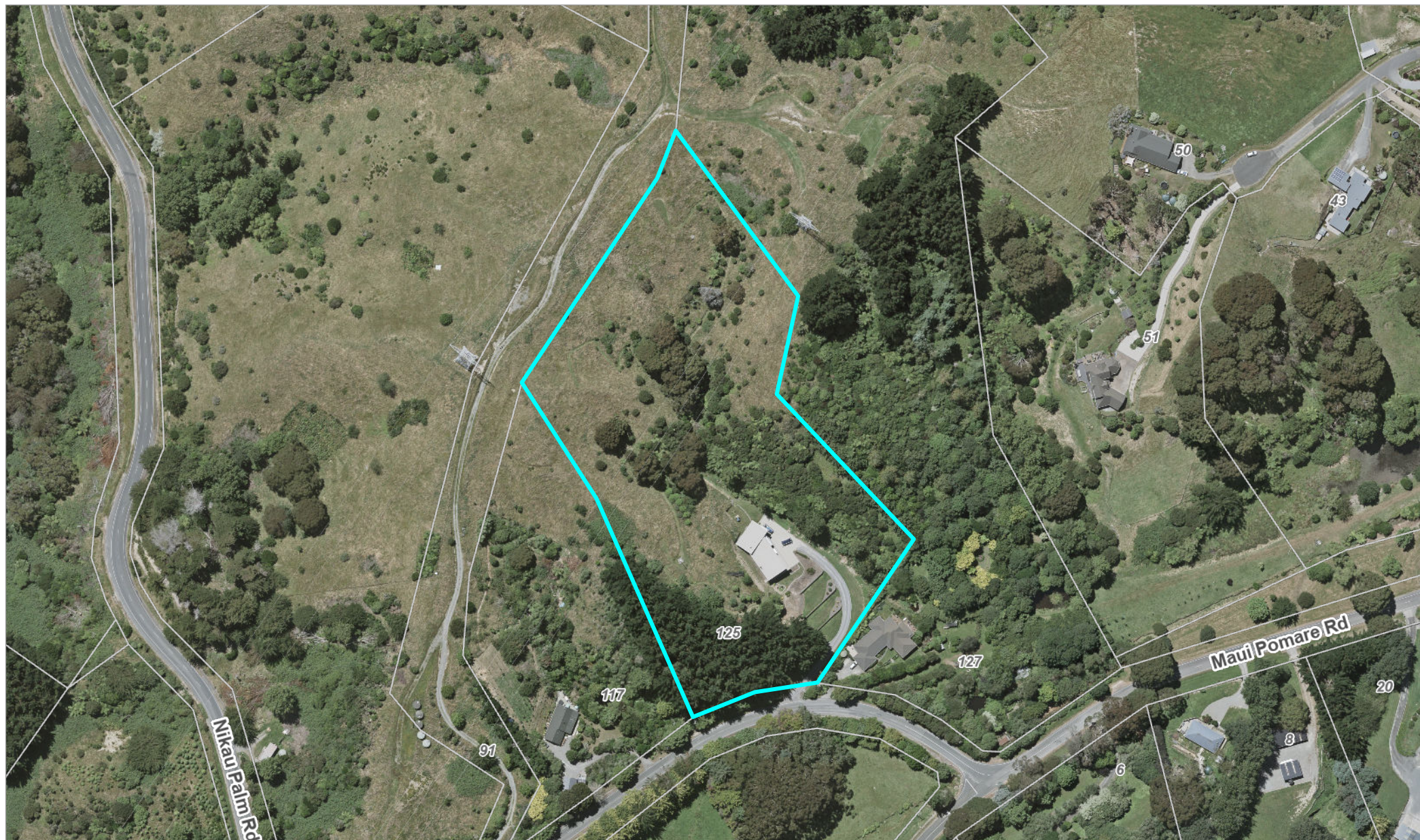
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, 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

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



0 50 100 Metres

Scale @ A4 - 1:2,300

Date Printed: May 1, 2024

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** **WN48D/201**

**Land Registration District** **Wellington**

**Date Issued** 26 July 1996

**Prior References**

WN45B/819

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**Estate** Fee Simple  
**Area** 2.2730 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 82049

**Original Registered Owners**

George Wardle and Annette Rose Wardle

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**Interests**

516880 Subject to reservations as to coal, gold and silver

789209.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 9.7.1986 at 2.26 pm

Appurtenant hereto are water supply rights specified in Easement Certificate B400853.7

B531004.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing conditions - 26.7.1996 at 12.34 pm

Land Covenant in Transfer B531004.12 - 26.7.1996 at 12.34 pm

Land Covenant in Transfer B727216.2 - 11.6.1999 at 9.59 am

B757479.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 30.11.1999 at 2.59 pm

Subject to an electricity and telecommunications right (in gross) over part marked L on DP 87177 in favour of Transpower New Zealand Limited created by Transfer B800861.3 - 6.9.2000 at 3.55 pm

7147498.1 Discharge of Compensation Certificate 789209.1 - 6.12.2006 at 9:00 am

7713587.1 Discharge of Mortgage B757479.1 - 20.2.2008 at 11:24 am

7713587.2 Transfer to Homecreators Limited - 20.2.2008 at 11:24 am

7857246.1 Transfer to Thomas Sinclair Roulston and Olga Roulston - 7.7.2008 at 9:22 am

8294552.1 Mortgage to Westpac New Zealand Limited - 25.9.2009 at 12:42 pm

10894783.1 Discharge of Mortgage 8294552.1 - 14.9.2017 at 3:41 pm

10894783.2 Transfer to James Martin Hine and Emma Jane Hine - 14.9.2017 at 3:41 pm

10894783.3 Mortgage to Bank of New Zealand - 14.9.2017 at 3:41 pm

11906656.1 Discharge of Mortgage 10894783.3 - 30.10.2020 at 12:36 pm

11906656.2 Mortgage to ANZ Bank New Zealand Limited - 30.10.2020 at 12:36 pm

12306452.1 Surrender of the easements created by Transfer B800861.3 - 3.6.2022 at 11:18 am

## References

Prior C/T 45B/819

Land and Deeds 69

Transfer No

N/C. Order No. B.531004.5



## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of July one thousand nine hundred and ninety-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that MAHAKI HOLDINGS 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 2.2730 hectares more or less situate in the District of Kapiti Coast being Lot 4 on Deposited Plan 82049



## Interests at date of Issue:

1. Appurtenant hereto are water supply rights over the part Lot 1 DP 79002 (CT 45B/816) marked "J" on DP 79002 - as specified in Easement Certificate B.400853.7

B727216.2 Transfer to George Wardle and Annette Rose Wardle

2. 516880 Subject to reservations as to Coal, Gold and Silver.

Land Covenant in Transfer B727216.2 all 11.6.1999 at 9.59

3. 789209.1 Compensation Certificate under Section 19 of the Public Works Act 1981 - 9.7.1986 at 2.26 p.m.

B757479.1 Mortgage to ANZ Banking Group (New Zealand) Limited 30.11.1999 at 2.59

4. B.349886.5 ~~discharged~~ to Bank of New Zealand - 21.3.1994 at 2.17 p.m.

5. B.531004.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing conditions - 26.7.1996 at 12.34 p.m.

Subject to an electricity and telecommunications easement in gross over the part herein marked L DP 87177 to Transpower New Zealand Limited created by Transfer B800861.3 06.09.2000 at 3.55

B.531004.12 Transfer to Mahaki Holdings Limited at Wellington - 26.7.1996 at 12.34 p.m.

A.L.R.

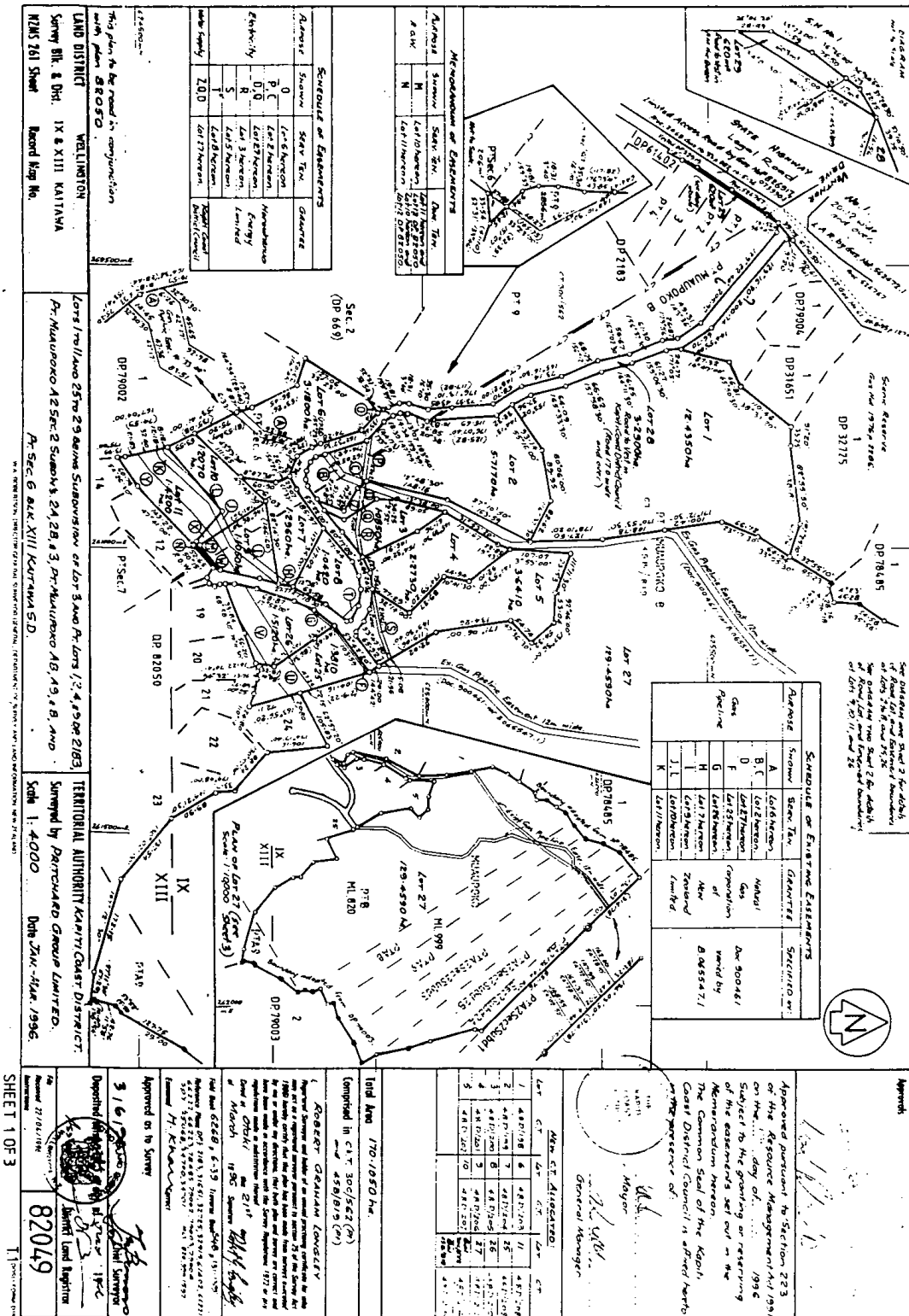
A.L.R.

