

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

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

5 November 2025

James Davis

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 14 Wilson Way, 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

This page is intentionally blank.

Land Information Memorandum (LIM)

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

14 Wilson Way, 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.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	James Davis
LIM number	L251160
Application date	30/10/25
Issue date	05/11/2025

Property details

Property address	14 Wilson Way, Waikanae
Legal description	Lot 36 DP 538654
Area (hectares)	0.0459

Valuation information

Valuation number	1496055430
Capital value	\$1,170,000
Land value	\$360,000
Improvements value	\$810,000

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

Contents

<u>1. Rates</u>	3
<u>2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings</u>	4
<u>3. Weathertightness</u>	5
<u>4. Land use and Conditions</u>	5
<u>5. Special Features and Characteristics of the land</u>	7
<u>6. Other land and building classifications</u>	10
<u>7. Private and Public stormwater and sewerage drains</u>	10
<u>8. Drinking water supply</u>	10
<u>9. Network utility information</u>	11
<u>10. Other information about the property</u>	11
<u>Glossary of Terms and Maps attached</u>	12

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

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 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$6,312.96.
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$503.42 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

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

05/01/21 BUILDING CONSENT 200808: 2 storey house on concrete slab at ground level and timber frame midfloor by engineers specifications. Detached garage: Code Compliance Certificate issued 13/01/23
AMENDMENT 200808A: Change in downstairs WC and Laundry; Add openings to bedrooms

Code Compliance Certificate is issued for the complete building consent, and this includes any amendments to that building consent.

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

The last inspection completed on 19/12/22 revealed the small, heated pool and cover (the barrier) meets the functional requirements of restricting unsupervised access by a child under 5 years of age, as detailed in the acceptable solutions F9/AS2 of the New Zealand Building Code. The pool is now exempt from the requirement to be periodically inspected under section 162D(1)(a) of the Act and so will not require further inspection by Council.

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 was created via subdivision in 2020 under resource consent number RM170018 (75 lot residential subdivision with associated earthworks and removal of native vegetation). A copy of the Decision is provided with this LIM.

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

This property is shown to be appurtenant to rights to water and sewage drainage easements. Copies of the Deposited Plan (DP 538654) and Record of Title are provided with this LIM.

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

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

RESOURCE CONSENT RM170018 75 lot residential subdivision with associated earthworks and removal of native vegetation.

RESOURCE CONSENT RM150229 Subdivision & associated earthworks for a building platform on one lot.

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.

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

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

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 \(gw.govt.nz\)](https://www.gw.govt.nz/search-selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

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.

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)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the area's 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 adjoining road carriageways (Kotare Street and Winara Avenue) 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 adjoining road carriageways (Kotare Street and Winara Avenue) are shown to be subject to a shallow surface flow area which is affected by a direct flood risk on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

Shallow surface flow areas are floodplain areas, typically on steeper catchments, where shallow moving flood waters could occur during a flood event. A shallow surface flow area is subject to a direct flood risk. This hazard is associated with high intensity rainfall that overwhelms the primary drainage paths resulting in shallow flows across the ground surface.

The adjoining road carriageway (Kotare Street) is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

The adjoining road carriageway (Kotare Street) is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

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.

The Ohariu earthquake fault avoidance zone (section described as 'uncertain-poorly constrained') traverses the adjacent (Wilson Way) road carriageway.

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 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 run to the storm water connection provided.

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

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

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

14 Wilson Way, Waikanae (Lot 36 DP 538654)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: October 30, 2025

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

Identifier **898786**
Land Registration District **Wellington**
Date Issued 21 May 2020

Prior References
761539

Estate Fee Simple
Area 459 square metres more or less
Legal Description Lot 36 Deposited Plan 538654
Original Registered Owners
Kohekohe Developments Limited

Interests

Appurtenant hereto is a sewer right specified in Easement Certificate A029414 - 26.3.1974 at 2:39 pm
Appurtenant hereto is a right to water and sewage drainage specified in Easement Certificate 531477.3 - 7.12.1982 at 2:26 pm
10795564.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2017 at 2:07 pm
10945109.2 Mortgage to TSB Bank Limited - 8.11.2017 at 8:43 am
11753994.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.5.2020 at 3:20 pm
Land Covenant in Covenant Instrument 11753994.5 - 21.5.2020 at 3:20 pm
11767971.1 Discharge of Mortgage 10945109.2 - 16.6.2020 at 8:30 am
11767971.2 Transfer to James Allan Davis - 16.6.2020 at 8:30 am
12044570.2 Mortgage to ASB Bank Limited - 5.3.2021 at 3:33 pm
12981651.1 Variation of Mortgage 12044570.2 - 12.4.2024 at 12:45 pm

Title Plan - DP 538654

Survey Number	DP 538654
Surveyor Reference	1897 Kohekohe Developments Ltd (stage 1).
Surveyor	Paul William Turner
Survey Firm	Landlink Ltd
Surveyor Declaration	I Paul William Turner, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 13 May 2020 03:26 PM

Survey Details

Dataset Description	Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being Subdivision of Lot 4 DP 505104.		
Status	Deposited		
Land District	Wellington	Survey Class	Class A
Submitted Date	13/05/2020	Survey Approval Date	13/05/2020
		Deposit Date	21/05/2020

Territorial Authorities

Kapiti Coast District

Comprised In

RT 761539

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area GN Deposited Plan 538654	Easement		
Area FS Deposited Plan 538654	Easement		
Lot 4 Deposited Plan 538654	Fee Simple Title	0.0457 Ha	898757
Lot 5 Deposited Plan 538654	Fee Simple Title	0.0494 Ha	898758
Lot 6 Deposited Plan 538654	Fee Simple Title	0.0788 Ha	898759
Lot 7 Deposited Plan 538654	Fee Simple Title	0.0567 Ha	898760
Lot 8 Deposited Plan 538654	Fee Simple Title	0.0562 Ha	898761
Lot 9 Deposited Plan 538654	Fee Simple Title	0.0537 Ha	898762
Lot 10 Deposited Plan 538654	Fee Simple Title	0.0625 Ha	898763
Lot 11 Deposited Plan 538654	Fee Simple Title	0.0606 Ha	898764
Lot 12 Deposited Plan 538654	Fee Simple Title	0.0606 Ha	898765
Lot 13 Deposited Plan 538654	Fee Simple Title	0.0499 Ha	898766
Lot 14 Deposited Plan 538654	Fee Simple Title	0.0610 Ha	898767
Lot 15 Deposited Plan 538654	Fee Simple Title	0.0450 Ha	898768
Lot 16 Deposited Plan 538654	Fee Simple Title	0.0450 Ha	898769
Lot 17 Deposited Plan 538654	Fee Simple Title	0.0624 Ha	898770
Lot 18 Deposited Plan 538654	Fee Simple Title	0.0450 Ha	898771
Lot 19 Deposited Plan 538654	Fee Simple Title	0.0531 Ha	898772
Lot 20 Deposited Plan 538654	Fee Simple Title	0.0517 Ha	898773
Lot 21 Deposited Plan 538654	Fee Simple Title	0.0565 Ha	898774

Title Plan - DP 538654

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 22 Deposited Plan 538654	Fee Simple Title	0.0540 Ha	898775
Lot 23 Deposited Plan 538654	Fee Simple Title	0.0560 Ha	898776
Lot 24 Deposited Plan 538654	Fee Simple Title	0.0527 Ha	898777
Lot 25 Deposited Plan 538654	Fee Simple Title	0.0554 Ha	898778
Lot 26 Deposited Plan 538654	Fee Simple Title	0.0666 Ha	898779
Lot 27 Deposited Plan 538654	Fee Simple Title	0.0778 Ha	898780
Lot 28 Deposited Plan 538654	Fee Simple Title	0.1122 Ha	898781
Lot 29 Deposited Plan 538654	Fee Simple Title	0.0705 Ha	898782
Lot 30 Deposited Plan 538654	Fee Simple Title	0.0655 Ha	898783
Lot 31 Deposited Plan 538654	Fee Simple Title	0.2014 Ha	898784
Lot 35 Deposited Plan 538654	Fee Simple Title	0.0571 Ha	898785
Lot 36 Deposited Plan 538654	Fee Simple Title	0.0459 Ha	898786
Lot 39 Deposited Plan 538654	Fee Simple Title	0.0450 Ha	898787
Lot 40 Deposited Plan 538654	Fee Simple Title	0.0640 Ha	898788
Lot 41 Deposited Plan 538654	Fee Simple Title	0.0685 Ha	898789
Lot 42 Deposited Plan 538654	Fee Simple Title	0.0751 Ha	898790
Lot 43 Deposited Plan 538654	Fee Simple Title	0.0571 Ha	898791
Lot 44 Deposited Plan 538654	Fee Simple Title	0.0517 Ha	898792
Lot 45 Deposited Plan 538654	Fee Simple Title	0.0454 Ha	898801
Lot 46 Deposited Plan 538654	Fee Simple Title	0.0529 Ha	898793
Lot 50 Deposited Plan 538654	Fee Simple Title	0.0612 Ha	898795
Lot 51 Deposited Plan 538654	Fee Simple Title	0.1015 Ha	898796
Lot 52 Deposited Plan 538654	Fee Simple Title	0.1183 Ha	898797
Lot 58 Deposited Plan 538654	Fee Simple Title	0.0693 Ha	898798
Lot 60 Deposited Plan 538654	Fee Simple Title	0.0713 Ha	898800
	Road	0.6904 Ha	
Lot 300 Deposited Plan 538654	Fee Simple Title	0.4796 Ha	898802
Lot 400 Deposited Plan 538654	Fee Simple Title	1.1602 Ha	898803
Lot 500 Deposited Plan 538654	Fee Simple Title	2.3128 Ha	898804
Lot 600 Deposited Plan 538654	Fee Simple Title	0.1786 Ha	898805
Area D Deposited Plan 538654	Easement		
Area E Deposited Plan 538654	Easement		
Area F Deposited Plan 538654	Easement		
Area G Deposited Plan 538654	Easement		
Area H Deposited Plan 538654	Easement		
Area I Deposited Plan 538654	Easement		
Area J Deposited Plan 538654	Easement		
Area K Deposited Plan 538654	Easement		
Area L Deposited Plan 538654	Easement		
Area LA Deposited Plan 538654	Easement		
Area M Deposited Plan 538654	Easement		
Area N Deposited Plan 538654	Easement		
Area O Deposited Plan 538654	Easement		
Area OA Deposited Plan 538654	Easement		

Title Plan - DP 538654

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area P Deposited Plan 538654	Easement		
Area Q Deposited Plan 538654	Easement		
Area Z Deposited Plan 538654	Easement		
Area FA Deposited Plan 538654	Easement		
Area FB Deposited Plan 538654	Easement		
Area FC Deposited Plan 538654	Easement		
Area FD Deposited Plan 538654	Easement		
Area FE Deposited Plan 538654	Easement		
Area FF Deposited Plan 538654	Easement		
Area FM Deposited Plan 538654	Easement		
Area FN Deposited Plan 538654	Easement		
Area FO Deposited Plan 538654	Easement		
Area GA Deposited Plan 538654	Easement		
Area GB Deposited Plan 538654	Easement		
Area GF Deposited Plan 538654	Easement		
Area GG Deposited Plan 538654	Easement		
Area GH Deposited Plan 538654	Easement		
Area GI Deposited Plan 538654	Easement		
Area GJ Deposited Plan 538654	Easement		
Area GK Deposited Plan 538654	Easement		
Area GL Deposited Plan 538654	Easement		
Area GM Deposited Plan 538654	Easement		
Area AI Deposited Plan 538654	Covenant - Land		
Area EA Deposited Plan 538654	Covenant - Land		
Area AK Deposited Plan 538654	Covenant - Land		
Area AL Deposited Plan 538654	Covenant - Land		
Area AM Deposited Plan 538654	Covenant - Land		
Area BA Deposited Plan 538654	Covenant - Land		
Area BH Deposited Plan 538654	Covenant - Land		
Area GO Deposited Plan 538654	Covenant - Land		
Area AA Deposited Plan 538654	Covenant - Land		
Area AB Deposited Plan 538654	Covenant - Land		
Area AE Deposited Plan 538654	Covenant - Land		
Area AF Deposited Plan 538654	Covenant - Land		
Area AG Deposited Plan 538654	Covenant - Land		
Area AH Deposited Plan 538654	Covenant - Land		
Area AJ Deposited Plan 538654	Covenant - Land		
Area BD Deposited Plan 538654	Covenant - Land		
Area BF Deposited Plan 538654	Covenant - Land		
Area BG Deposited Plan 538654	Covenant - Land		
Area CA Deposited Plan 538654	Covenant - Land		
Area CB Deposited Plan 538654	Covenant - Land		
Area DA Deposited Plan 538654	Covenant - Land		
Area DB Deposited Plan 538654	Covenant - Land		

Title Plan - DP 538654

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area DC Deposited Plan 538654	Covenant - Land		
Area DD Deposited Plan 538654	Covenant - Land		
Area DE Deposited Plan 538654	Covenant - Land		
Area DF Deposited Plan 538654	Covenant - Land		
Area DH Deposited Plan 538654	Covenant - Land		
Area HA Deposited Plan 538654	Covenant - Land		
Area IA Deposited Plan 538654	Easement		
Area IB Deposited Plan 538654	Easement		
Area TT Deposited Plan 538654	Easement		
Area UU Deposited Plan 538654	Easement		
Area VV Deposited Plan 538654	Easement		
Area WW Deposited Plan 538654	Easement		
Area XX Deposited Plan 538654	Easement		
Area YY Deposited Plan 538654	Easement		
Area ZZ Deposited Plan 538654	Easement		
Area DI Deposited Plan 538654	Covenant - Land		
Total Area		7.6118 Ha	

Land Registration District

Wellington

Plan Number

DP 538654

Territorial Authority

Kapiti Coast District Council

Memorandum of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right to drain water	D	Lot 6 hereon	Lot 4 hereon
	F		Lot 5 hereon
	FM	Lot 12 hereon	Lots 13-15 hereon
	FN	Lot 14 hereon	Lots 12, 13 & 15 hereon
Right to drain sewage	D	Lot 6 hereon	Lot 4 hereon
	F		Lot 5 hereon
	FN	Lot 14 hereon	Lots 12, 13 & 15 hereon
	N	Lot 17 hereon	Lot 16 hereon
Right to drain sewage Right to drain water	P	Lot 20 hereon	Lot 21 hereon
Right of way	GL, FF	Lot 51 hereon	Lots 50, 52 hereon
Right to convey electricity Right to convey gas	FE	Lot 52 hereon	Lots 50, 51 hereon

Memorandum of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right to drain sewage Right to drain water Right of way Right to convey electricity Right to convey water Right to convey gas	FA	Lot 43 hereon	Lots 40-42, 300 hereon
	FB	Lot 42 hereon	Lots 40, 41, 43, 300 hereon
	FC	Lot 41 hereon	Lots 40, 42, 43, 300 hereon
	FD	Lot 40 hereon	Lots 41-43, 300 hereon
Right to convey electricity Right to convey water Right to convey gas	GF	Lot 39 hereon	Lots 40-43, 300 hereon
	GG, GM	Lot 300	Lots 40-43 hereon
Right of way Right to convey electricity Right to convey water Right to convey gas	FM	Lot 12 hereon	Lot 14 hereon
	FN	Lot 14 hereon	Lot 12 hereon
Right of way	FO	Lot 31 hereon	Lots 28-30 hereon

Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to convey water	FM	Lot 12 hereon	Kapiti Coast District Council
	FN	Lot 14 hereon	
	GF	Lot 39 hereon	
	GG, GM	Lot 300 hereon	
	FE, FS	Lot 52 hereon	
Right to drain sewage Right to drain water Right to convey water	UU, VV, WW	Lot 500 hereon	
	IA, IB, YY	Lot 300 hereon	
	FC	Lot 41 hereon	
	FB	Lot 42 hereon	
	FA	Lot 43 hereon	
	FE	Lot 52 hereon	
Right of way	UU, VV, WW	Lot 500 hereon	
Right to drain sewage Right to drain water	ZZ	Lot 300 hereon	
	E	Lot 6 hereon	
	G	Lot 7 hereon	
	H	Lot 8 hereon	
	FO, Z	Lot 31 hereon	
	XX	Lot 500 hereon	
	Q	Lot 35 hereon	
	GA, GL	Lot 51 hereon	
	GB	Lot 50 hereon	
	TT	Lot 600 hereon	
	GK	Lot 46 hereon	
	GN	Lot 45 hereon	

Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to drain water	GH	Lot 15 hereon	Kapiti Coast District Council
	GI	Lot 16 hereon	
	GJ	Lot 18 hereon	
	GO	Lot 400 hereon	
	I	Lot 9 hereon	
	J	Lot 10 hereon	
Right to drain sewage	K	Lot 11 hereon	
	L, LA, FM	Lot 12 hereon	
	M	Lot 14 hereon	
	O, OA	Lot 17 hereon	

Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to convey telecommunications	FM	Lot 12 hereon	Chorus New Zealand Limited
	FN	Lot 14 hereon	
	FO	Lot 31 hereon	
	FA	Lot 43 hereon	
	FB	Lot 42 hereon	
	FC	Lot 41 hereon	
	FD	Lot 40 hereon	
	GF	Lot 39 hereon	
	GG, GM	Lot 300 hereon	
	FE, FS	Lot 52 hereon	
	GL, FF	Lot 51 hereon	
	UU, VV, WW	Lot 500 hereon	
	IA, IB, YY	Lot 300 hereon	

Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to convey gas	FM	Lot 12 hereon	First Gas Limited
	FN	Lot 14 hereon	
	FO	Lot 31 hereon	
	FA	Lot 43 hereon	
	FB	Lot 42 hereon	
	FC	Lot 41 hereon	
	FD	Lot 40 hereon	
	GF	Lot 39 hereon	
	GG, GM	Lot 300 hereon	
	FE, FS	Lot 52 hereon	
	GL, FF	Lot 51 hereon	
	UU, VV, WW	Lot 500 hereon	
	IA, IB, YY	Lot 300 hereon	

Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to convey electricity	FM	Lot 12 hereon	Electra Limited
	FN	Lot 14 hereon	
	FO	Lot 31 hereon	
	FA	Lot 43 hereon	
	FB	Lot 42 hereon	
	FC	Lot 41 hereon	
	FD	Lot 40 hereon	
	GF	Lot 39 hereon	
	GG, GM	Lot 300 hereon	
	FE, FS	Lot 52 hereon	
	GL, FF	Lot 51 hereon	
	UU, VV, WW	Lot 500 hereon	
	IA, IB, YY	Lot 300 hereon	

Schedule of Existing Easements (in Gross)				
Purpose/Interest	Shown	Burdened Land (Servient Tenement)	Grantee	Creating Document
Right to convey telecommunications and computer media	IA	Lot 300 hereon	Chorus New Zealand Limited	E.I. 10795564.5
Right to convey electricity	IA		Electra Limited	E.I. 10795564.4
Right to convey water	IA		Kapiti Coast District Council	E.I. 10795564.6
Right to drain sewage Right to drain water	IA & IB			

Schedule of Existing Easements			
Purpose/Interest	Shown	Burdened Land (Servient Tenement)	Creating Document
Right of way Right to drain water Right to drain sewage Right to convey electricity Right to convey water Right to convey telecommunications and computer media	IA	Lot 300 hereon	E.I. 10795564.3

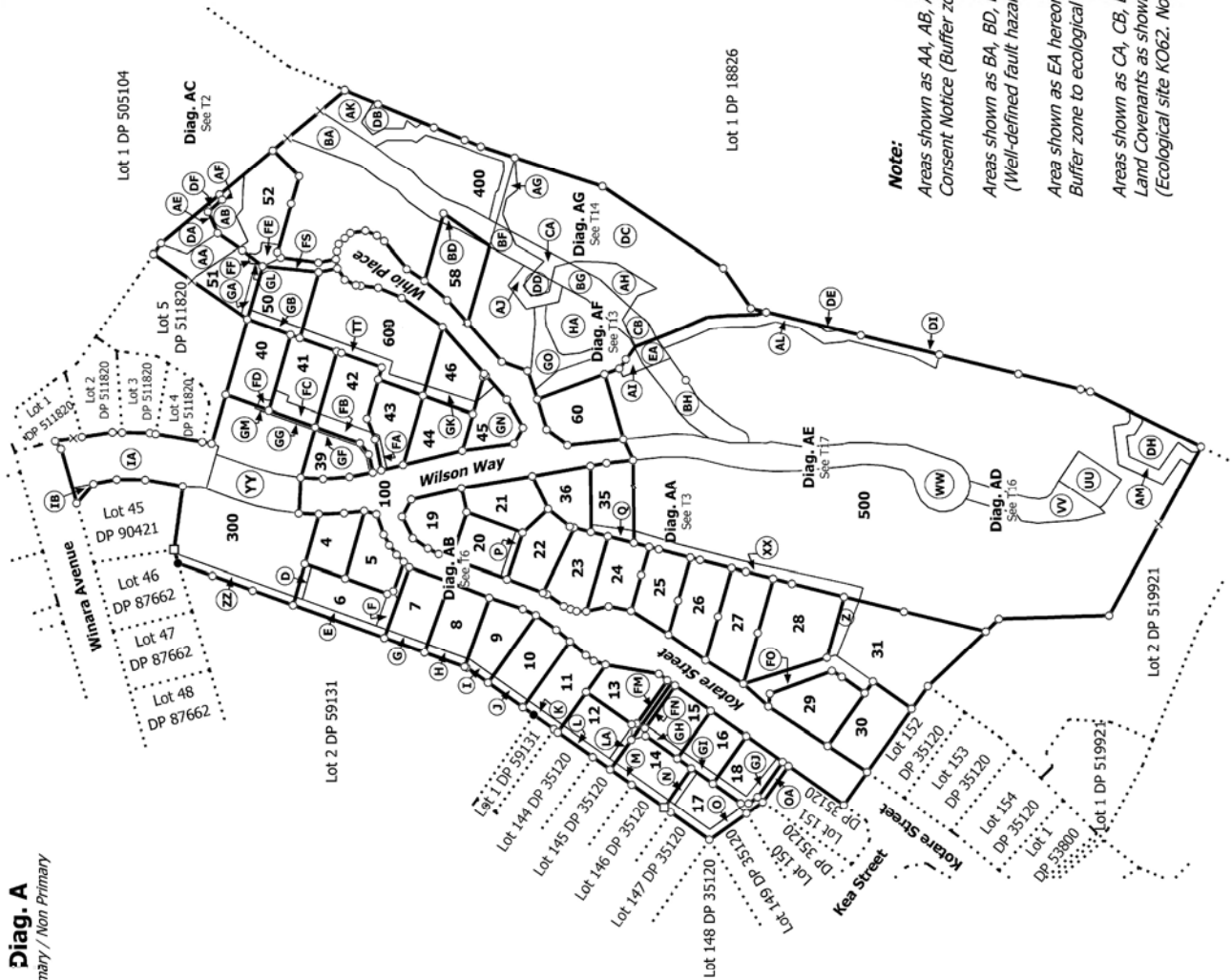
Schedule of Existing Easements to be Surrendered			
Purpose/Interest	Shown	Burdened Land (Servient Tenement)	Creating Document
Sewer	Shown blue on DP 35120	Pt Lot 149 DP 35120	EC A029414
Right to Drain Water and right to drain sewerage	A	Pt Lot 12 DP 53798 (now Lot 2 DP 59131)	EC 531477.3

Land Covenants
Areas shown as AA, AB, AE, AF, AG, AH, AI, AJ, AK, AL, AM, HA hereon to be subject to a Consent Notice (Buffer zone to ecological site KO62. No building or earthworks restriction). Areas shown as BA, BD, BF, BG, BH, CA, CB hereon to be subject to a Consent Notice (Well-defined fault hazard. No habitable building restriction). Area shown as EA hereon to be subject to a Consent Notice (Well-defined fault hazard and Buffer zone to ecological site KO62. No building or earthworks restriction). Areas shown as CA, CB, DA, DB, DC, DD, DE, DF, DH, DI, hereon is subject to an existing Land Covenants as shown on DP 505104, see Consent Notice 10795564.1 (Ecological site KO62. No damage, destruction or removal of native vegetation restriction).

LL File: 1897 Stage 2
 TA File: 170018A



Diag. A
Primary / Non Primary



Note:

Areas shown as AA, AB, AE, AF, AG, AH, AI, AJ, AK, AL, AM, HA hereon to be subject to a Consent Notice (Buffer zone to ecological site KO62. No building or earthworks restriction).

Areas shown as BA, BD, BF, BG, BH, CA, CB hereon to be subject to a Consent Notice (Well-defined fault hazard. No habitable building restriction).

Area shown as EA hereon to be subject to a Consent Notice (Well-defined fault hazard and Buffer zone to ecological site KO62. No building or earthworks restriction).

Areas shown as CA, CB, DA, DB, DC, DD, DE, DF, DH, DI, hereon is subject to an existing Land Covenants as shown on DP 505104, see Consent Notice 10795564.1 (Ecological site KO62. No damage, destruction or removal of native vegetation restriction).

T 1/17

Land District: Wellington

Digitally Generated Plan

Generated on: 23/05/2020 1:25pm Page 12 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

Deposited on: 21/05/2020



Diag. AC	Primary / Non Primary
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

T 2/17

Land District: Wellington

Digitally Generated Plan

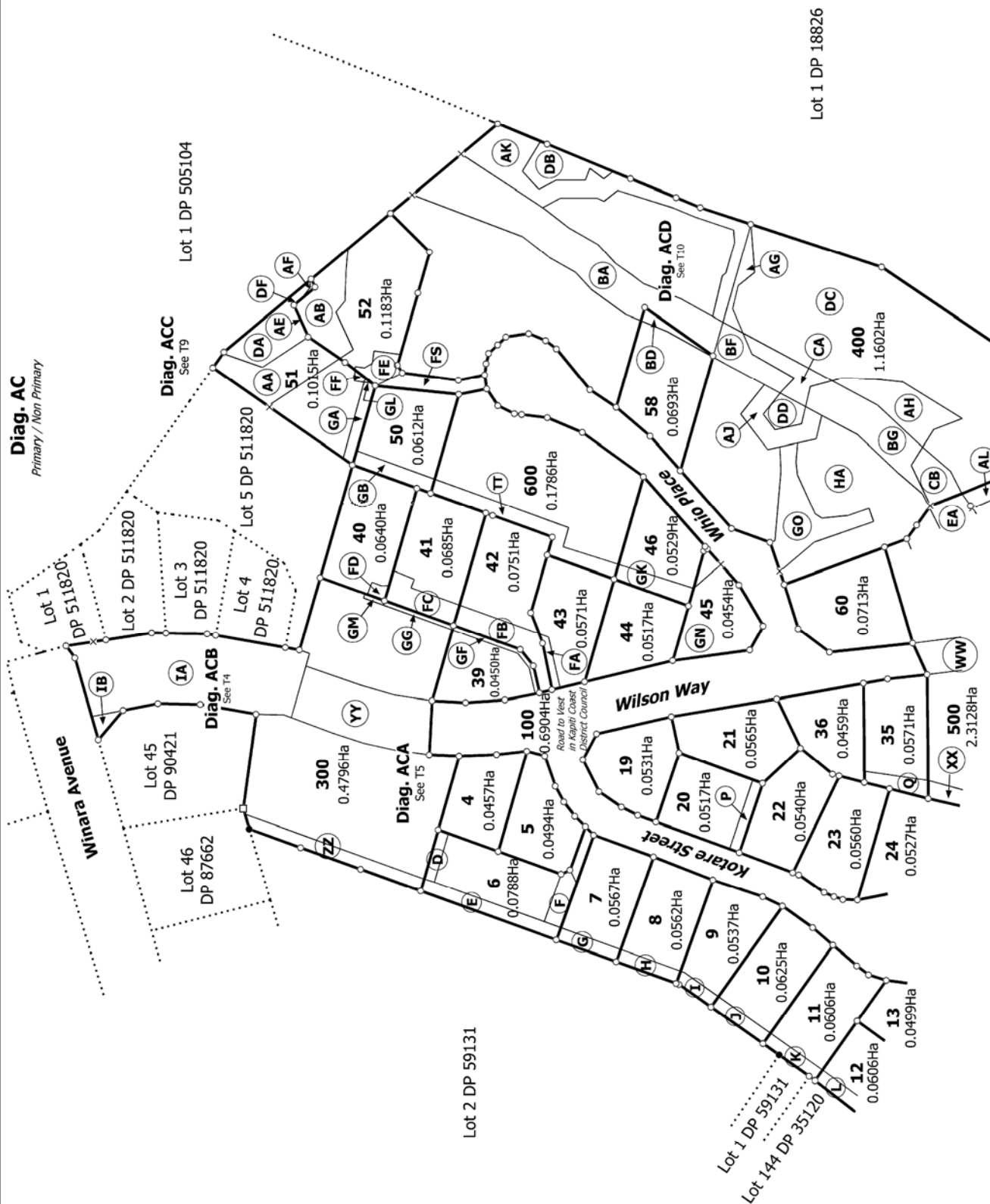
Digitally Generated File
Generated on: 29/05/2020 1:25pm Page 13 of 28

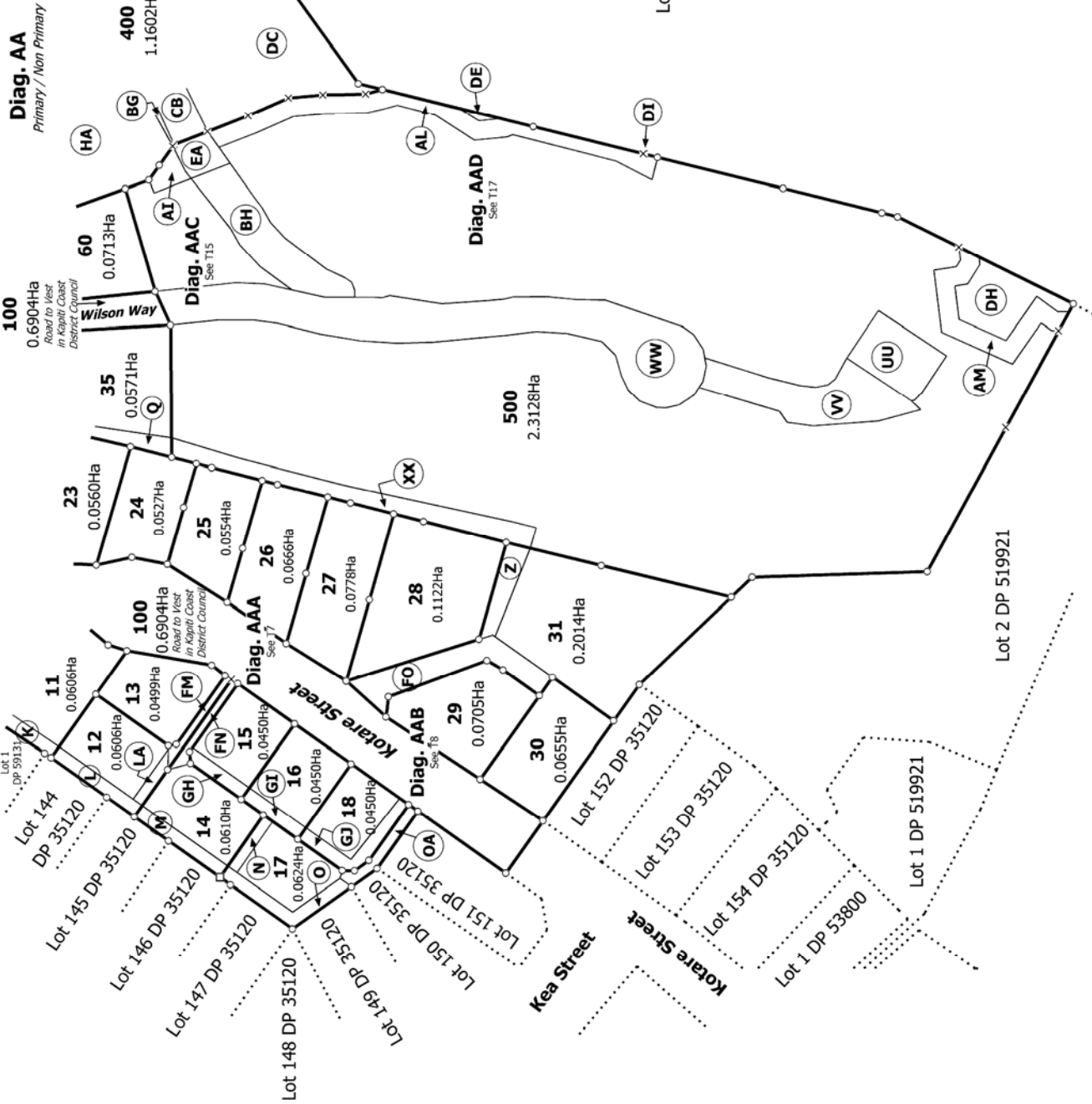
Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

Deposited on: 21/05/2020





T 3/17

Land District: Wellington

Digitally Generated Plan

Generated on: 23/05/2020 1:25pm Page 14 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