B.531004.12 Transfer containing Restrictive Covenants - 26.7.1996

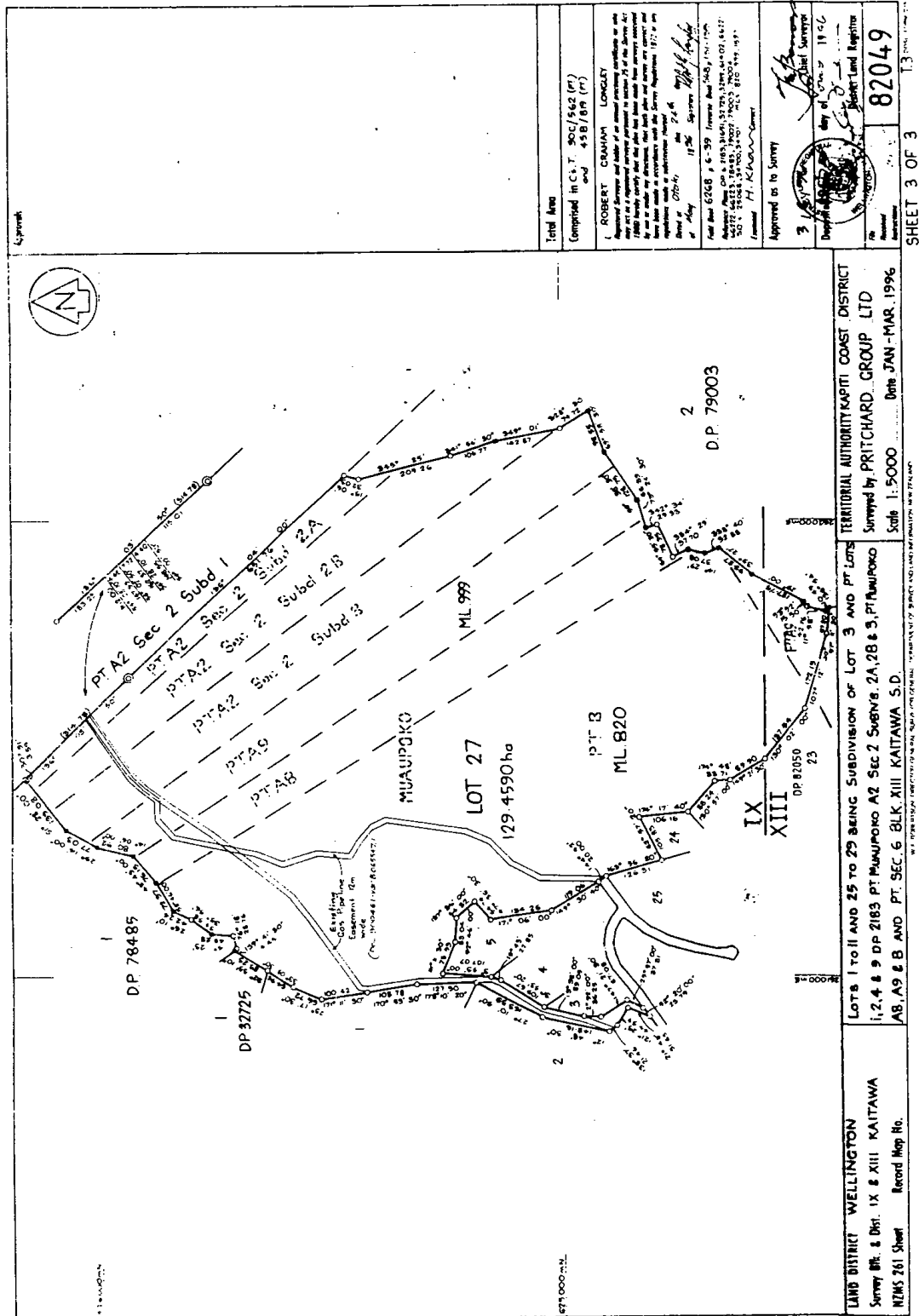
A.L.R.

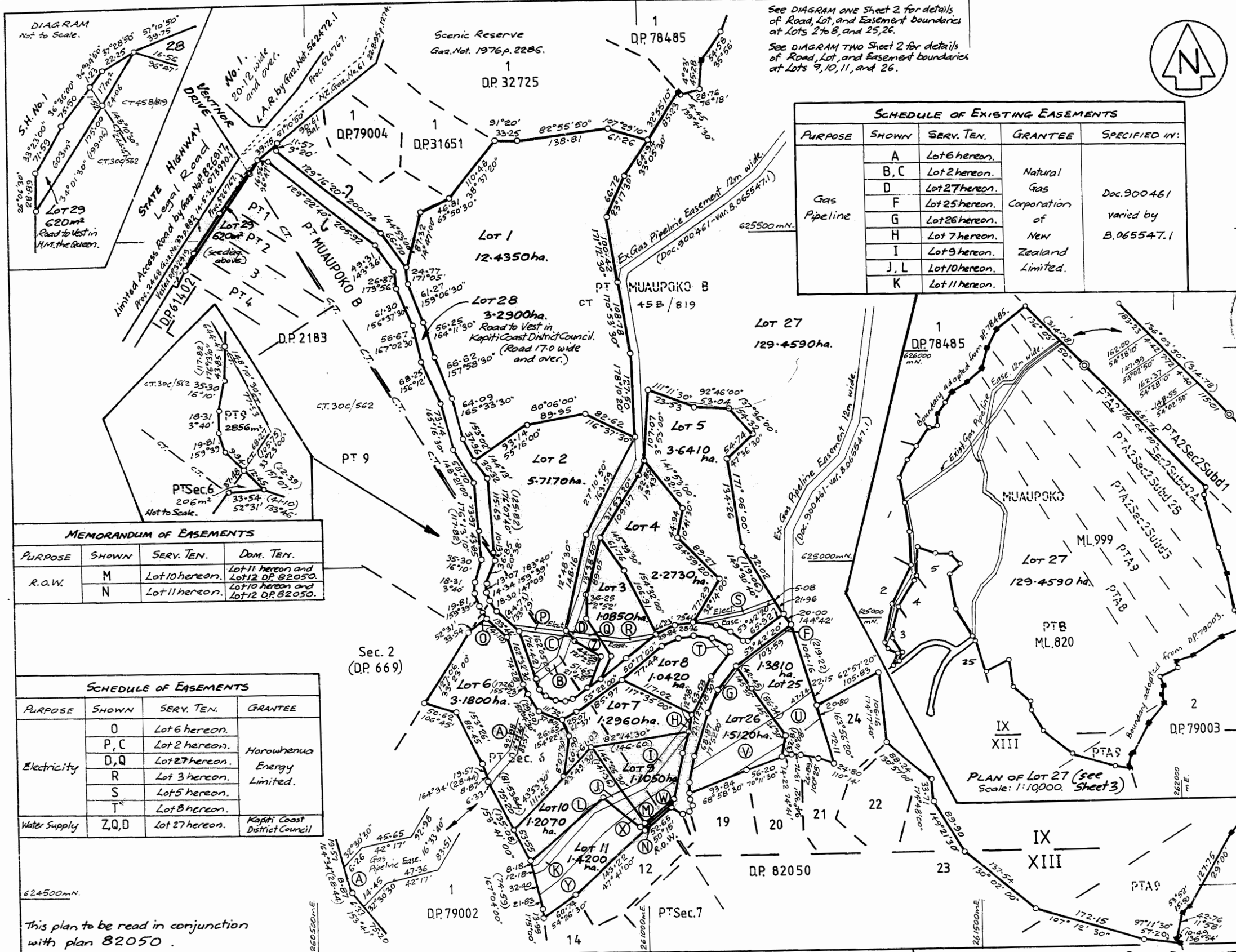
Measurements are Metric

48D/201









See DIAGRAM ONE Sheet 2 for details of Road, Lot, and Easement boundaries at Lots 2 to 8, and 25, 26.  
See DIAGRAM TWO Sheet 2 for details of Road, Lot, and Easement boundaries at Lots 9, 10, 11, and 26.

| SCHEDULE OF EXISTING EASEMENTS |       |                |                                                 |                                  |
|--------------------------------|-------|----------------|-------------------------------------------------|----------------------------------|
| PURPOSE                        | SHOWN | SERV. TEN.     | GRANTEE                                         | SPECIFIED IN:                    |
| Gas Pipeline                   | A     | Lot 6 hereon.  | Natural Gas Corporation of New Zealand Limited. | Doc. 900461 varied by B.065547.1 |
|                                | B, C  | Lot 2 hereon.  |                                                 |                                  |
|                                | D     | Lot 27 hereon. |                                                 |                                  |
|                                | F     | Lot 25 hereon. |                                                 |                                  |
|                                | G     | Lot 26 hereon. |                                                 |                                  |
|                                | H     | Lot 7 hereon.  |                                                 |                                  |
|                                | I     | Lot 9 hereon.  |                                                 |                                  |
|                                | J, L  | Lot 10 hereon. |                                                 |                                  |
|                                | K     | Lot 11 hereon. |                                                 |                                  |
|                                |       |                |                                                 |                                  |

| MEMORANDUM OF EASEMENTS |       |                |                                    |
|-------------------------|-------|----------------|------------------------------------|
| PURPOSE                 | SHOWN | SERV. TEN.     | DOM. TEN.                          |
| R.O.W.                  | M     | Lot 10 hereon. | Lot 11 hereon and Lot 12 DP 82050. |
|                         | N     | Lot 11 hereon. | Lot 10 hereon and Lot 12 DP 82050. |

| SCHEDULE OF EASEMENTS |         |                |                               |
|-----------------------|---------|----------------|-------------------------------|
| PURPOSE               | SHOWN   | SERV. TEN.     | GRANTEE                       |
| Electricity           | O       | Lot 6 hereon.  | Horowhenua Energy Limited.    |
|                       | P, C    | Lot 2 hereon.  |                               |
|                       | D, Q    | Lot 27 hereon. |                               |
|                       | R       | Lot 3 hereon.  |                               |
|                       | S       | Lot 5 hereon.  |                               |
| Water Supply          | T       | Lot 8 hereon.  | Kapiti Coast District Council |
|                       | Z, Q, D | Lot 27 hereon. |                               |