Surveyor: Paul William Turner
Firm: Landlink Ltd

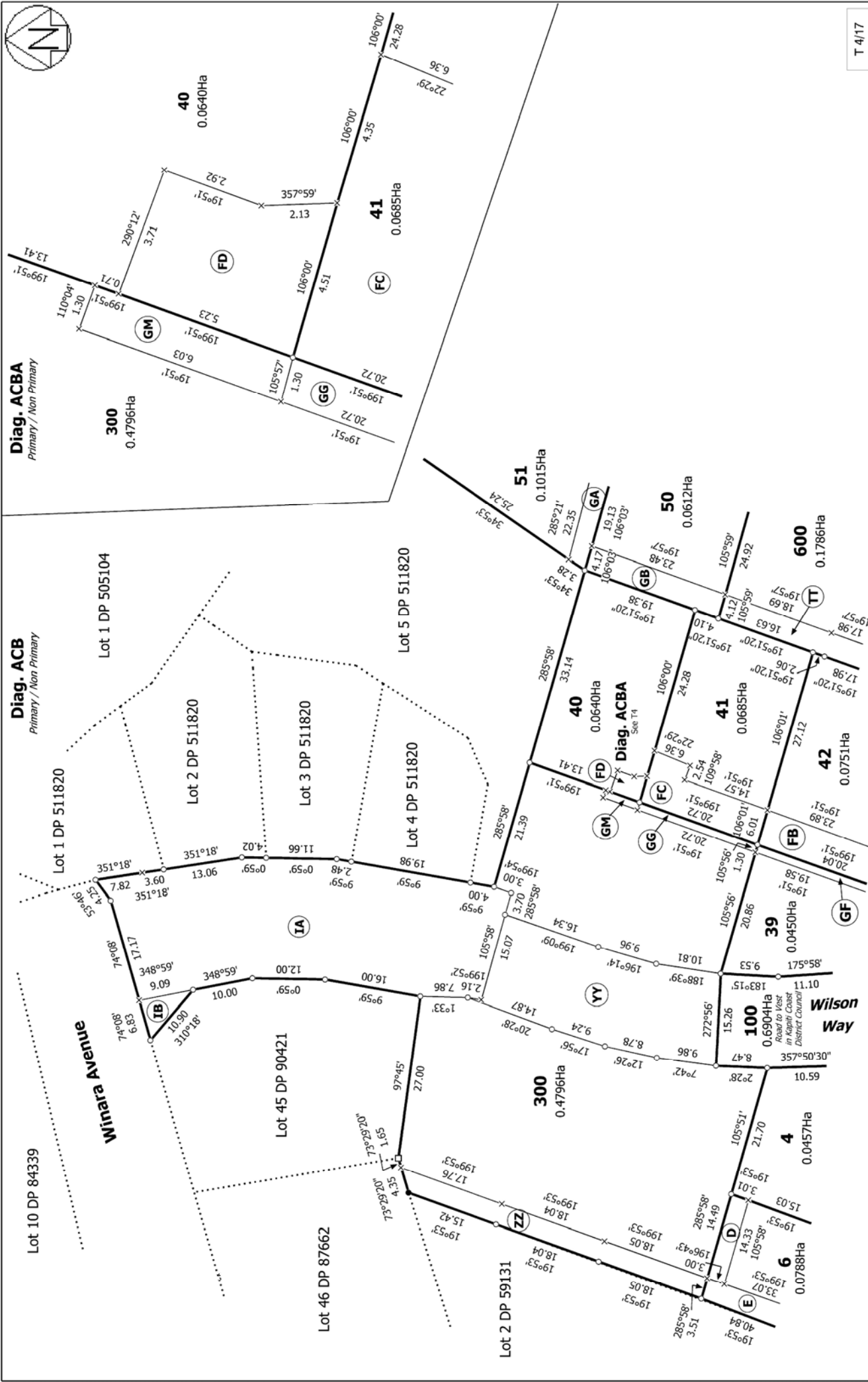
Title Plan
DP 538654

Deposited on: 21/05/2020



Diag. ACBA
Primary / Non Primary

Diag. ACB
Primary / Non Primary



T 4/17

Land District: Wellington

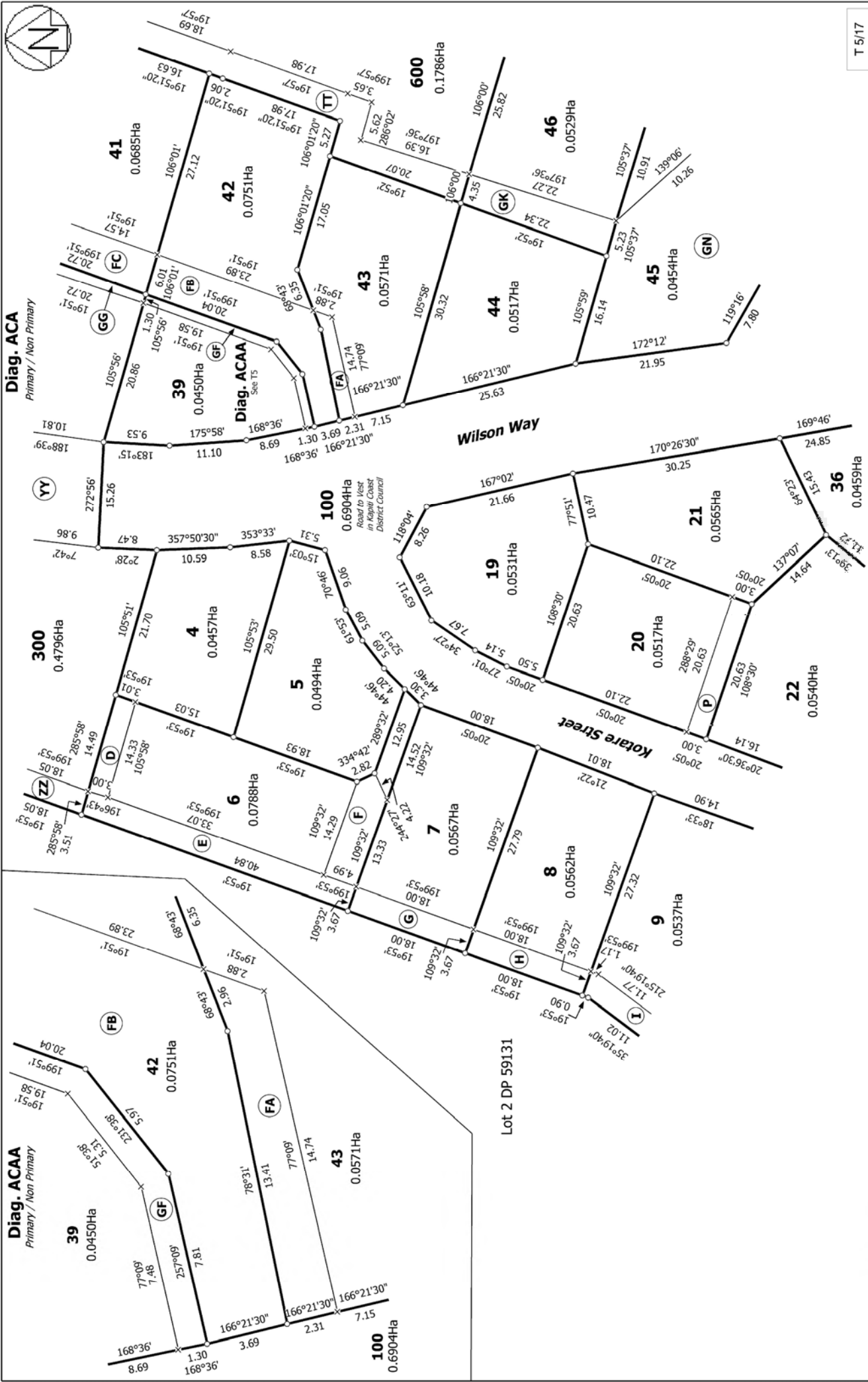
Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

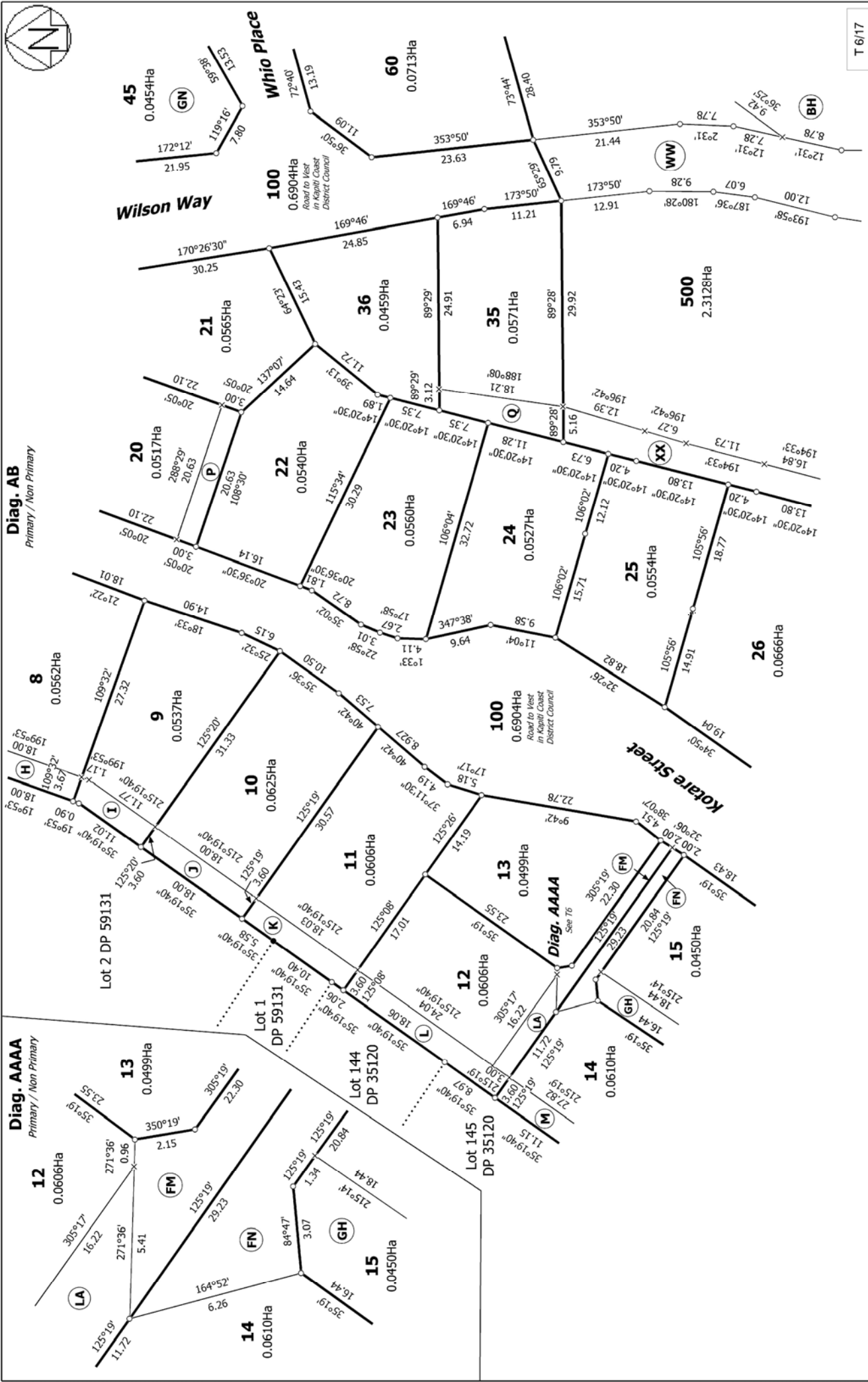
Digitally Generated Plan
Generated on: 23/05/2020 1:25pm Page 15 of 28

Deposited on: 21/05/2020



T 5/17

Land District: Wellington Digitally Generated Plan Generated on: 23/05/2020 1:25pm Page 16 of 28	Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being Subdivision of Lot 4 DP 505104.	Surveyor: Paul William Turner Firm: Landlink Ltd	Title Plan DP 538654 Deposited on: 21/05/2020
---	---	---	---

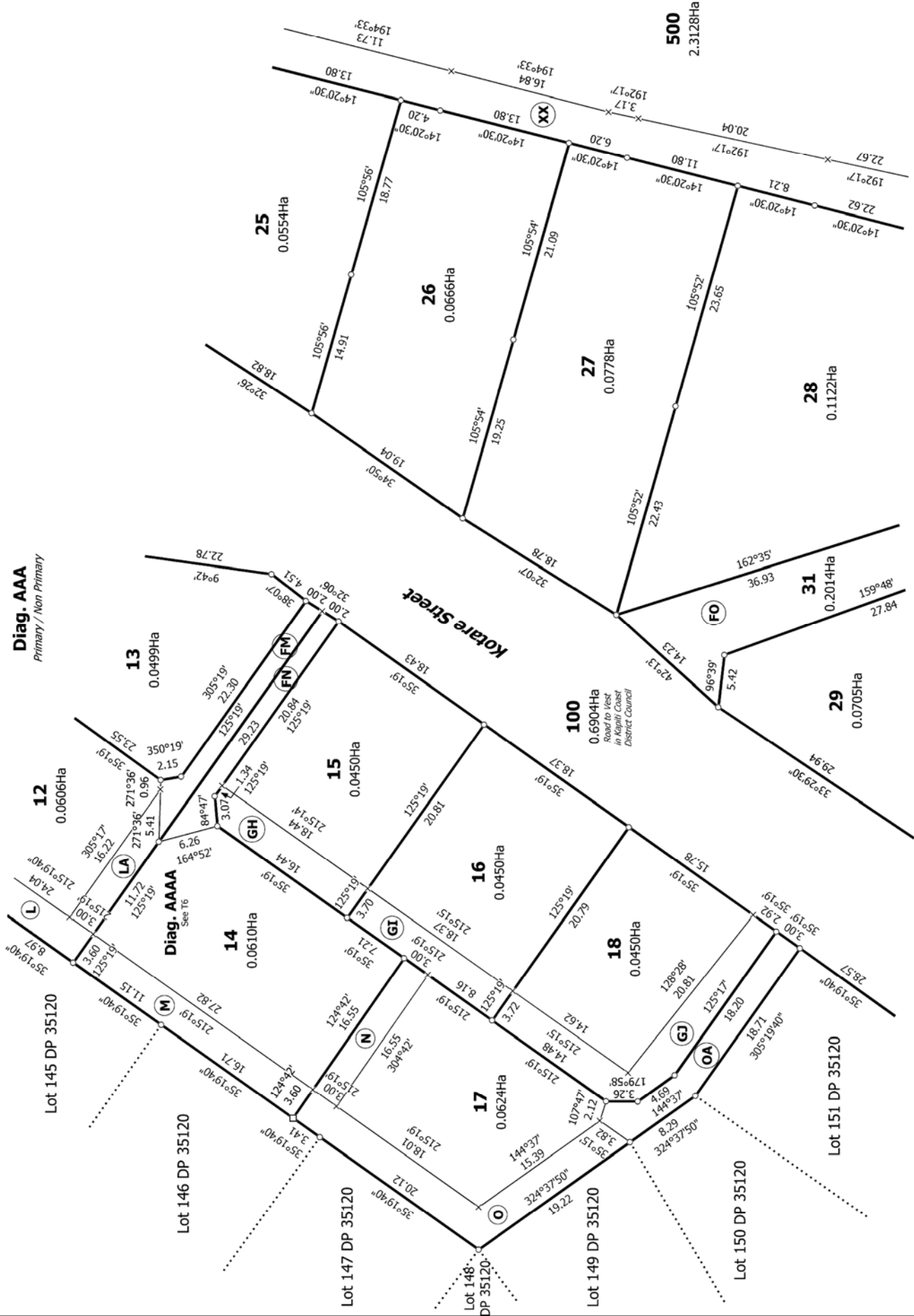


T 6/17

Land District: Wellington	Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being Subdivision of Lot 4 DP 505104.	Surveyor: Paul William Turner Firm: Landlink Ltd	Title Plan DP 538654
Digitally Generated Plan Generated on: 23/05/2020 1:25pm Page 17 of 28			Deposited on: 21/05/2020



Diag. AAA
Primary / Non Primary



T 7/17

Land District: Wellington

Digitally Generated Plan

Generated on: 23/05/2020 1:25pm Page 18 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

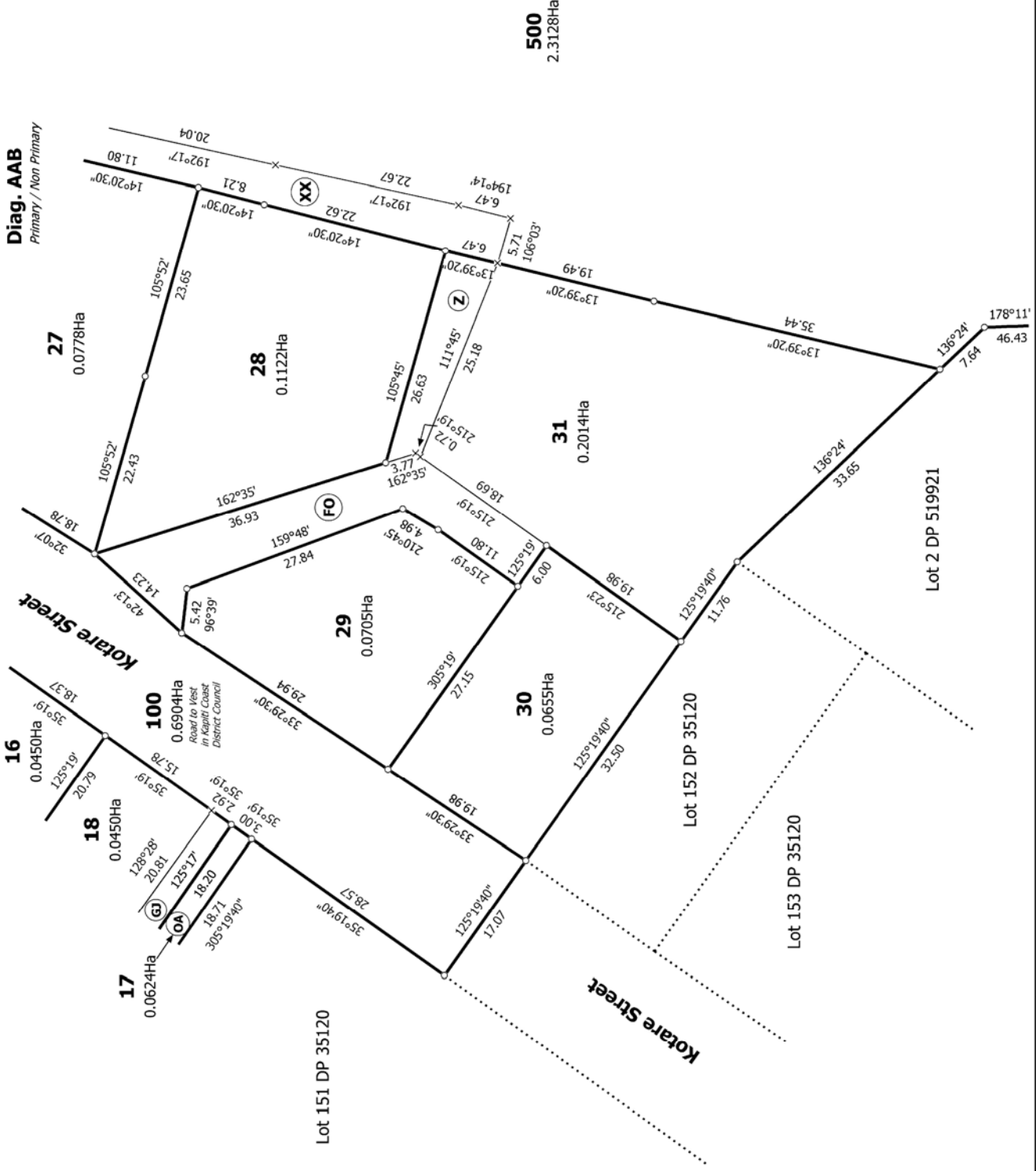
Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

Deposited on: 21/05/2020



Diag. AAB
Primary / Non Primary



T 8/17

Land District: Wellington

Digitally Generated Plan

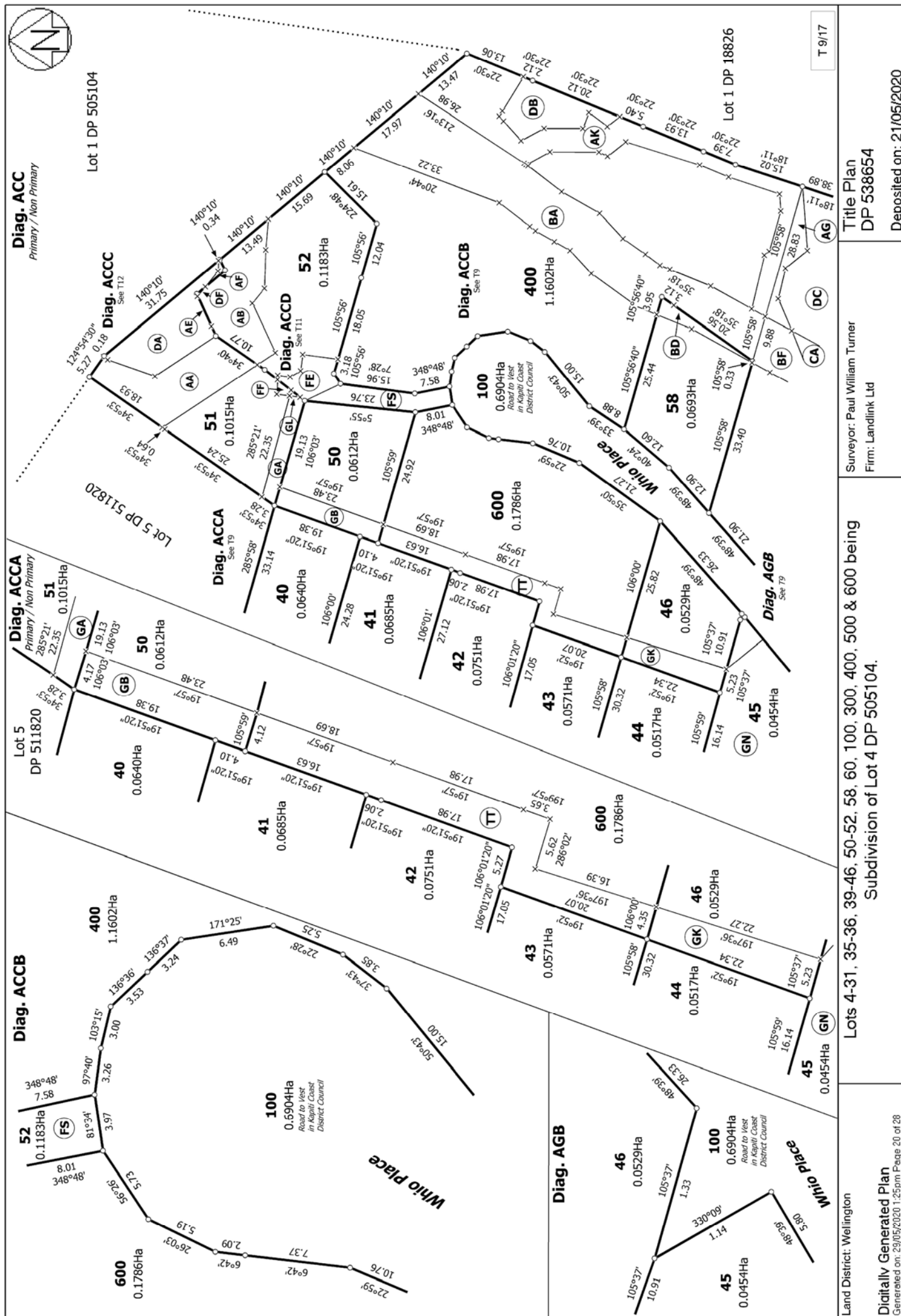
Generated on: 23/05/2020 1:25pm Page 19 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

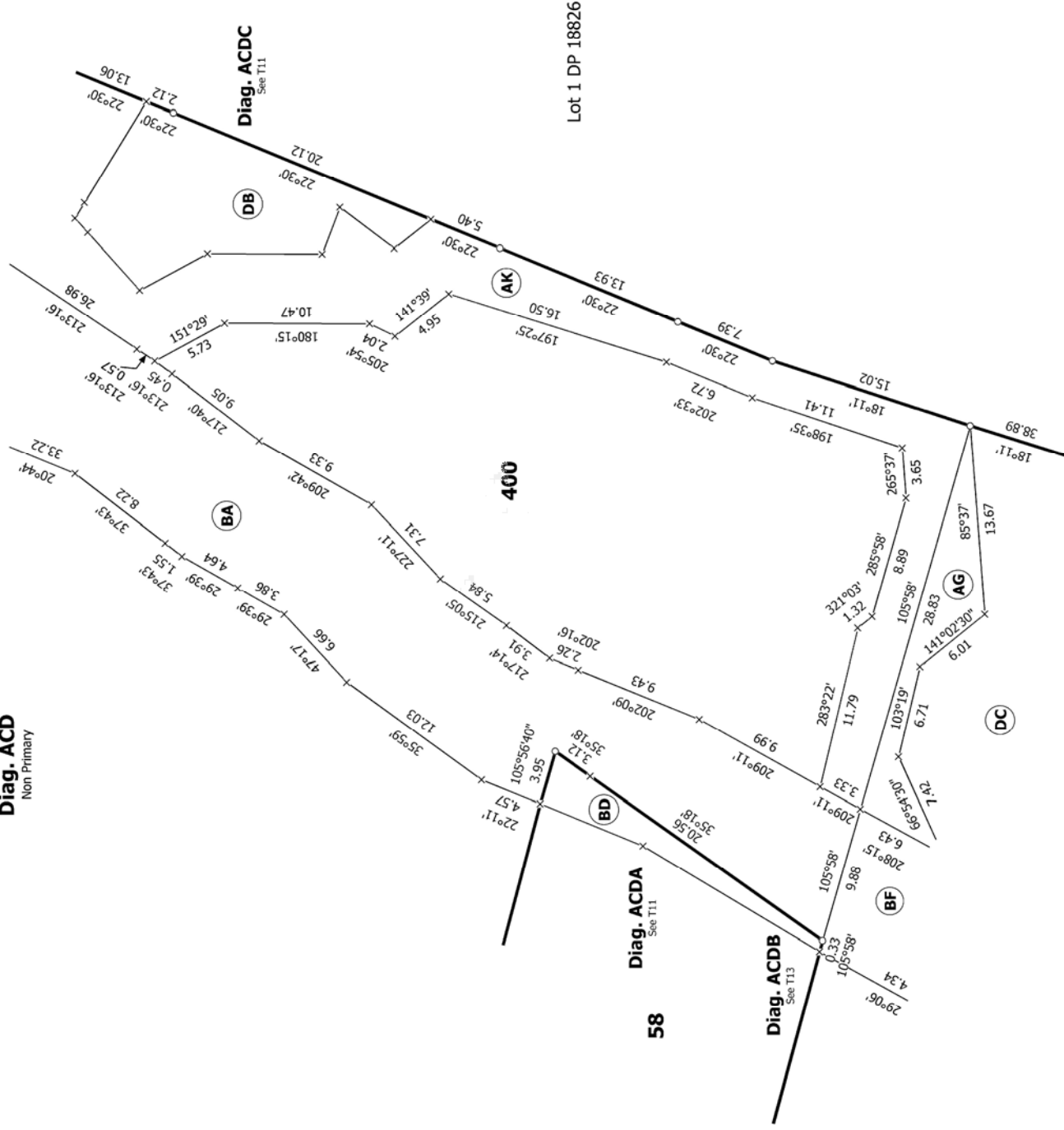
Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

Deposited on: 21/05/2020



Diag. ACD
Non Primary



T 10/17

Land District: Wellington

Digitally Generated Plan

Generated on: 23/05/2020 1:25pm Page 21 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

Surveyor: Paul William Turner
Firm: Landlink Ltd

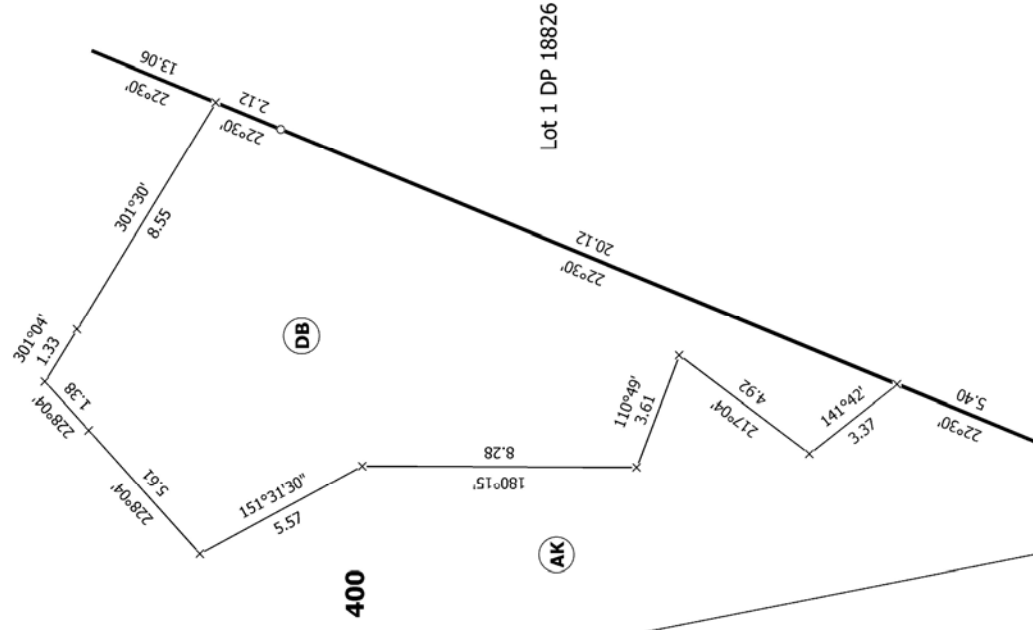
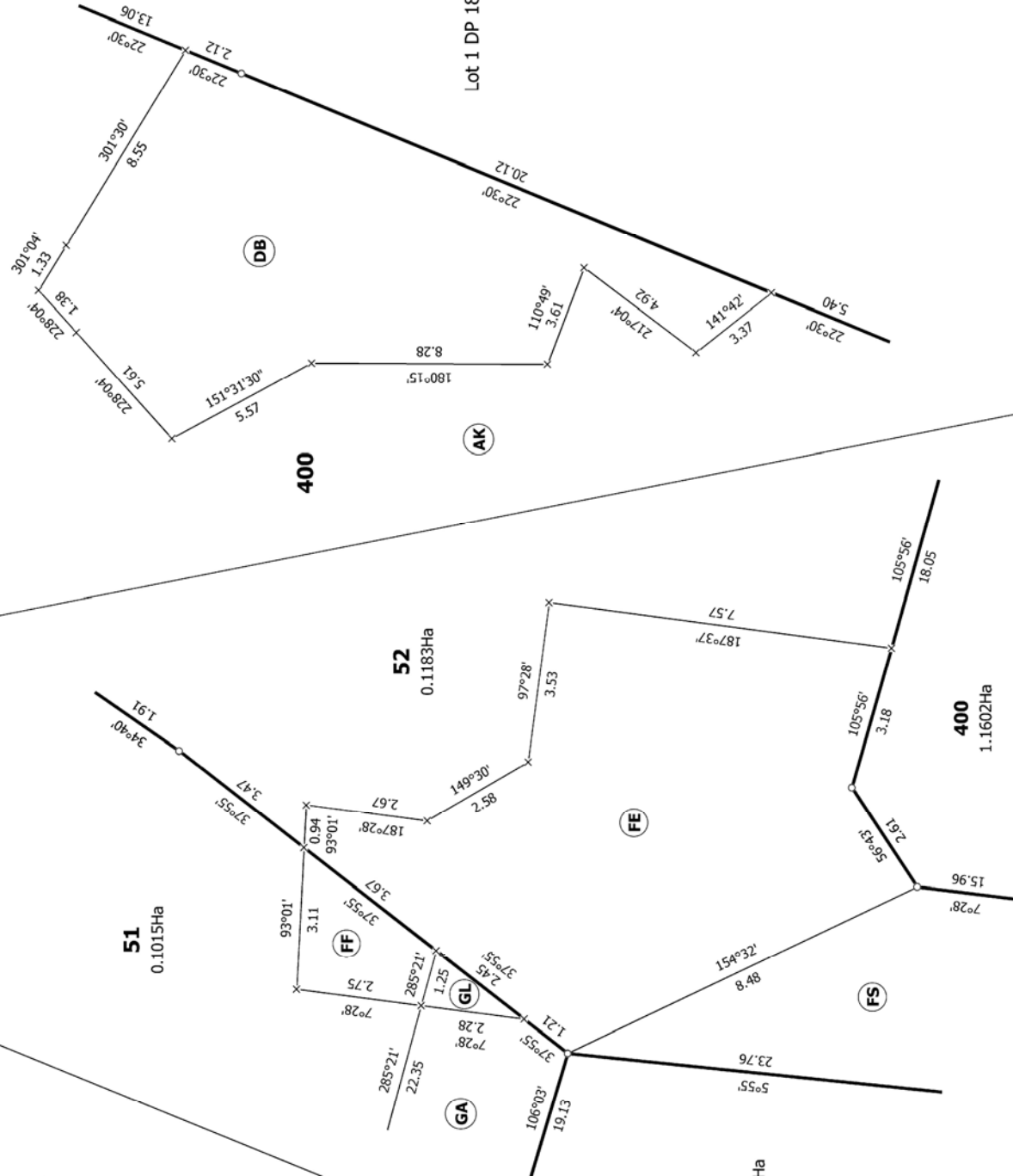
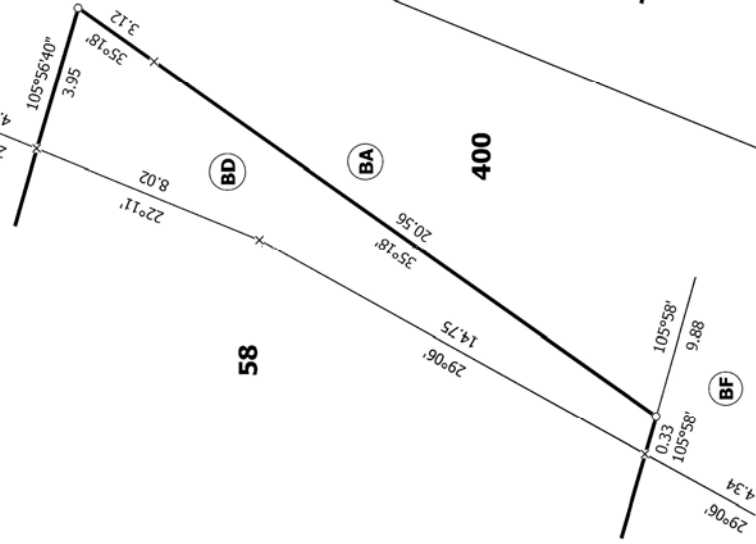
Title Plan
DP 538654

Deposited on: 21/05/2020

Diag. ACDA
Non Primary

Diag. ACCD
Primary / Non Primary

Diag. ACDC
Non Primary



T 11/17

Land District: Wellington

Digitally Generated Plan

Generated on: 23/05/2020 1:25pm Page 22 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