This plan to be read in conjunction with plan 82050.

|                                       |                                                                                         |                                              |
|---------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------|
| LAND DISTRICT WELLINGTON              | LOTS 1 TO 11 AND 25 TO 29 BEING SUBDIVISION OF LOT 3 AND PT. LOTS 1, 2, 4, & 9 DP 2183, | TERRITORIAL AUTHORITY KAPITI COAST DISTRICT. |
| Survey Blk. & Dist. IX & XIII KAITAWA | PT. MUAUPOKO A2 SEC. 2 SUBD'N'S 2A, 2B, & 3, PT. MUAUPOKO A8, A9, & B, AND              | Surveyed by PRITCHARD GROUP LIMITED.         |
| NZMS 261 Sheet.....                   | PT. SEC. 6 BLK. XIII KAITAWA S.D.                                                       | Scale 1:4000 Date JAN.-MAR. 1996.            |

Approvals

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 21st day of July 1996. Subject to the granting or reserving of the easements set out in the Memorandum hereon. The Common Seal of the Kapiti Coast District Council is affixed hereto in the presence of:

THE KAPITI COAST DISTRICT COUNCIL.

Mayor.

General Manager.

NEW C.T. ALLOCATED:

| Lot | C.T.    | Lot | C.T.    | Lot | C.T.    |
|-----|---------|-----|---------|-----|---------|
| 1   | 48D/198 | 6   | 48D/203 | 11  | 45D/208 |
| 2   | 48D/199 | 7   | 48D/204 | 25  | 48D/209 |
| 3   | 48D/200 | 8   | 48D/205 | 26  | 48D/210 |
| 4   | 48D/201 | 9   | 48D/206 | 27  | 48D/211 |
| 5   | 48D/202 | 10  | 48D/207 | 28  | 48D/212 |

Total Area 170.1050 ha.

Comprised in C.T. 30C/562 (Pt.) and 45B/819 (Pt.)

ROBERT GRAHAM LONGLEY  
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act (1988) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Otago this 21st day of March 1996 Signatures Robert Graham Longley

Field Book 6268 p. 6-39 Traverse Book 548 p. 131-155  
Reference Plans DP 2183, 31651, 32725, 32919, 402 2422 66222, 66223, 78485, 79002, 79003, 79004 503, 1, 25068, 34700, 34701, M43, 820, 900, 537

Examined H. Khan Correct

Approved as to Survey

316196 LAND REGISTRY Chief Surveyor

Deposited this 21st day of July 1996 District Land Registrar

File Received 22/04/1996 Instructions 82049

SHEET 1 OF 3 T.1 DOSLI FORM 015

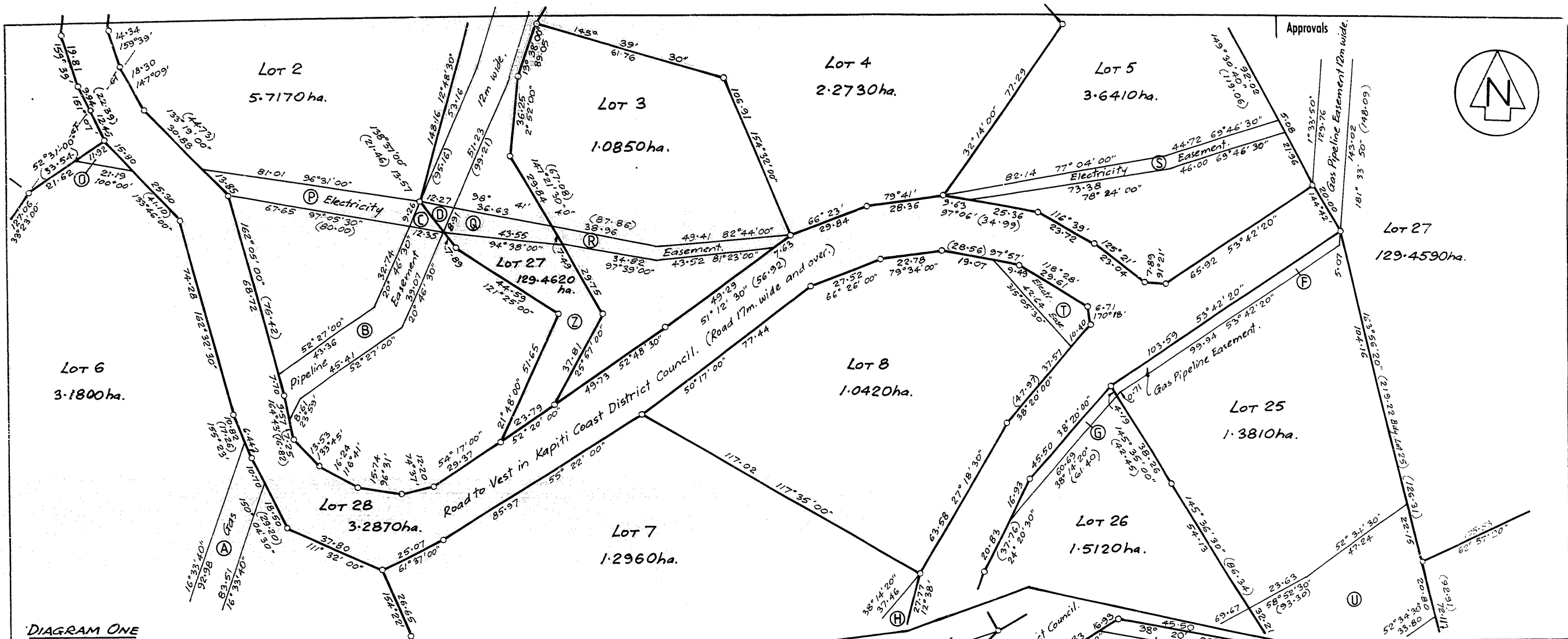


DIAGRAM ONE

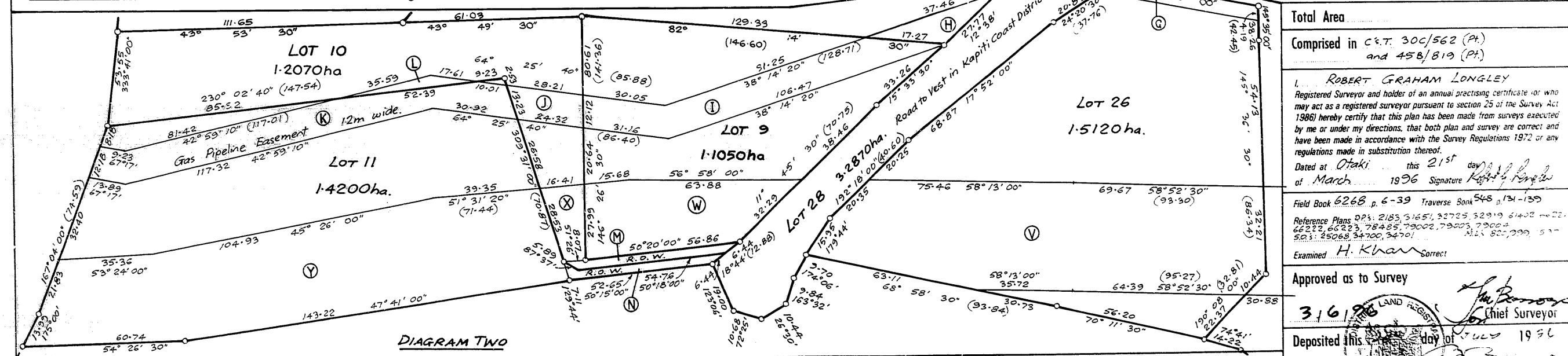


DIAGRAM TWO

LAND DISTRICT WELLINGTON

Survey Blk. & Dist. IX & XIII KAITAWA

NZMS 261 Sheet Record Map No.

LOTS 1 TO 11 AND 25 TO 29 BEING SUBDIVISION OF LOT 3 AND PT. LOTS 1, 2, 4, & 9 DP. 2183,

PT. MUAUPOKO A2 SEC. 2 SUBDVS. 2A, 2B, & 3, PT. MUAUPOKO A8, A9, & B, AND

PT. SEC. 6 BLK. XIII KAITAWA S.D.

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT.

Surveyed by PRITCHARD GROUP LIMITED.

Scale 1: Not to Scale. Date JAN-MAR. 1996.

Total Area

Comprised in C.T. 30C/562 (Pt.)  
and 45B/819 (Pt.)

I, **ROBERT GRAHAM LONGLEY**  
Registered Surveyor and holder of an annual practising certificate for who  
may act as a registered surveyor pursuant to section 25 of the Survey Act  
1986) hereby certify that this plan has been made from surveys executed  
by me or under my directions, that both plan and survey are correct and  
have been made in accordance with the Survey Regulations 1972 or any  
regulations made in substitution thereof.

Dated at **Otagi** this **21<sup>st</sup>** day  
of **March** 1996 Signature *Robert Graham Longley*

Field Book 6268 p. 6-39 Traverse Book 548 p. 131-139

Reference Plans DP's: 2183, 31651, 32725, 32919, 61402, 622,  
66222, 66223, 78485, 79002, 79003, 79004,  
503: 25068, 34700, 34701. M.L. 800, 799, 51

Examined **H. Khan** Correct

Approved as to Survey

**316/96** LAND REGISTRY  
Chief Surveyor

Deposited this **21<sup>st</sup>** day of **MARCH** 1996

**82049**  
District Land Registrar

File  
Received 22/04/1996  
Instructions

626000mN

625000mN

LAND DISTRICT WELLINGTON

Survey Blk. &amp; Dist. IX &amp; XIII KAITAWA

NZMS 261 Sheet..... Record Map No.

LOTS 1 TO 11 AND 25 TO 29 BEING SUBDIVISION OF LOT 3 AND PT LOTS  
1, 2, 4 & 9 DP 2183 PT MUAUPOKO A2 SEC 2 SUB'N'S. 2A, 2B & 3, PT MUAUPOKO  
A8, A9 & B AND PT. SEC. 6 BLK. XIII KAITAWA S.D.