Surveyor: Paul William Turner
Firm: Landlink Ltd

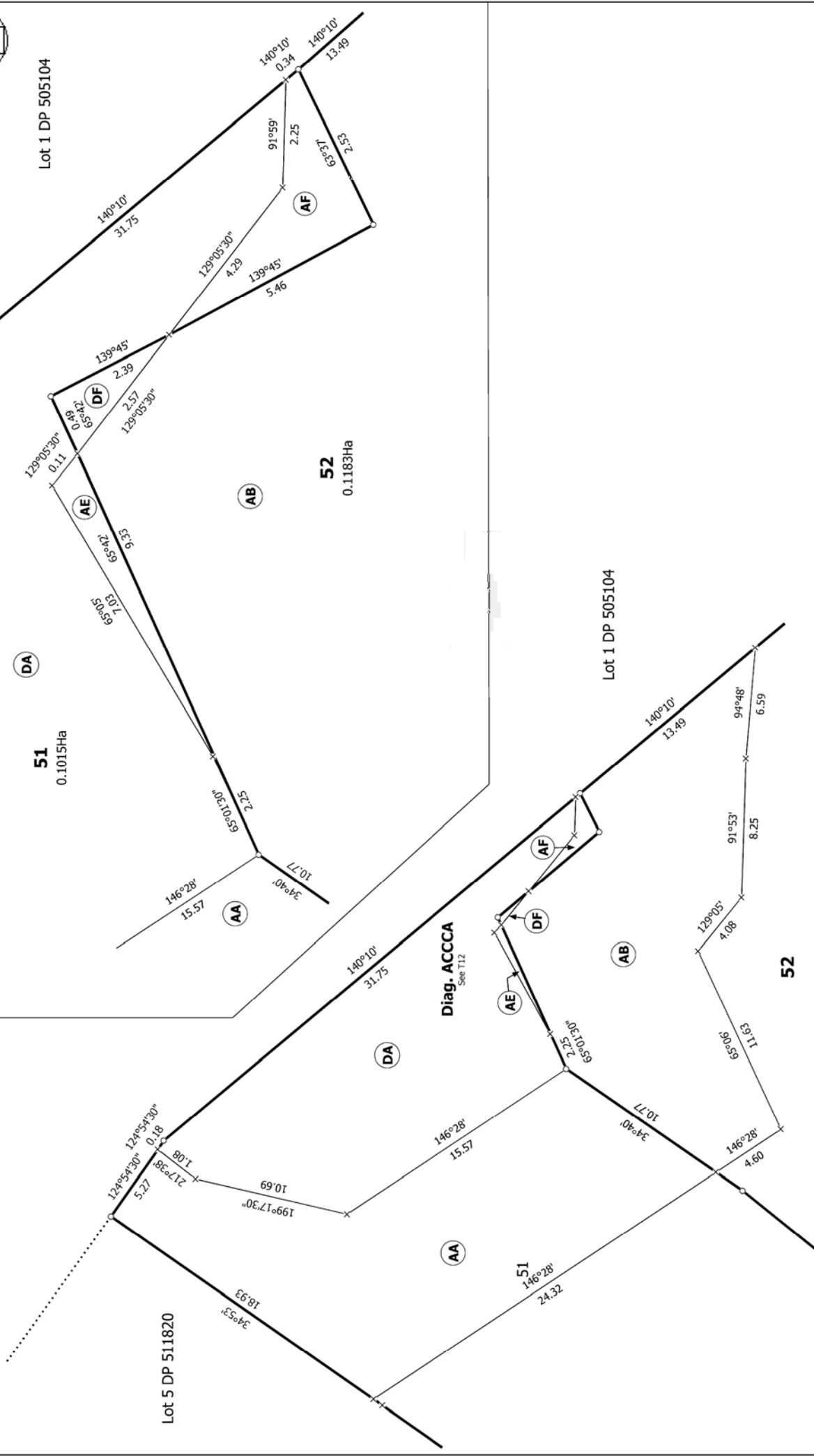
Title Plan
DP 538654

Deposited on: 21/05/2020



Diag. ACCC
Non Primary

Diag. ACCCA
Primary / Non Primary



T 12/17

Land District: Wellington

Digitally Generated Plan

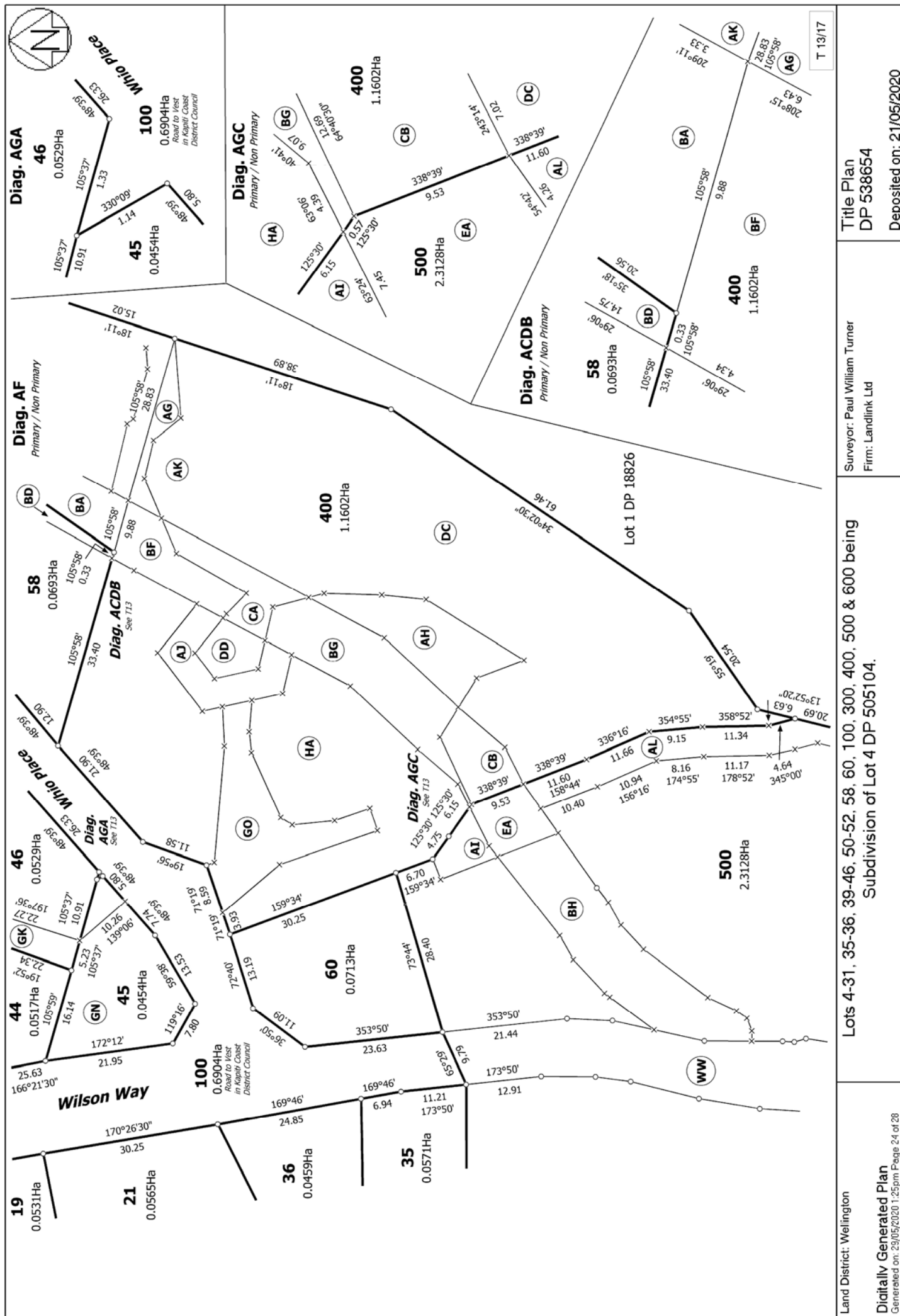
Generated on: 23/05/2020 1:25pm Page 23 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

Deposited on: 21/05/2020



Land District: Wellington

Digitally Generated Plan

Generated on: 23/05/2020 1:25pm Page 24 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

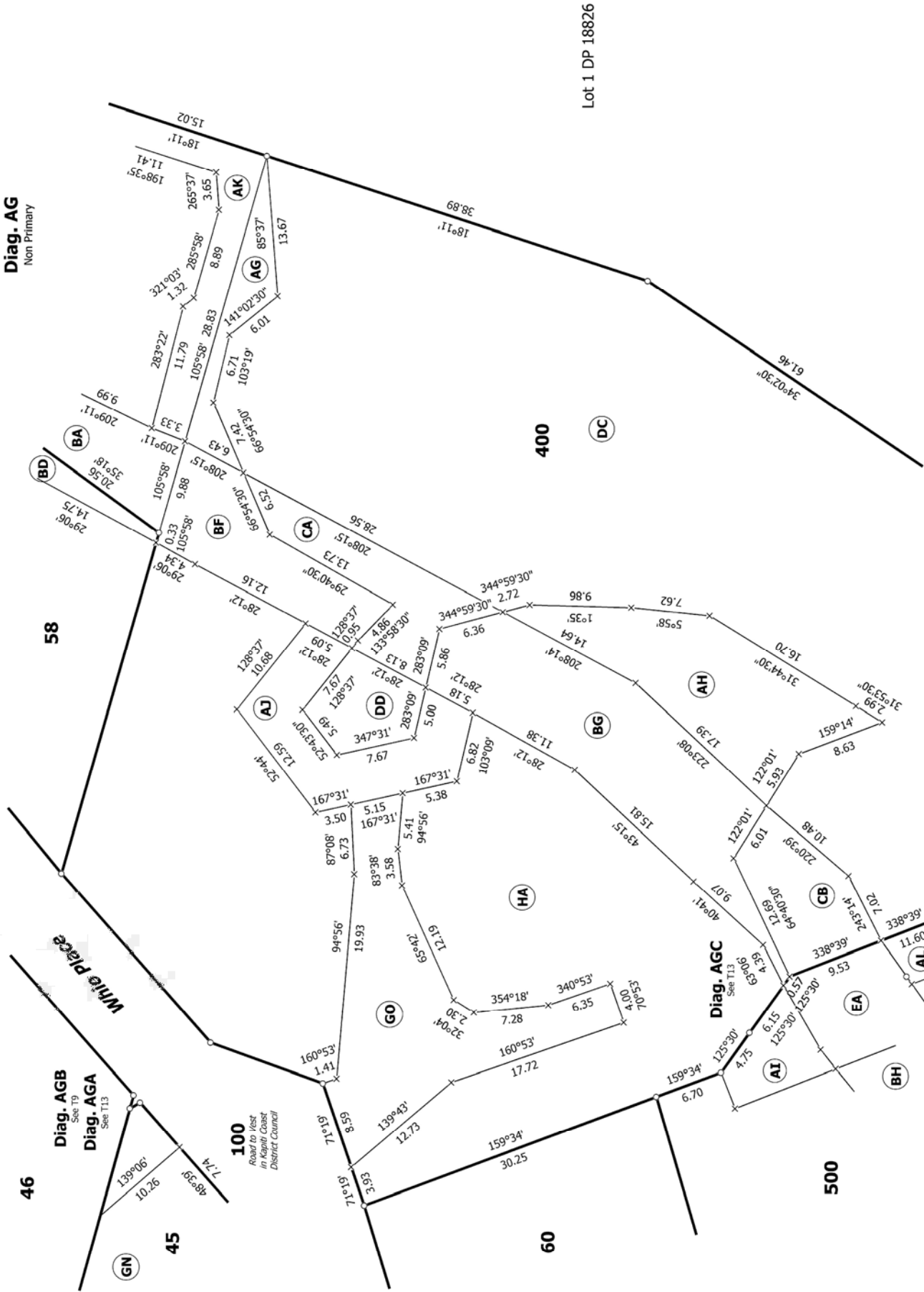
Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

Deposited on: 21/05/2020



Diag. AG
Non Primary



T 14/17

Land District: Wellington

Digitally Generated Plan

Generated on: 23/05/2020 1:25pm Page 25 of 28

Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.

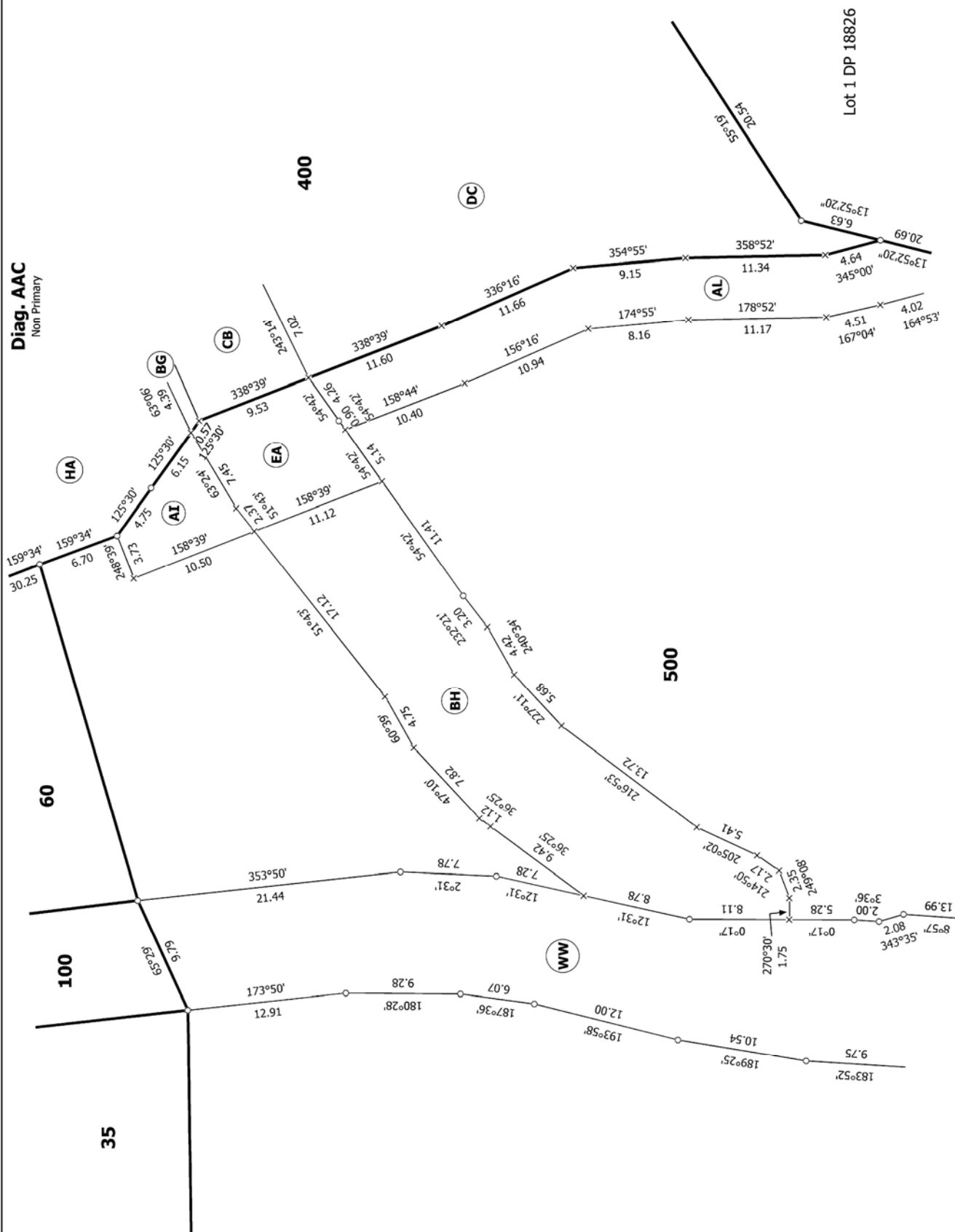
Surveyor: Paul William Turner
Firm: Landlink Ltd

Title Plan
DP 538654

Deposited on: 21/05/2020



Diag. AAC
Non Primary



T 15/17

Land District: Wellington

Digitally Generated Plan

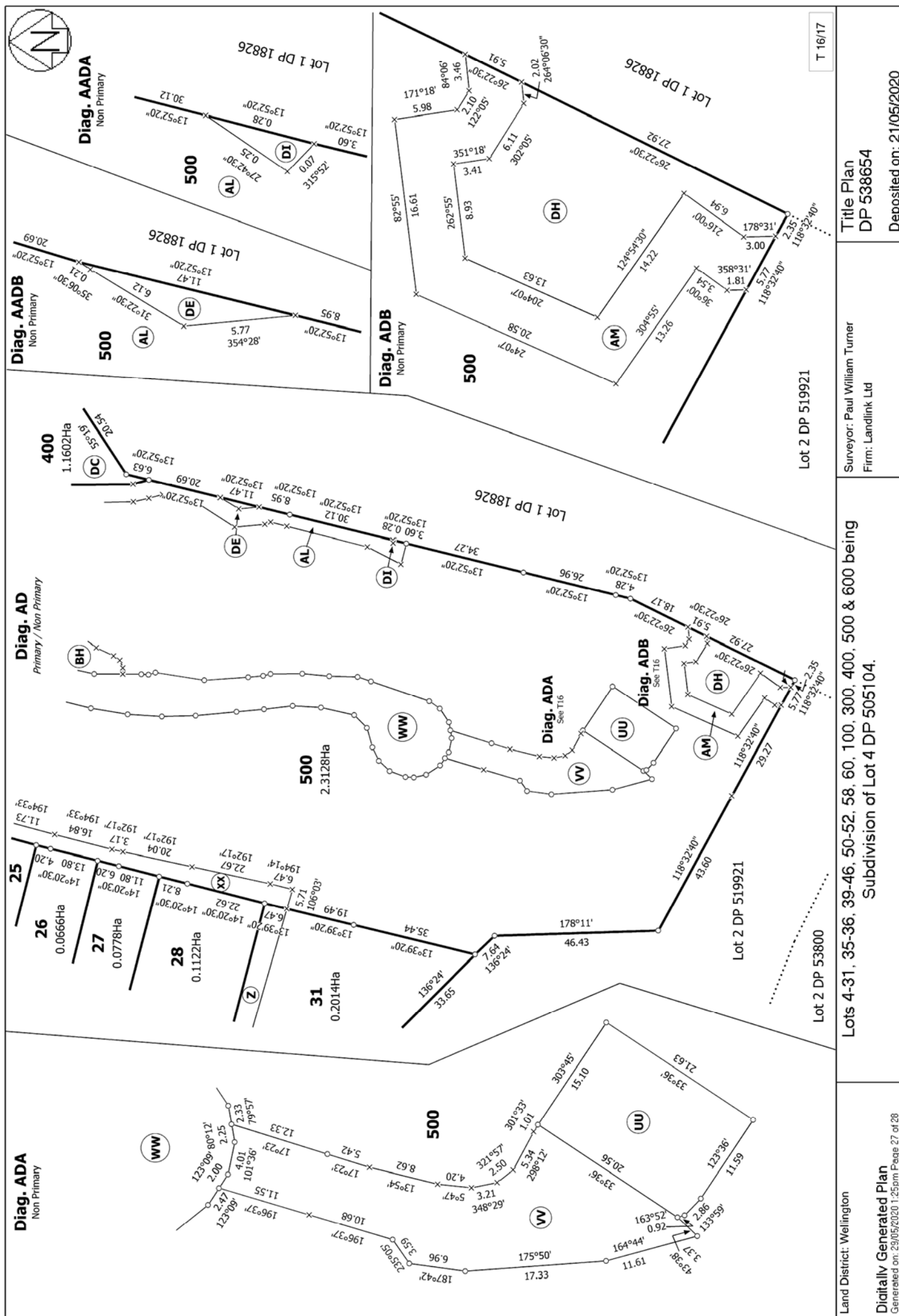
Generated on: 23/05/2020 1:25pm Page 26 of 28