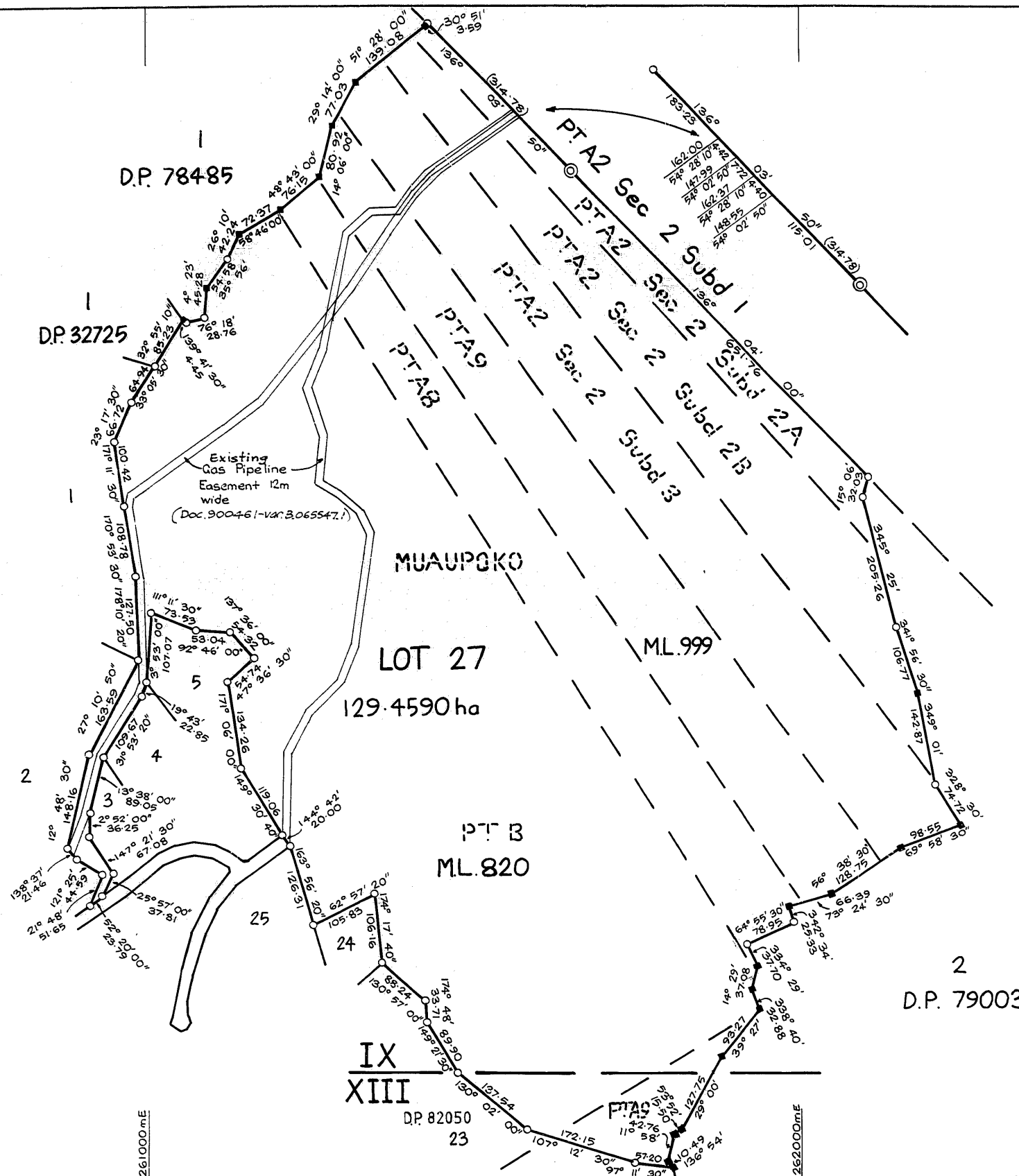
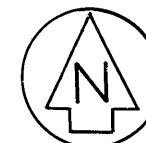
TERRITORIAL AUTHORITY KAPITI COAST DISTRICT

Surveyed by PRITCHARD GROUP LTD

Scale 1:5000 Date JAN - MAR 1996

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Approvals



Total Area

Comprised in C.S.T. 30C/562 (PT)  
and 45B/819 (PT)

I. ROBERT GRAHAM LONGLEY

Registered Surveyor and holder of an annual practising certificate for who  
may act as a registered surveyor pursuant to section 25 of the Survey Act  
1966) hereby certify that this plan has been made from surveys executed  
by me or under my directions, that both plan and survey are correct and  
have been made in accordance with the Survey Regulations 1972 or any  
regulations made in substitution thereof.

Dated at Otaki this 24<sup>th</sup> day  
of May 1996 Signature R. G. Longley

Field Book 6268 p. 6-39 Traverse Book 548 p. 131-132

Reference Plans DP's 2183, 31651, 32725, 32919, 61402 66221  
66222, 66223, 78485, 79002, 79003, 79004  
S.O.'s 25068, 34700, 34701 ML's 820, 995, 1557