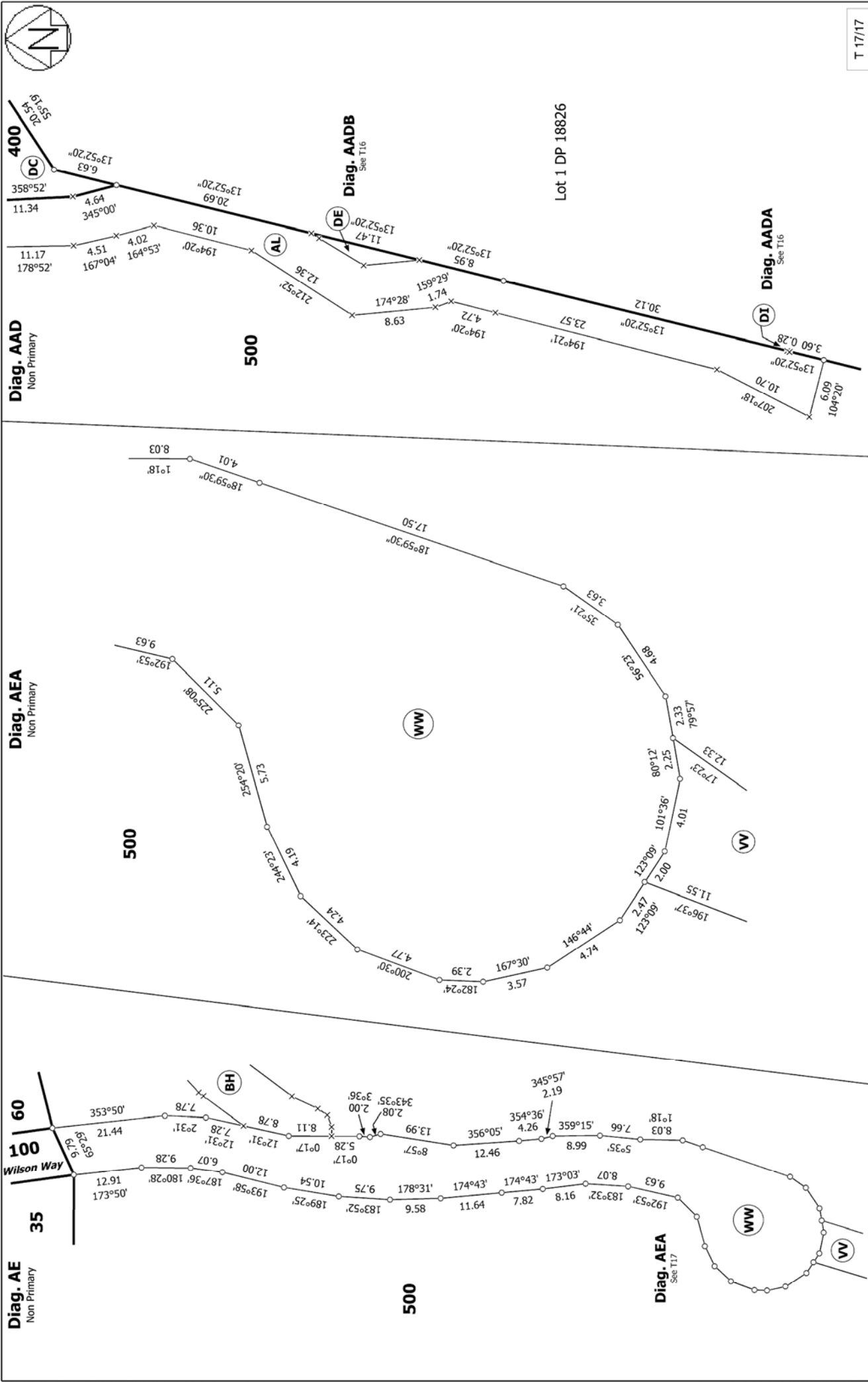
**Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being
Subdivision of Lot 4 DP 505104.**

Surveyor: Paul William Turner
Firm: Landlink Ltd

**Title Plan
DP 538654**

Deposited on: 21/05/2020



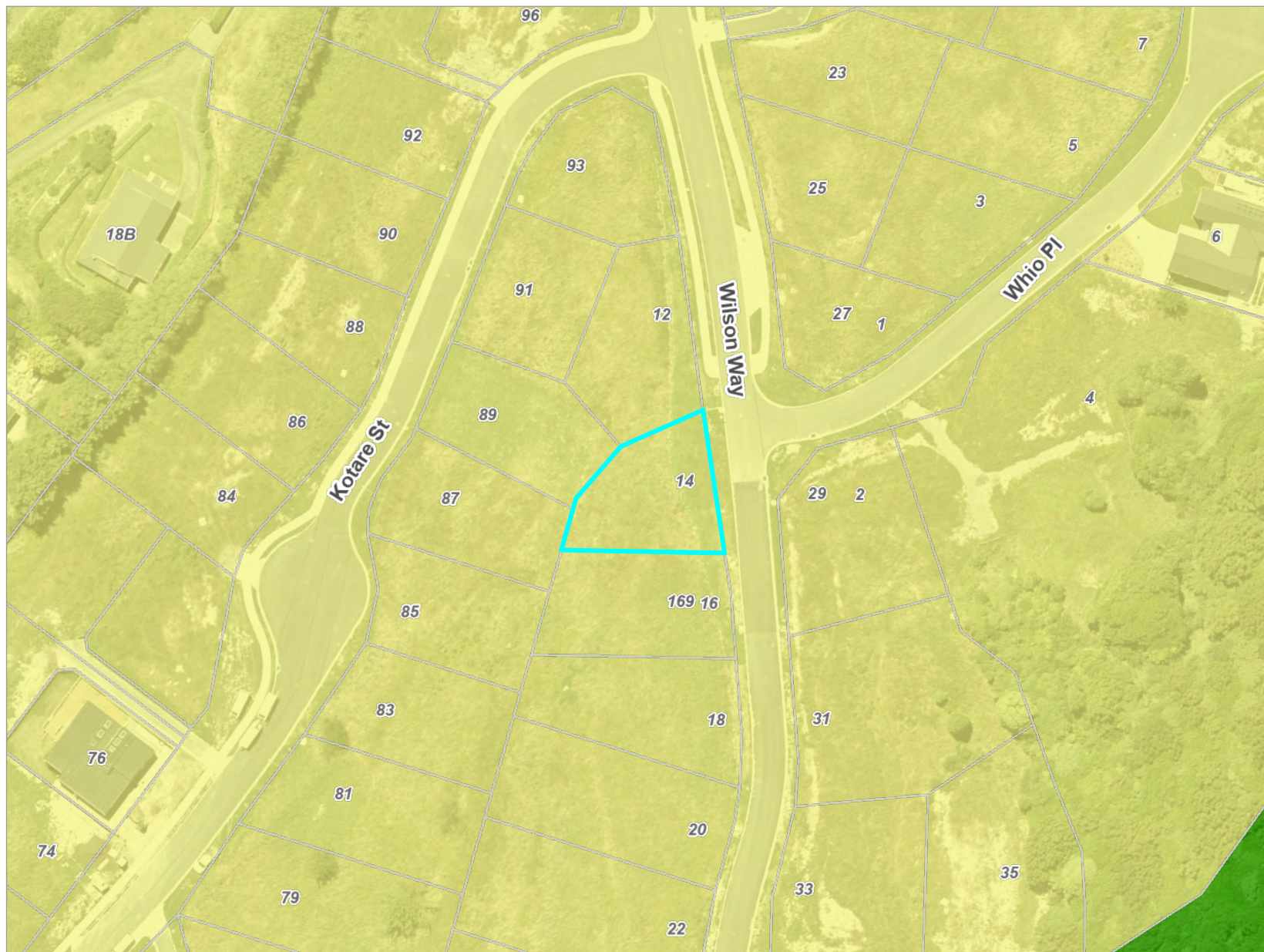


T 17/17

Land District: Wellington	Lots 4-31, 35-36, 39-46, 50-52, 58, 60, 100, 300, 400, 500 & 600 being Subdivision of Lot 4 DP 505104.	Surveyor: Paul William Turner Firm: Landlink Ltd	Title Plan DP 538654
Digitally Generated Plan Generated on: 23/05/2020 1:25pm Page 26 of 28		Deposited on: 21/05/2020	

Operative District Plan 2021 - Zones and Precincts

14 Wilson Way, Waikanae (Lot 36 DP 538654)



Key to map symbols

- General Residential Zone
- Natural Open Space Zone



0 20 40 Metres

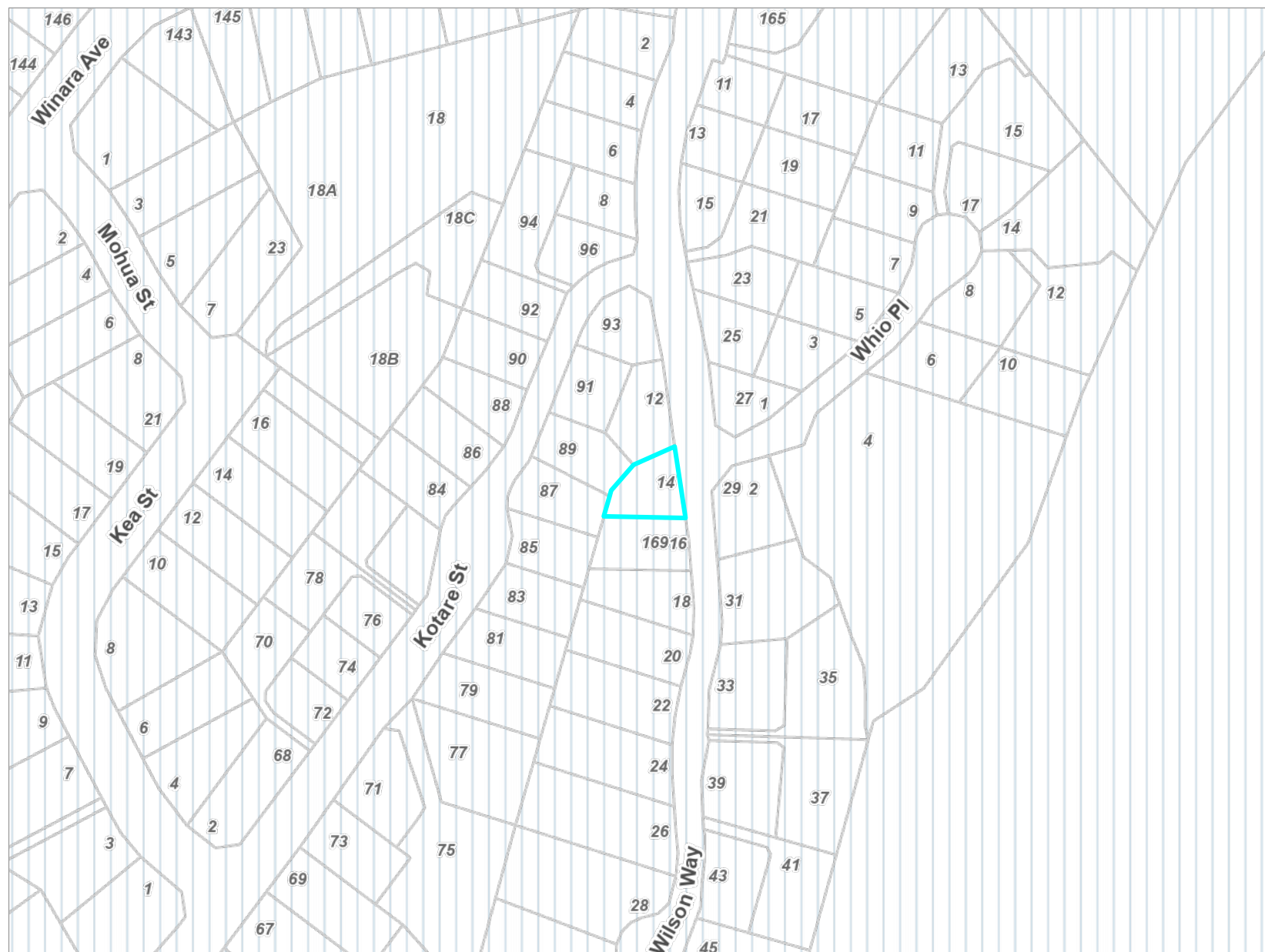
Scale @ A4 - 1:1,000

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

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

14 Wilson Way, Waikanae (Lot 36 DP 538654)



Key to map symbols

 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

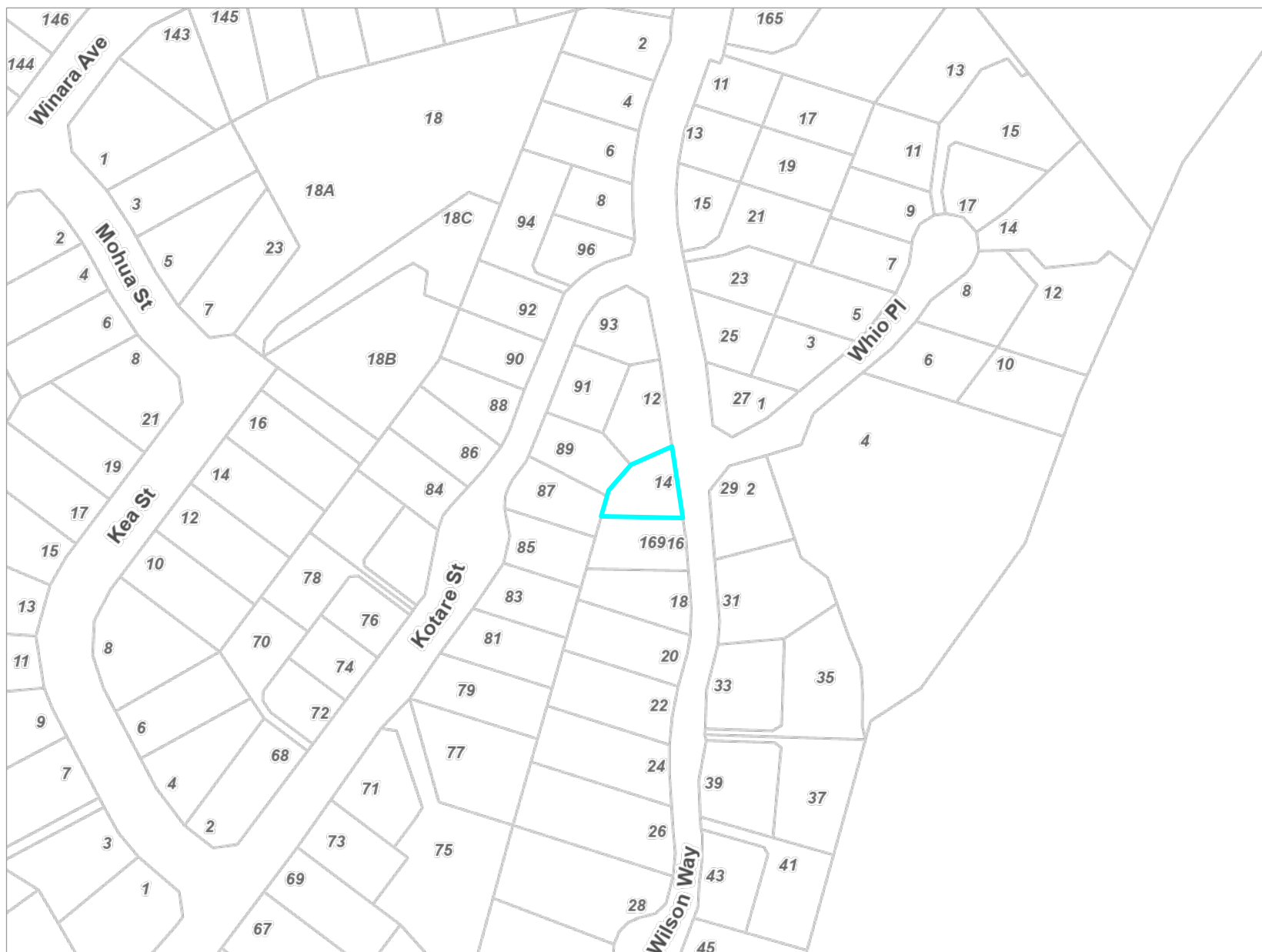
Scale @ A4 - 1:2,000

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Designations & Miscellaneous Features

14 Wilson Way, Waikanae (Lot 36 DP 538654)



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.



0 40 80 Metres

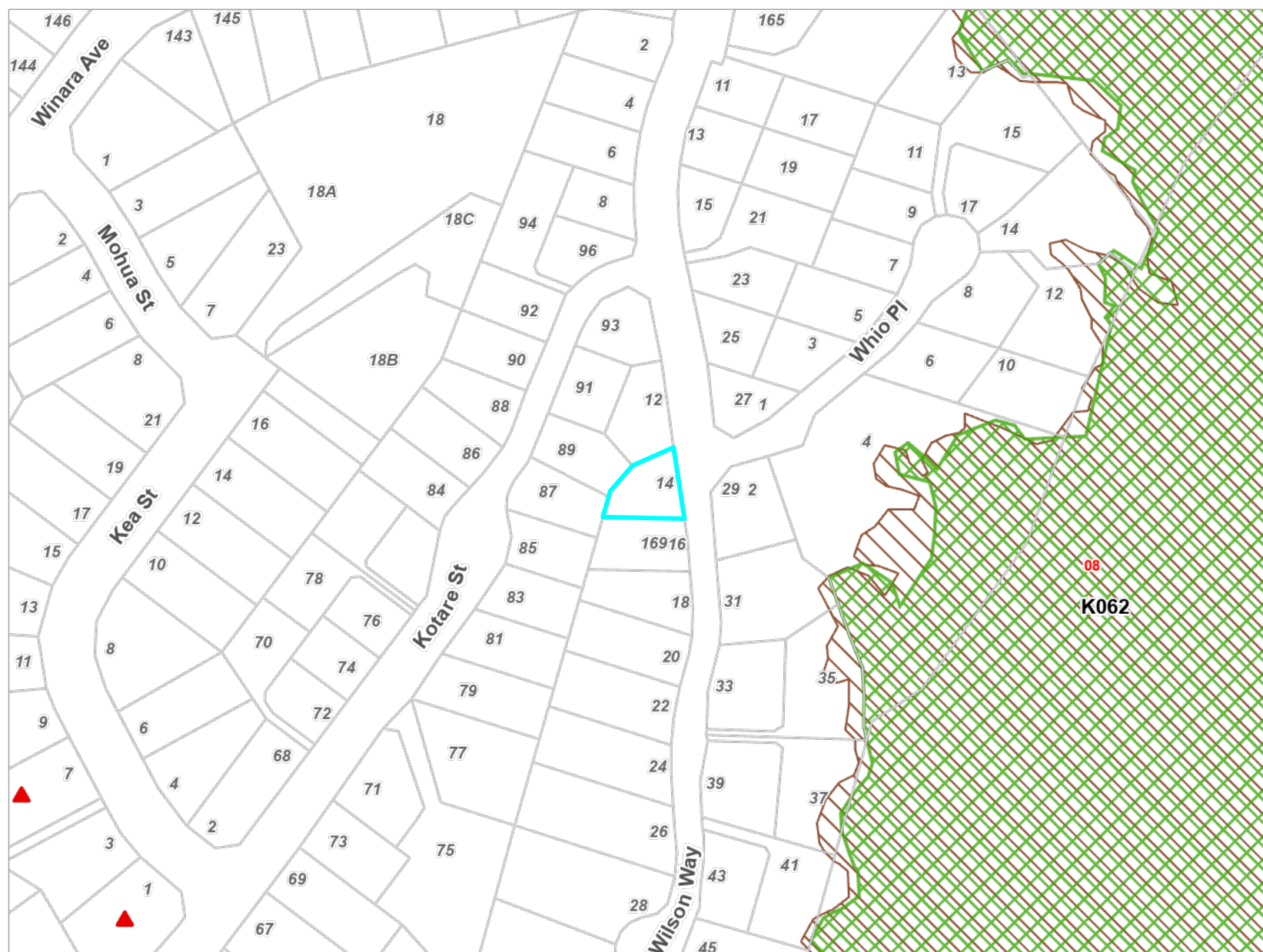
Scale @ A4 - 1:2,000

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Natural Features

14 Wilson Way, Waikanae (Lot 36 DP 538654)



Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  Key Indigenous Trees

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.



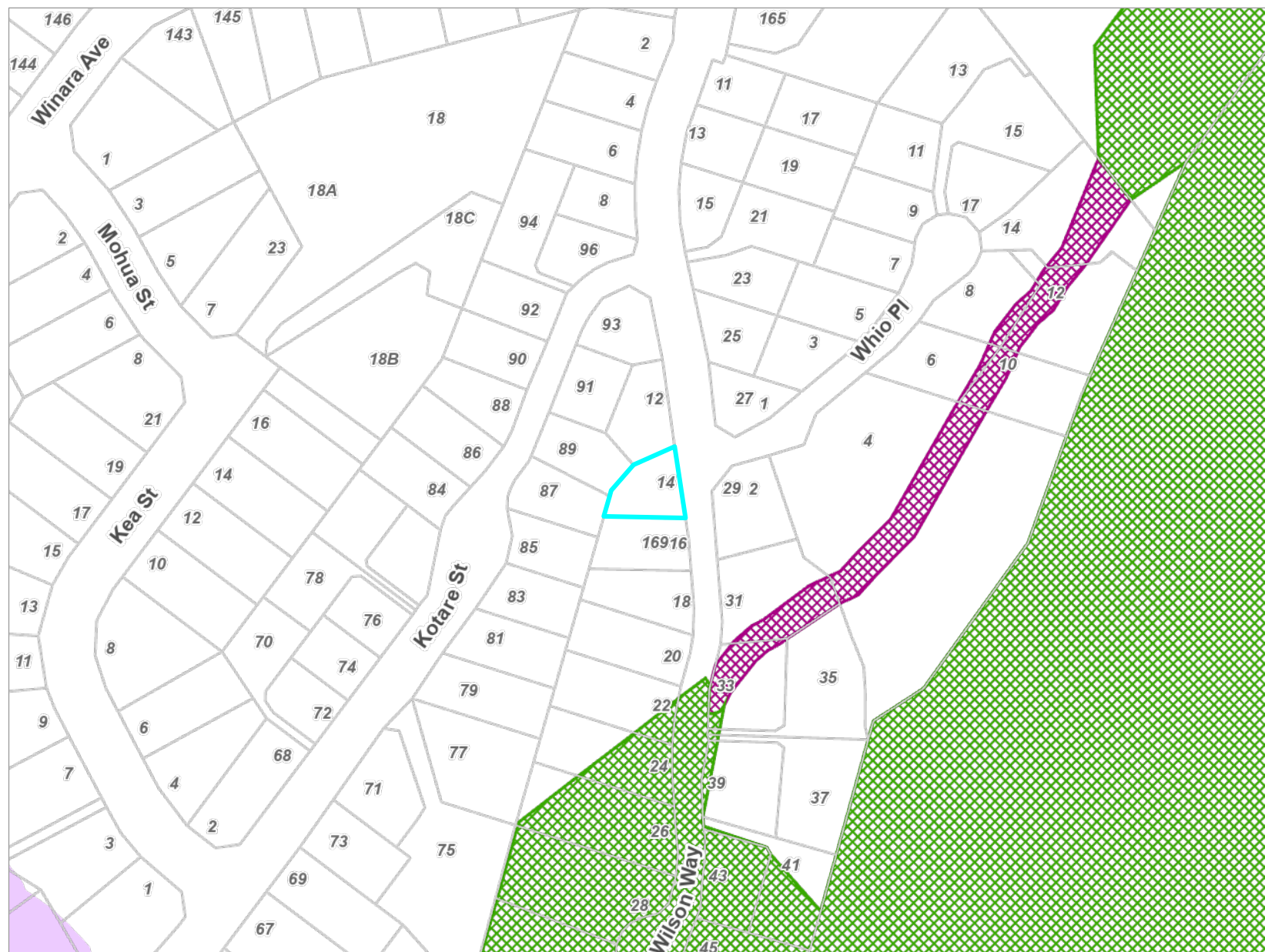
0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Natural Hazards

14 Wilson Way, Waikanae (Lot 36 DP 538654)



Key to map symbols

-  Well Defined
-  Uncertain Poorly Constrained
-  Shallow Surface Flow

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

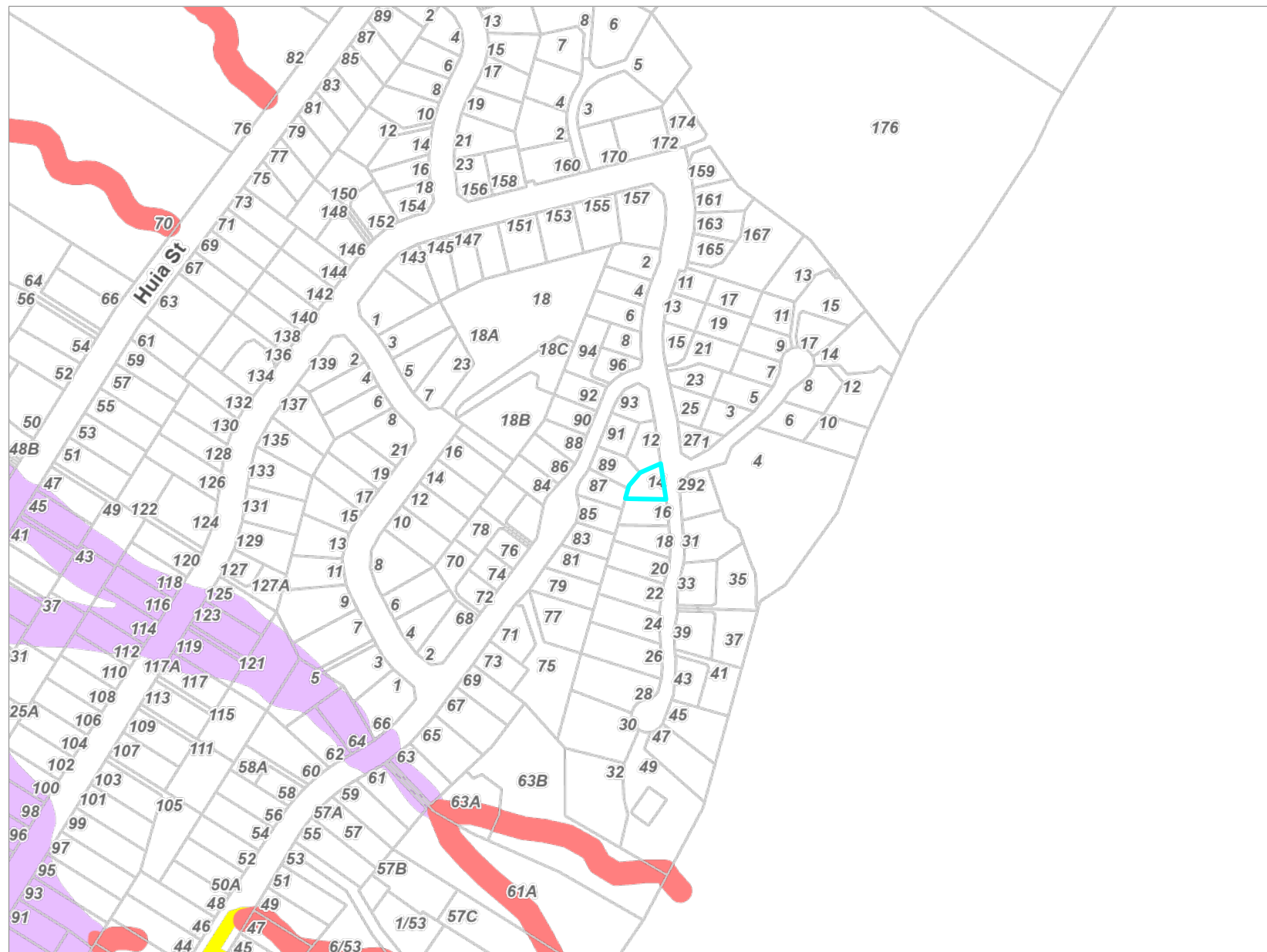
Scale @ A4 - 1:2,000

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Latest Flood Hazards

14 Wilson Way, Waikanae (Lot 36 DP 538654)



Key to map symbols

- Stream Corridor
- Overflow Path
- Shallow Surface Flow

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

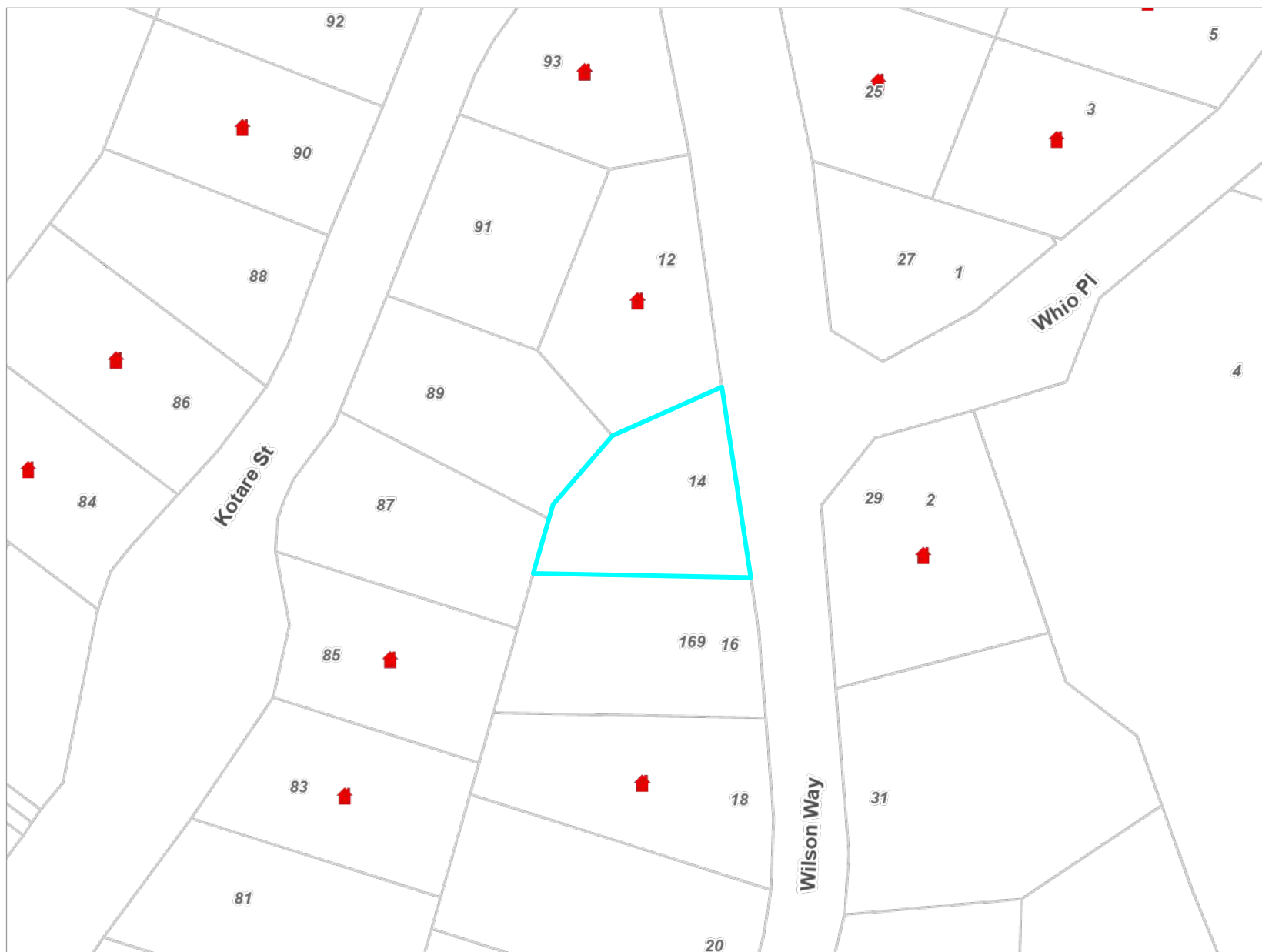
Scale @ A4 - 1:4,000

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Resource Consents Map

14 Wilson Way, Waikanae (Lot 36 DP 538654)



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

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

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
190144	35 Wilson Way, Waikanae	1496055467	Lot 63 DP 549577	LDR	Earthworks exceeding the Permitted Activity Standards	N	N	Decision Issued	30/7/2019	26/6/2019
190048	79 Kotare Street, Waikanae	1496055424	Lot 27 DP 538654	LD	To undertake earthworks that exceed the permitted activity	N	N	Decision Issued	27/6/2019	18/3/2019
230147	22 Wilson Way, Waikanae	1496055451	Lot 32 DP 549577	LD	To establish a dwelling and undertake associated earthworks	N	N	Letter Generated	28/3/2024	1/9/2023
210120	92 Kotare Street, Waikanae	1496055404	Lot 7 DP 538654	LD	Construct a dwelling that does not comply with the permitted	N	N	Application Returned incomplete		2/6/2021
210124	92 Kotare Street, Waikanae	1496055404	Lot 7 DP 538654	LD	Construct a dwelling that does not comply with the permitted	N	N	Letter Generated	29/7/2021	15/6/2021
200202	3 Whio Place, Waikanae	1496055438	Lot 46 DP 538654	LD	To undertake earthworks for the construction of a dwelling	N	N	Letter Generated	19/1/2021	25/9/2020