Examined H. Khan Correct

Approved as to Survey

31 May 1996 Chief Surveyor

Deposited this 26 day of May 1996

District Land Registrar

File  
Received  
Instructions

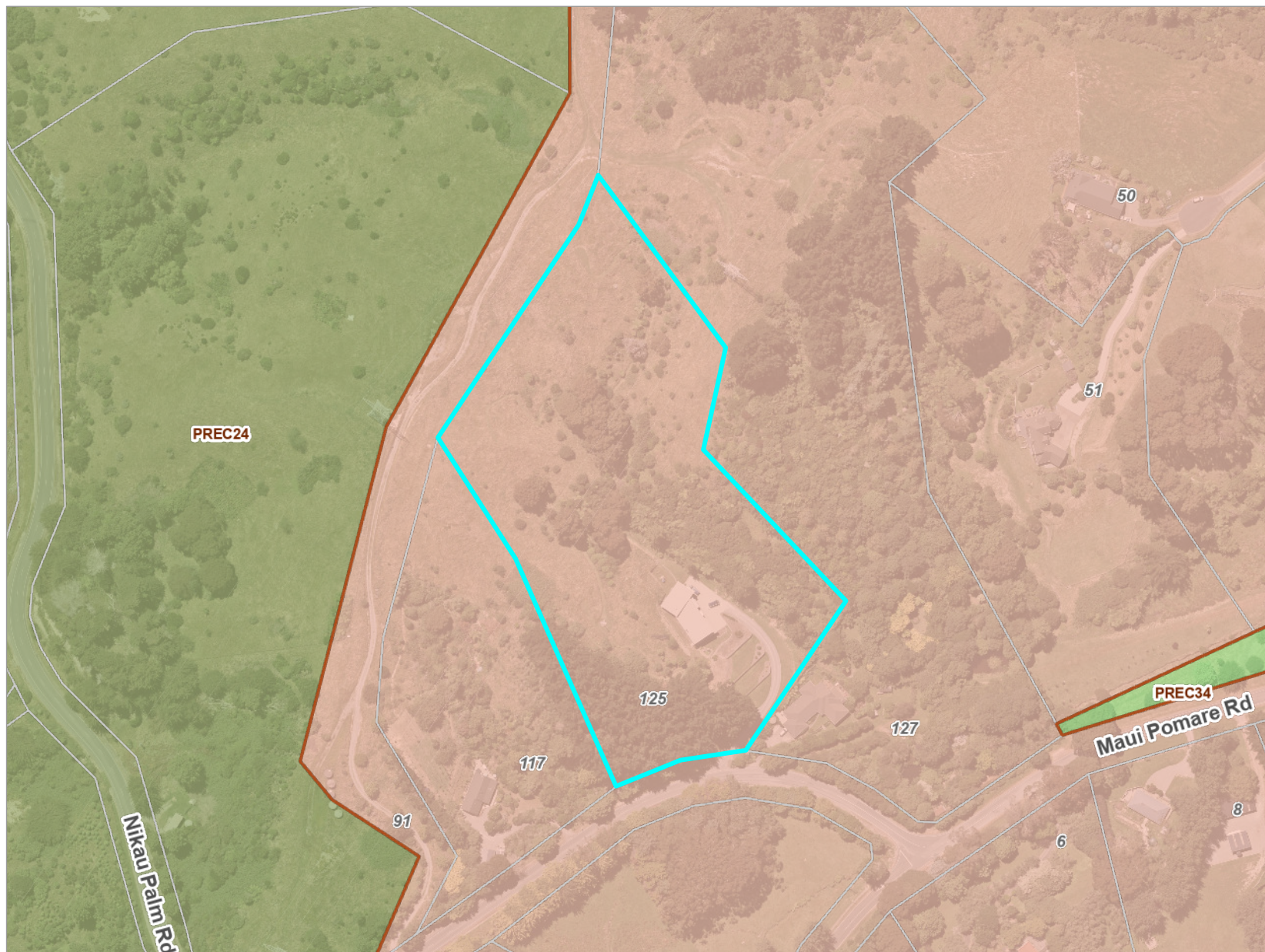
82049

SHEET 3 OF 3

T.3 DOSLI FORM D15

# Operative District Plan 2021 - Zones and Precincts

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## Key to map symbols

-  Precinct
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Open Space Zone



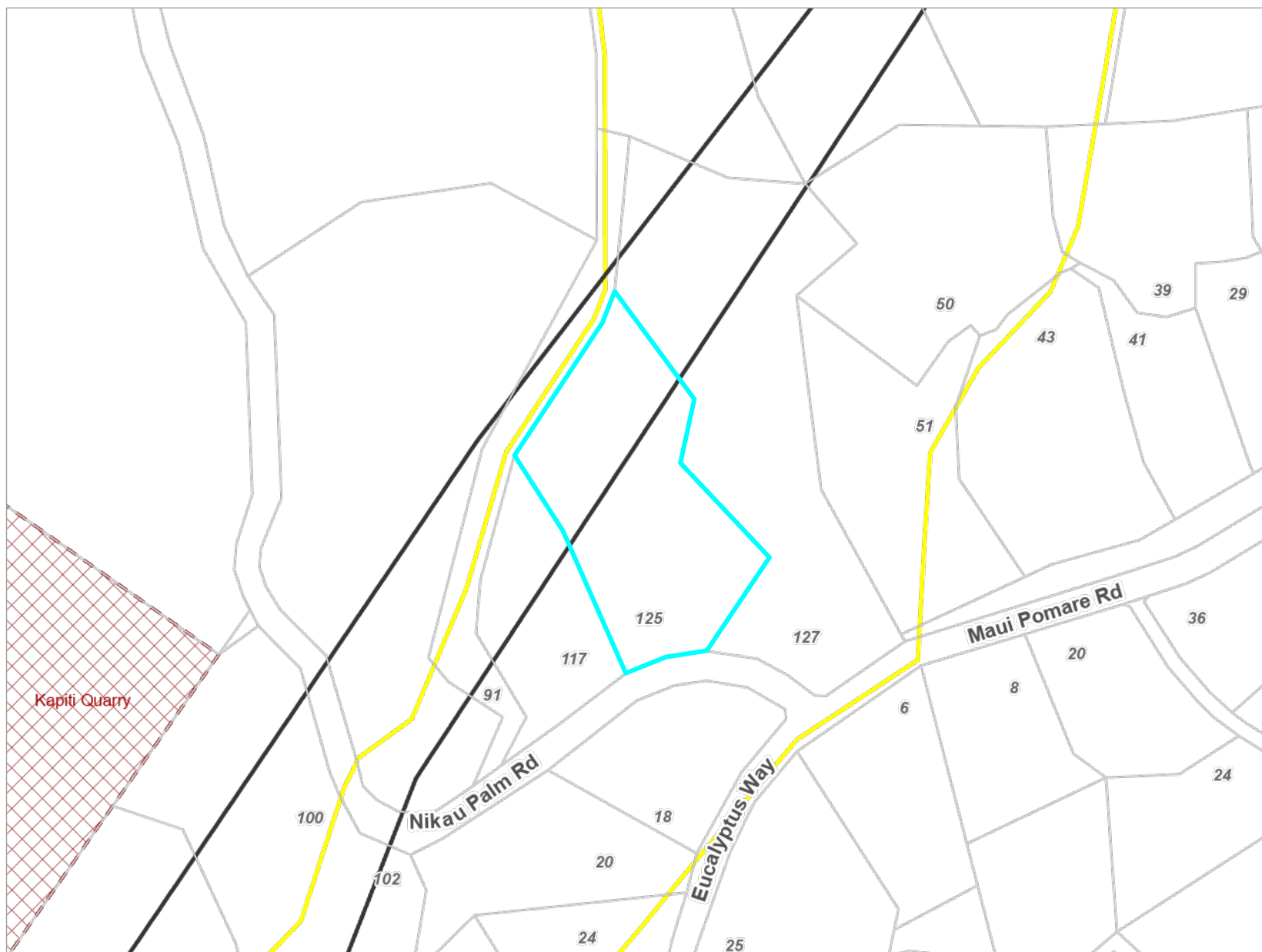
0 60 120 Metres  
Scale @ A4 - 1:2,500

Date Printed: May 1, 2024

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

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## Key to map symbols

- National Grid Lines
- Natural Gas
- ▣ Quarry

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 90 180 Metres  
Scale @ A4 - 1:4,000

Date Printed: May 1, 2024

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# Operative District Plan 2021 - Designations & Miscellaneous Features

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)

## Key to map symbols



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



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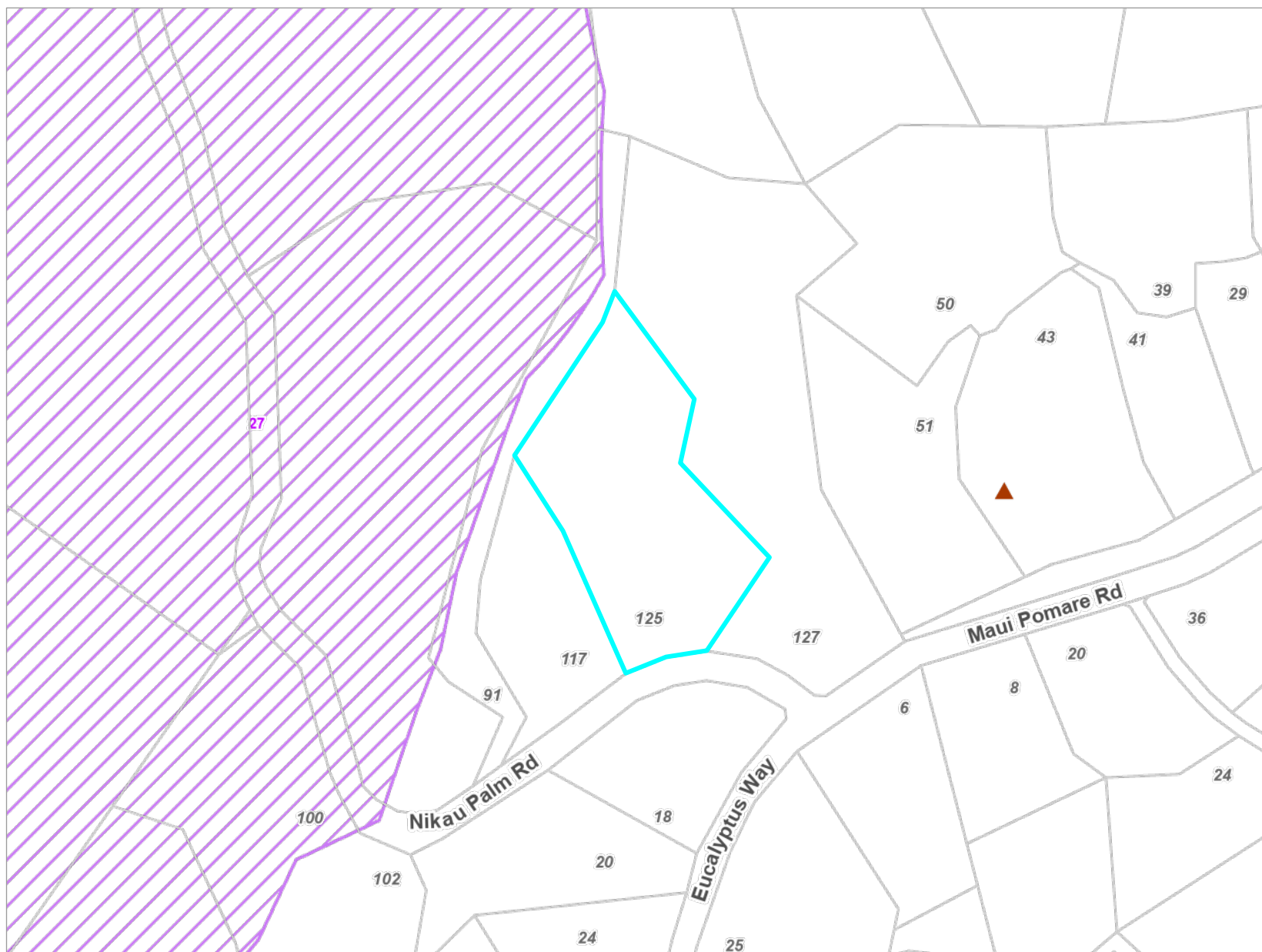
Scale @ A4 - 1:4,000

Date Printed: May 1, 2024

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# Operative District Plan 2021 - Natural Features

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## Key to map symbols

-  Special Amenity Landscapes
-  Geological Site

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 90 180 Metres

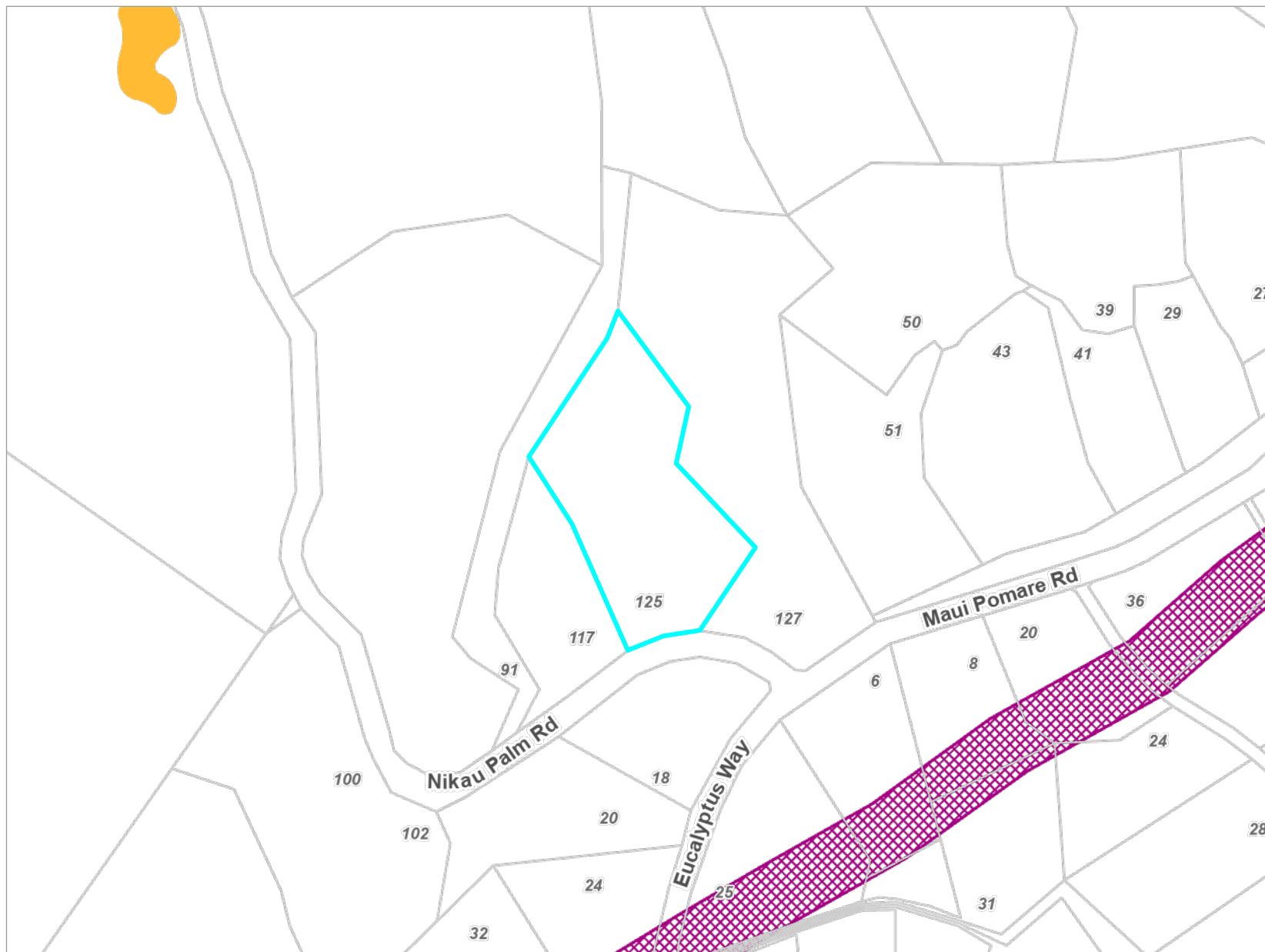
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Date Printed: May 1, 2024

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# Operative District Plan 2021 - Natural Hazards

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## Key to map symbols

-  Well Defined
-  Flood Storage 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.



0 100 200 Metres

Scale @ A4 - 1:4,500

Date Printed: May 2, 2024

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# Latest Flood Hazards

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## Key to map symbols

 Storage

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



0 90 180 Metres

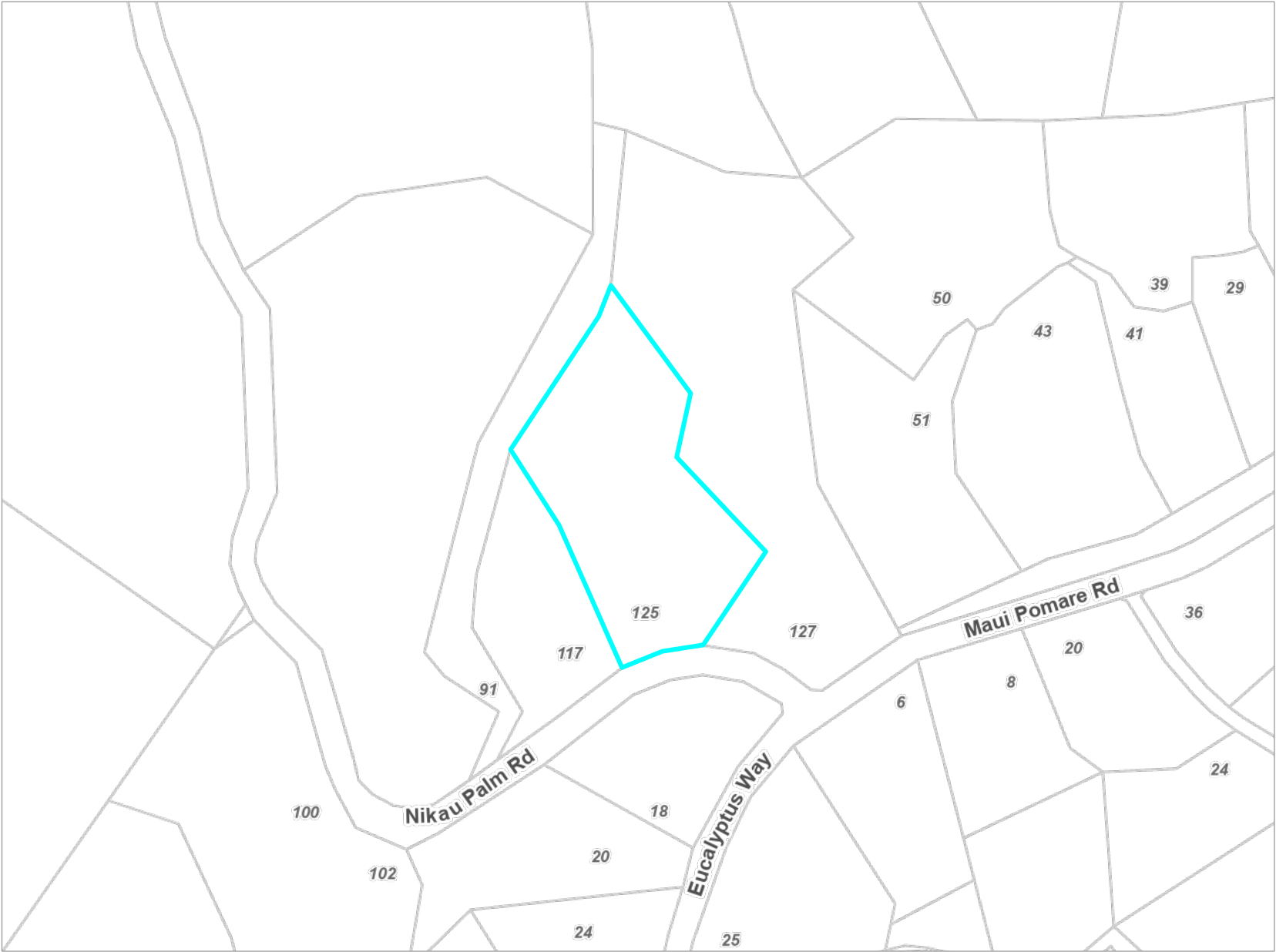
Scale @ A4 - 1:4,000

Date Printed: May 1, 2024

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# Proposed District Plan Changes

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## Key to map symbols

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



0 90 180 Metres  
Scale @ A4 - 1:4,000

Date Printed: May 1, 2024

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# Resource Consents Map

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## 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 60 120 Metres

Scale @ A4 - 1:2,500

Date Printed: May 1, 2024

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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  |
|-------------------------|----------------------------------|------------------|-----------------------------------|--------------|--------------------------------------------------------------|-----------------|----------------|-----------------|---------------|-----------|
| 070056                  | 91 Nikau Palm Road, Paraparaumu  | 1515007802       | LOT 2 DP 82049                    | LD           | land use consent to relocate dwelling onto site at           | N               | N              | Decision Issued | 15/5/2007     | 2/3/2007  |
| 070245                  | 91 Nikau Palm Road, Paraparaumu  | 1515007802       | LOT 2 DP 82049 LOT 124 DP 3934 03 | SC           | S127 - Change to condition 1 of RM040401                     | N               | N              | Decision Issued | 8/8/2007      | 3/8/2007  |
| 130116                  | 117 Nikau Palm Road, Paraparaumu | 1515007803       | LOT 3 DP 82049                    | LD           | Construction of garage and installation of water tank at 117 | N               | N              | Decision Issued | 6/8/2013      | 22/7/2013 |
| 980385                  | 117 Nikau Palm Road, Paraparaumu | 1515007803       | LOT 3 DP 82049                    | LD           | CUT and FILL EARTHWORKS TO ENLARGE AN EXISTING HOUSE SITE    | N               | N              | Decision Issued | 15/10/1998    | 25/9/1998 |

# Health and Alcohol Licenses

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## 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.



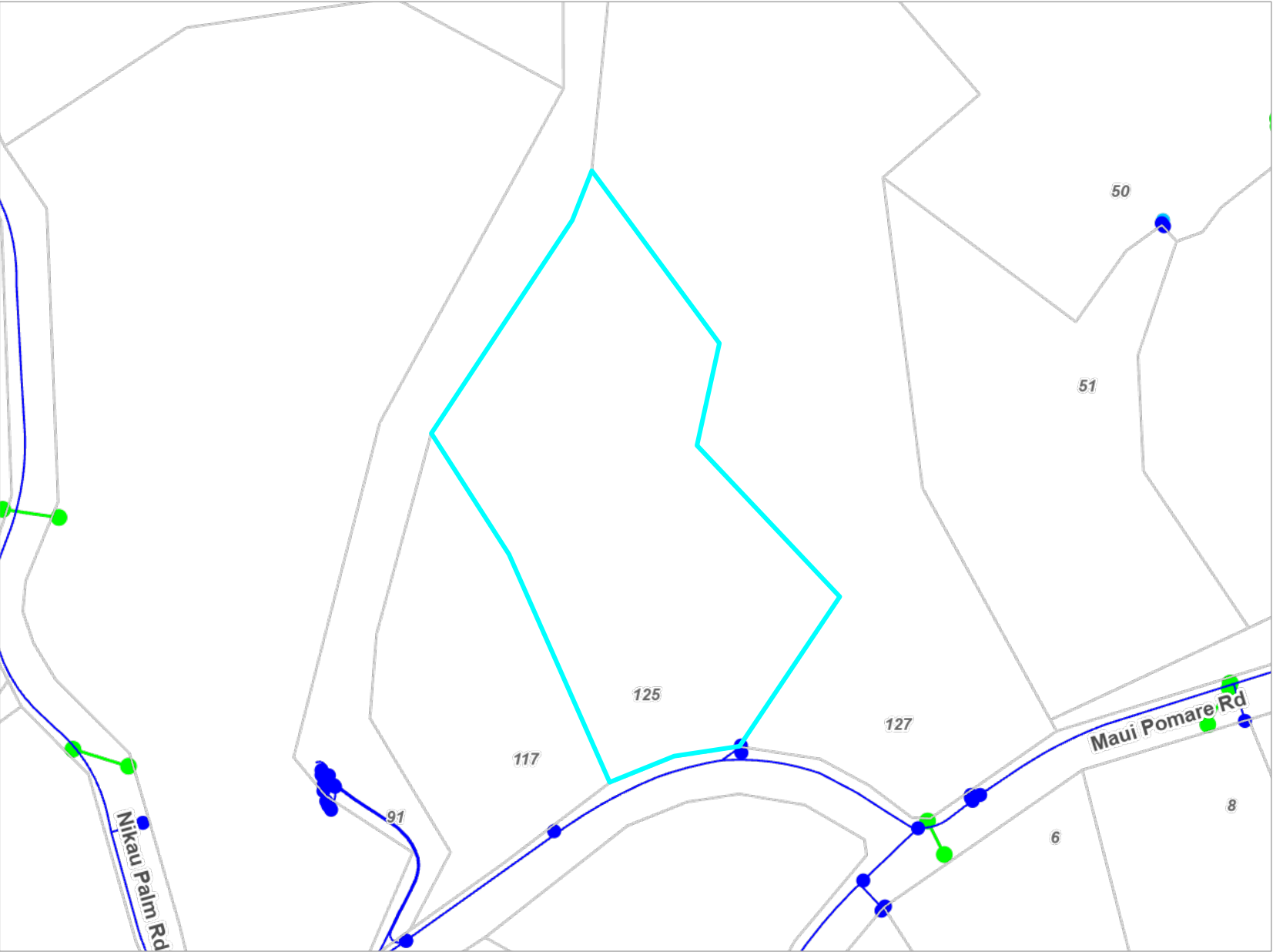
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Date Printed: May 1, 2024

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# Services Network

125 Nikau Palm Road, Paraparaumu (LOT 4 DP 82049)



## Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe

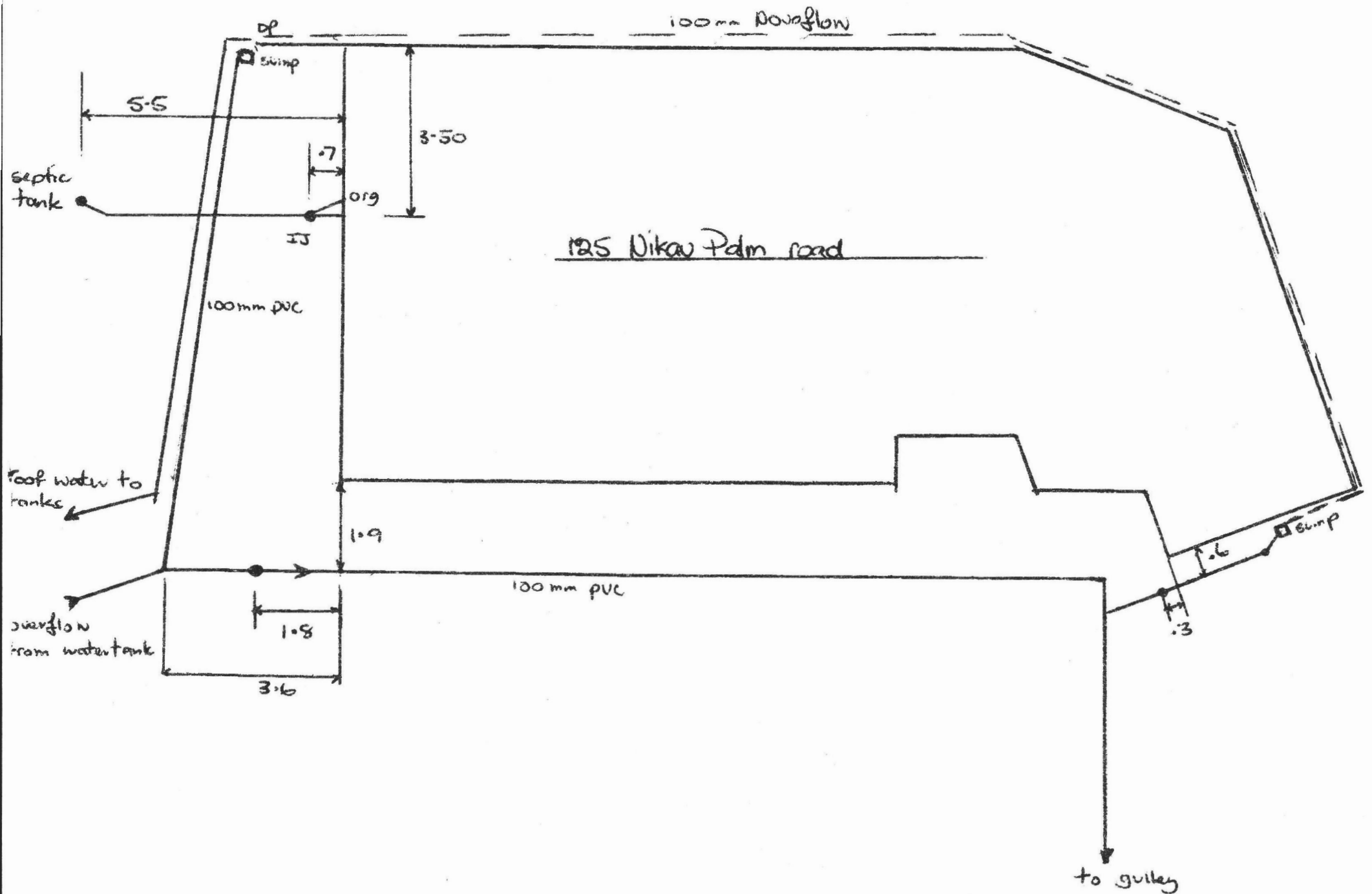
The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



0 60 120 Metres  
Scale @ A4 - 1:2,500

Date Printed: May 1, 2024

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# ROULSTON RESIDENCE

125 NIKAU PALM ROAD  
PARAPARAUMU

## REVISIONS:

Rev: Description: Date:

## GENERAL NOTES:

Check and confirm all dimensions prior to commencing any work on-site.

Use stated dimensions in preference to scaled.

If in doubt ASK.

Drawings at a larger scale take precedence over those drawn at a smaller scale.

Site measure all openings/spaces for items manufactured off-site.

Notes on one plan and not necessarily on other drawings are applicable to all drawings.

Any conflicts on the documents are to be notified to the designer prior to commencing work.

IF IT ISN'T DIMENSIONED - DO NOT SCALE

## SITE PLAN

02

DATE: 26 MAR 2009

SCALE: 1:1000 @A

JOB NUMBER: NA

DRAWN BY: S JOHNSON

DESIGN BY: Designer

ARCHITECTURE DM

17 GEAR ST  
PETONE

P (04) 568 8468

F (04) 568 8468

M 027 452 4670

E dean@architecturedm.co.nz

© ARCHITECTURE DM LTD

A D | N Z

ARCHITECTURAL DESIGNERS NZ

## PLUMBING + DRAINAGE NOTES:

-ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500 PART 2.2

-ALL STORMWATER AND SEWER PIPES TO BE 110dia PVC @ GRADIENT 1:100MIN.

-PLUMBING INFORMATION SHOWN FOR BUILDING CONSENT ONLY

-DRAINLAYER IS TO PROVIDE AS-BUILT DOCUMENTATION TO T.A. ON COMPLETION.

-INSPECTION POINTS TO BE PROVIDED AT THE FOLLOWING LOCATIONS:

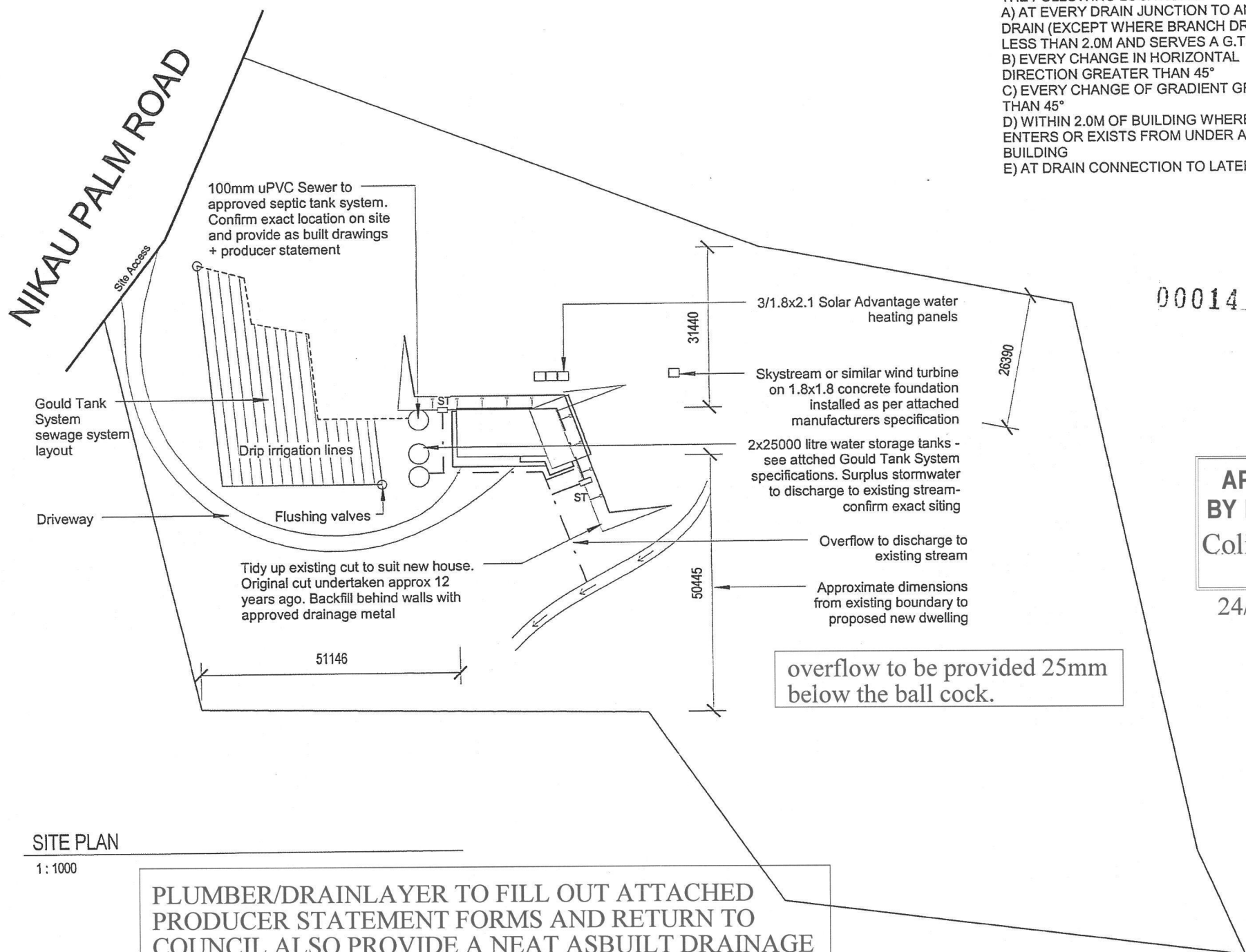
A) AT EVERY DRAIN JUNCTION TO ANOTHER DRAIN (EXCEPT WHERE BRANCH DRAIN IS LESS THAN 2.0M AND SERVES A G.T. ONLY)

B) EVERY CHANGE IN HORIZONTAL DIRECTION GREATER THAN 45°

C) EVERY CHANGE OF GRADIENT GREATER THAN 45°

D) WITHIN 2.0M OF BUILDING WHERE A DRAIN ENTERS OR EXISTS FROM UNDER A BUILDING

E) AT DRAIN CONNECTION TO LATERAL



## SITE PLAN

1:1000

PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE A NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER STORMWATER AND WATER.

| LEGAL DESCRIPTION                               | COUNCIL                                                                                                                       | AREAS                                                                                     | ZONES                                                                         |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| ADDRESS: 125 NIKAU PALM RD<br>CITY: PARAPARAUMU | Zone: RURAL<br>Setbacks: Compliant<br>Height Restriction: Compliant<br>Recession Plane: Compliant<br>Site Coverage: Compliant | Allowed Coverage: 35%<br>Site Area: 22730m²<br>Footprint area: 193.7m²<br>Coverage: 0.85% | Wind Zone: HIGH<br>Wind Region: R2<br>Corrosion Zone: 1<br>Earthquake Zone: A |
| LOT 4<br>DP 82049                               |                                                                                                                               |                                                                                           |                                                                               |

LOWER FLOOR AREA = 193.7M2  
UPPER FLOOR AREA = 201.2M2  
TOTAL FLOOR AREA = 394.9M2  
BALCONY AREA = 66.7M2

SP = Soak pits for lower floor roof runoff and water tank overflow

ST = Silt traps for Coredrain runoff

18 December, 1995

Pritchard Group Ltd  
Addington Road  
RD1  
OTAKI

Dear Sir

**SCHEME PLAN 950421 PROPOSED SUBDIVISION AT MAIN ROAD NORTH,  
PARAPARAUMU FOR PRITCHARD GROUP LTD**

I advise that pursuant to Section 105 of the Resource Management Act 1991, Council has approved Scheme Plan 950421 being the proposed subdivision of Pt Lot 9 DP 2183 and Pt Muaupoko A2 Section 2 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The Developer shall obtain notice of consent of the Minister of Transport under Section 93 of the Transit New Zealand Act 1989 to the subdivision of land which has frontage to a limited access State Highway.
3. Plans and specifications for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
4. The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
5. The Developer shall either:
  - (a) Certify that a building site is available for Lots 7 and 8 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991. House sites shall be nominated.

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 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

6. The payment of road inspection fee of \$165.40 (GST inclusive). ←
7. Lot 27 is to vest as road, shall be 20 metres wide, and be formed, metalled and two coat sealed to Council standard requirements. The sealed carriageway shall be 6 metres wide and a turning circle shall be provided. One metre wide shoulders shall be provided each side of the sealed carriageway.

The requirement for a second coat seal shall be met by lodging a cash contribution with Council calculated at \$2.25 (GST inclusive) subject to Transit NZ subsidy otherwise \$3.94 per sqm of the area of first coat seal. ←

A prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer.

The road to vest shall be a generally regular width of 20 metres unless it can be demonstrated that 17 metres is sufficient and acceptable. Cut and fill batters arising from the road construction are to be located within the future, privately-owned lots.

The road to vest shall be extended approximately 70 metres to include additional frontage for Lots 5 and 25. In the vicinity of TP4 (downstream of the existing pond) of the roading plan, the stream is to be realigned so as not to intrude into the future road to vest at this location.

The intersection of the new road with State Highway 1 shall be designed and constructed in consultation with Transit NZ to the satisfaction of the Subdivisional Engineer.

8. Sign posts and/or name plates shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road names are to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development).

Three road names per road shall be forwarded to Council for approval.

9. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer.

A suitably qualified person shall design and supervise the construction of the dams and lakes. Each installation shall be analysed for the 10% and 1% annual probability storm event and a report on the consequences of failure of one or all three dams shall be provided to Council.

Culvert installations shall be supported by calculations. Site investigations shall be undertaken in the vicinity of the lakes and dams to determine whether or not it is acceptable and suitable to locate them in the proposed positions.

Downstream flow from dam 3 shall be restricted to the volume of the 10% annual probability storm event and recommendations shall be provided for the on-going monitoring and maintenance of the dams and lakes. The responsibility for monitoring and maintenance of these will be the owners of the lot or lots in which they are located.

Council will issue a consent notice under Section 221 of the Resource Management Act in this respect.

The Developer's representative shall obtain all necessary consents.

10. The corner of Lot 27 is to be splayed 10 metres and vest as road.
11. Earthworks shall be kept to a minimum to ensure the least disturbance to the landform. All batters shall be self-supporting.
12. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
13. All sections shall have drive-on access no steeper than 1 in 5.
14. Access legs to single rear lots shall be formed and sealed if necessary to ensure that they do not cause a discharge of tailings, silt, sludge, stormwater or any other deleterious substances at the road frontage.
15. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
16. A report shall be provided to Council by a suitably qualified person which addresses the means of providing, maintaining and monitoring a water supply for each lot and the suitability of on site effluent disposal. The form of sewage disposal on site that will be approved shall be practicable and environmentally acceptable. Site investigations and tests shall relate to the nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site sewage disposal. The recommendations for and constraints on the provision of water supply and effluent disposal shall be included in a consent notice to be issued by Council pursuant to section 221 of the Resource Management Act 1991. The consent notice shall include reference to the owners' responsibility to maintain and monitor their water supply and effluent disposal system so that any adverse effects on the environment are minor.

If ground water or stream water is to be a source of potable water for the lots being created then the water quality shall meet the "drinking-water standards for New Zealand 1995" for a community water supply.

Alternatively, separate systems for drinking (roof water) and other domestic uses (bore and stream water) will be acceptable subject to the consent notice.

17. The rights-of-way which service Lots 19 to 24 and Lots 13 to 18 shall be made a memorandum of easement and shall be formed, metalled and sealed. The sealed width shall be not less than 4.5 metres. The right of way for Lots 10 and 11 shall be made a memorandum of easement and shall be formed and metalled. The entrance at the road reserve shall be formed, metalled and sealed.

Additional precautions may be necessary to prevent scour velocities from being generated in the water tables.

Access to the balance area between Lots 2 and 3 shall be formed, metalled and sealed between the frontage and the edge of seal.

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

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

19. The boundaries of any entranceway to a rear lot are to be designed to the satisfaction of the Subdivisional Engineer. (Refer to Section J Diagram 3 Kapiti Coast District Plan).
20. A 4,500 litre concrete water tank is to be provided in the road reserve in the vicinity of Lot 25 for fire fighting purposes, readily located and easily identifiable. Where a public water supply is available valves, boxes, overflow pipes and other ancillary equipment shall be installed.
21. That the following requirements be met regarding the Natural Gas Corporation Gas pipeline easement:

- (a) That Kapiti Coast District Council grant and sign a deed of grant (pipeline easement) for the parcels of land which are shown on the Pritchard Group Ltd scheme plan of Mahaki Stage 1 will vest as Road, such parts presently being subject to registered pipeline easements in favour of the Natural Gas Corporation/
- (b) That prior to physical development of any Vested Road over which the same crosses the high pressure pipeline easement (or the said Deed) the developer and/or Council shall provide to the Natural Gas Corporation, engineering drawings detailing the proposed construction of such roads or roads. Such drawings to be provided no less than 72 hours prior to commencement of such works.

- (c) That should the Natural Gas Corporation, as its sole discretion, determine that additional protection of any kind be required to be placed over the pipeline, or any other restrictions be required be put in place to protect the integrity of the pipeline, such costs for the same shall be met by the developer.
- (d) That no work of any kind be commenced over or near the pipeline easement without the prior written consent of the Natural Gas Corporation. Such consent being considered in accordance with items 1-3 above being met.
- (e) That any Sale and Purchase agreements being prepared for newly created titles which will become subject to the registered pipeline(s) easements being brought down to the same where applicable, give reference to the existence of the registered pipeline(s) easement or the existence of the pipeline(s) if title has not yet been issued.
- (f) That the costs of preparation of the necessary documentation for preparation of the Deed of Grant be met by the developer.
22. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
23. A buffer zone shall be created in Lots 25, 26, 9, 10 and 11. This shall be 20 metres wide each side of the fault line and an encumbrance shall be recorded on the title which prohibits any dwelling or on-site effluent disposal system being located in this area. Other legally binding restrictions having the same effect may be acceptable.
24. All costs arising from any of the above conditions shall be at the expense of the Developer.
25. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.

Note: This approval also includes the land use consent for earthworks as submitted with the subdivision consent application.

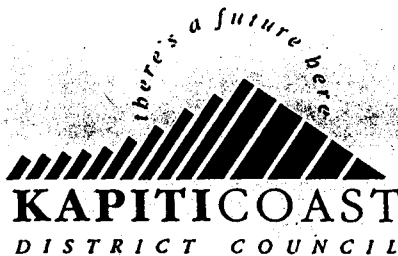
Any objection to this decision or any condition imposed with the decision must be lodged with Council within 15 working days of receiving this letter.

Yours faithfully



A Guerin  
PLANNER, POLICY

NL



**KAPITI COAST DISTRICT COUNCIL**

**CONSENT NOTICE PURSUANT TO SECTION 221**

**OF THE RESOURCE MANAGEMENT ACT 1991**

**FOR THE DEPOSIT OF LAND TRANSFER PLANS 82049 & 82050**

**THE SUBDIVISION OF PT LOT 9 DP 2183 PT MUAUPOKO A2 SECT 2 SUBD 4 & 5, MUAUPOKO A2 SECT 2 SUBD 6, MUAUPOKO A9 AND B, AND PT SEC 6 & 7  
BLK XIII KAITAWA S.D.**

**950421**

**MAHAKI HOLDINGS LTD  
MAIN ROAD NORTH, PARAPARAUMU**

**TO: The District Land Registrar at Wellington**

Pursuant to Section 221 (1) of the Resource Management Act 1991, the Kapiti Coast District Council hereby certifies that it has consented to the subdivision on the following conditions to be complied with on a continuing basis:

1. Lots 4, 5, 7, 8, 9 and 10 shall install Home Aeration Plants with disinfection by chlorination as the primary treatment device to prevent the possibility of contamination of the adjacent stream.
2. That Home Aeration Plants, Ecotanks and other equipment are to be cleaned and serviced in accordance with the manufacturer's specifications - refer to Tse Group report dated 10 May 1996 for on lot effluent disposal recommendations.
3. Any on site effluent disposal system equipped with a pump must have it inspected and serviced annually by a suitably qualified person.
4. Baffles or valves in distribution boxes must be alternated monthly.
5. Stormwater diversion drains around trenches or beds must be regularly cleaned out.

6. If the potable water is to be collected from an on-site bore, or from roof collection or by any other on-site method, then the Drinking Water Standards for New Zealand 1995 or its updated equivalent are to be complied with and the owners or owners is/are to maintain and monitor the supply in accordance with such standards.
7. For Lots 7 & 8, soil tests carried out on the site indicate that a satisfactory soil bearing pressure at a depth of 1 metre is suitable for the erection of residential buildings not requiring specific design in terms of NZS 3604 and related documents providing that the house site is located in the area shown on Tse Group Plan No. 103/01/2/1.
8. The dam within the balance area shall be monitored and maintained by the owners on an ongoing basis.

Dated at Paraparaumu this 22nd day of May 1996.

  
for GENERAL MANAGER