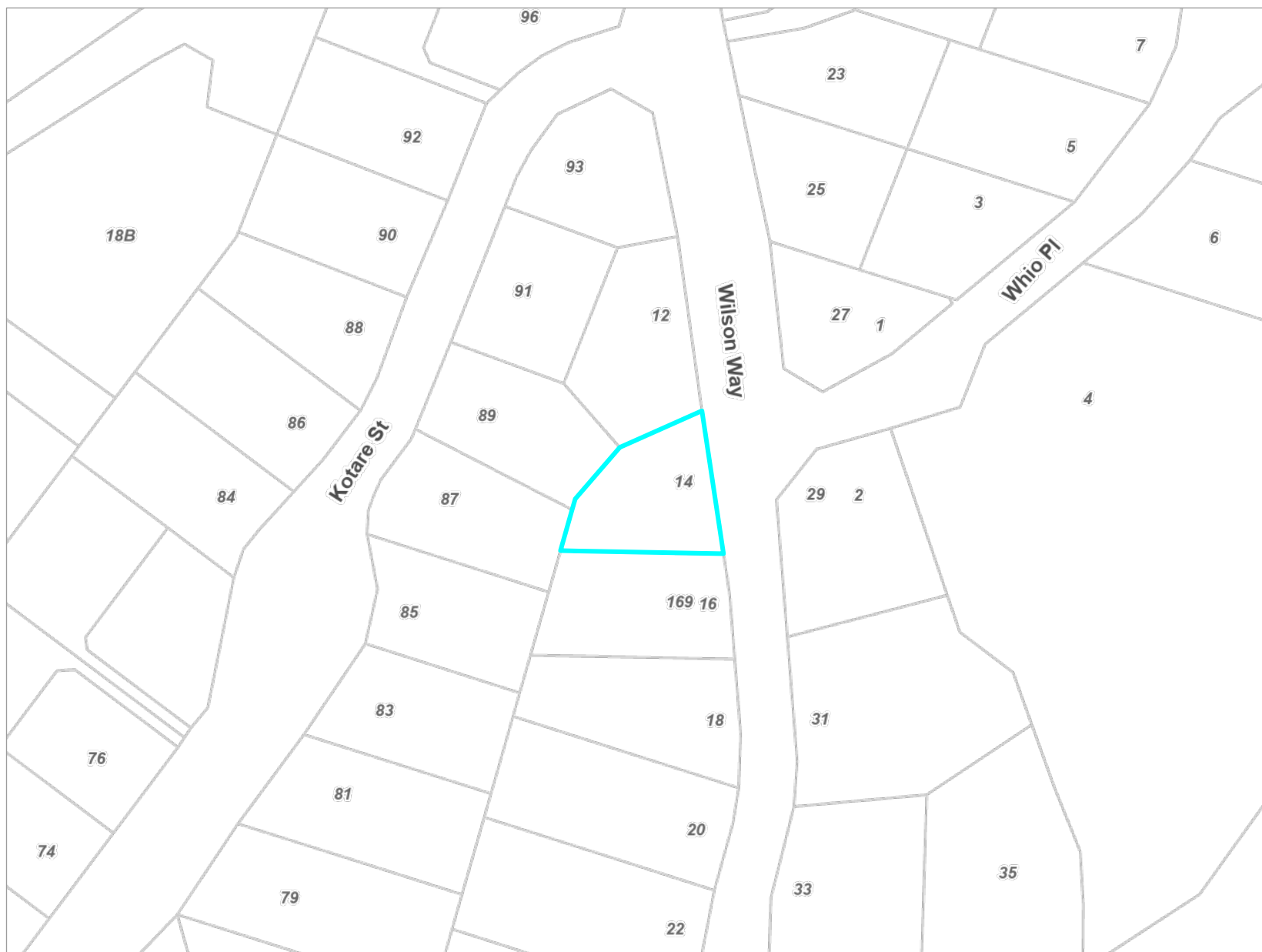
Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
210125	85 Kotare Street, Waikanae	1496055421	Lot 24 DP 538654	LDR	To undertake earthworks exceeding the permitted activity	N	N	Decision Issued	19/8/2021	15/6/2021
220163	83 Kotare Street, Waikanae	1496055422	Lot 25 DP 538654	LD	To undertake earthworks not meeting the permitted activity	N	N	Letter Generated	8/11/2022	2/6/2022
220082	84 Kotare Street, Waikanae	1496055408	Lot 11 DP 538654	LD	The construction of a dwelling not meeting height in	N	N	Letter Generated	9/6/2022	23/3/2022
210242	12 Wilson Way, Waikanae	1496055418	Lot 21 DP 538654	LD	Construct a new dwelling with height envelope, outdoor	N	N	Letter Generated	4/2/2022	15/10/2021
210224	12 Wilson Way, Waikanae	1496055418	Lot 21 DP 538654	LDR	Construct a new dwelling that breaches the height envelope	N	N	Application Returned incomplete		30/9/2021
210239	18 Wilson Way, Waikanae	1496055453	Lot 34 DP 549577	LD	To construct a dwelling that breaches the building recession	N	N	Letter Generated	24/11/2021	12/10/2021
200228	93 Kotare Street, Waikanae	1496055416	Lot 19 DP 538654	LD	Undertake earthworks for the construction of a dwelling, the	N	N	Decision Issued	15/12/2020	30/10/2020

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
200274	86 Kotare Street, Waikanae	1496055407	Lot 10 DP 538654	LD	Construction of a new dwelling that breaches the height	N	N	Decision Issued	22/2/2021	11/12/2020
210097	92 Kotare Street, Waikanae	1496055404	Lot 7 DP 538654	LD	Construct a dwelling that does not comply with the permitted	N	N	Application Returned incomplete		4/5/2021
250091	33 Wilson Way, Waikanae	1496055466	Lot 62 DP 549577	LDR	Earthworks for the construction of a dwelling not meeting	N	N	Decision Issued	26/8/2025	9/6/2025
240105	25-27 Wilson Way, Waikanae	1496055481	LOT 44 45 DP 538654	LDR	Earthworks for the construction of a dwelling not meeting	N	N	Decision Issued	19/8/2024	9/7/2024
230208	23 Wilson Way, Waikanae	1496055435	Lot 43 DP 538654	LDR	Earthworks for the construction of a new dwelling and	N	N	Letter Generated	22/2/2024	4/12/2023
PB210073	5 Whio Place, Waikanae	1496055456	Lot 47 DP 549577	PB	Construct a new dwelling that encroaches the height in	N	N	Application Returned incomplete	9/11/2021	22/10/2021
PB220004	93 Kotare Street, Waikanae	1496055416	Lot 19 DP 538654	PB	Construct retaining walls which encroach the minimum 1.5	N	N	Decision Issued	24/2/2022	10/2/2022
CE230004	2 Whio Place, Waikanae	1496055443	Lot 60 DP 538654	LD	Construction of a dwelling	N	N	Decision Issued	5/4/2023	31/3/2023

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
PB210050	90 Kotare Street, Waikanae	1496055405	Lot 8 DP 538654	PB	Construct new dwelling with attached timber deck that	N	N	Decision Issued	2/9/2021	23/7/2021
PB210058	18 Wilson Way, Waikanae	1496055453	Lot 34 DP 549577	PB	Construct new dwelling which encroaches height envelope	N	N	Decision Issued	22/9/2021	1/9/2021
PB240013	86 Kotare Street, Waikanae	1496055407	Lot 10 DP 538654	PB	Construction of new retaining wall encroaching minimum 1	N	N	Decision Issued	26/7/2024	19/7/2024

Health and Alcohol Licenses

14 Wilson Way, Waikanae (Lot 36 DP 538654)



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

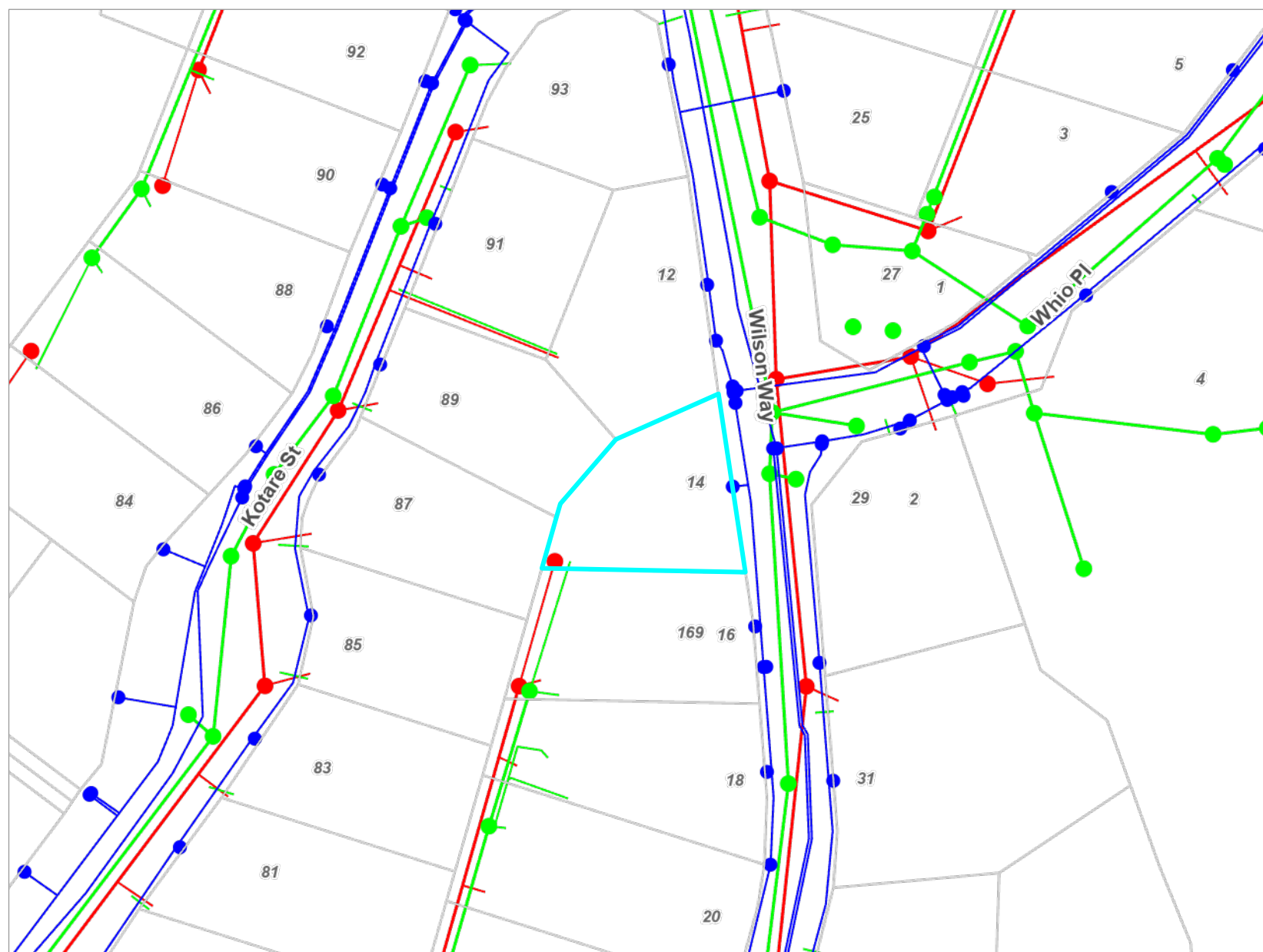
Scale @ A4 - 1:1,000

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Services Network

14 Wilson Way, Waikanae (Lot 36 DP 538654)



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.



0 10 20 Metres

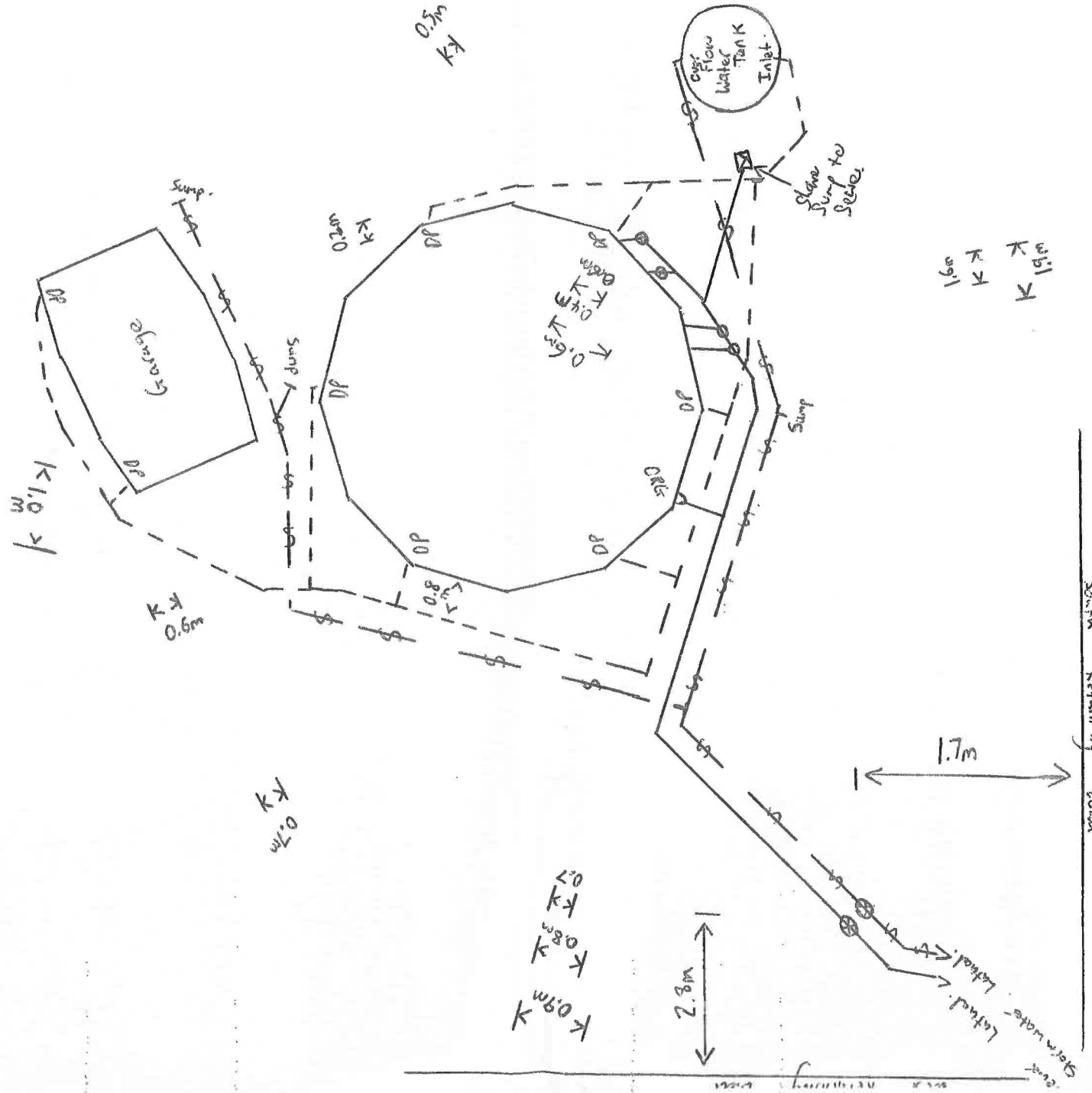
Scale @ A4 - 1:800

Date Printed: October 30, 2025

Kapiti 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 Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

14 Wilson Way
 Waihanae

Key
 — Sewer
 --- Stormwater To
 Tank
 — Sump line and
 Tank over Flow



19 January 2016

Stonewood Developments Limited
Landlink Limited
PO Box 370
Waikanae 5250
Attn: Ben Addington

Dear Stonewood Developments Limited

RM150229: Subdivision at 159 Winara Avenue, Waikanae

We are pleased to enclose a minor correction (under section 133A of the Resource Management Act) to the decision for your Resource Consent for the above planning application.

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

This correction does not amend any of the conditions of consent it however changes the address to 159 Winara Avenue and clarifies the development contributions advice note for this application.

Thank you for dealing with the Kāpiti Coast District Council.

Yours sincerely



Emily Thomson
Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM150229**

APPLICANT:	Stonewood Developments Limited
LOCATION OF ACTIVITY:	159 Winara Avenue, Waikanae
DESCRIPTION OF ACTIVITY:	4 lot Fee Simple Subdivision.

DECISION:

Resource consent for 4 lot subdivision at 159 Winara Avenue (Part Lot 43 DP 47675) is granted on 12 January 2016 subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The e-survey dataset shall be in general accordance with Landlink drawings:
 - 1729-P1-006 issue A titled Proposed Subdivision of Pt Lot 43 DP 47675 and dated 2 November 2015; and
 - 1729-P1-007 issue A titled Proposed Subdivision of Pt Lot 43 DP 47675 and dated 2 November 2015as well as the application documents lodged under RM150229 unless altered by any of the other conditions of this resource consent.
2. The development may proceed in stages as Lot 1 shall not be created until such time as the Mangahao–Paekākāriki A and B lines are removed from that lot.
3. The consent holder shall pay Council Engineering Fees of \$572.00 plus \$286.00 per lot (total \$1,716 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Note: the engineering fee shall be paid within 1 month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

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

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

5. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
6. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
7. The Council's Development Engineer, or their authorised representative, shall be present on site to inspect certain stages of the works. These stages are as follows:
 - Water reticulation connections prior to back fill
 - Waste water services prior to back fill
 - Final inspection
8. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012.
9. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, civil engineering works

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.

FOUNDATIONS

10. Foundation design and construction for any new building or additions and alterations to a building on lots 1 to 4 shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

ROADS

11. A rural numbering post shall be provided for lot 1.
12. Vehicle crossings shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each of the lots, where access point is clearly identified. –

Note: if access points not clearly identifiable at the subdivisional stage, crossings are to be constructed at the building consent stage

13. All lots shall have drive-on access no steeper than 1 in 5 to a permitted, notional or nominated house site, unless otherwise approved by the Council's Development Engineer.

THREE WATERS

14. On-site storm water disposal for lots 1 to 4 shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015.

As a secondary overflow path is available, on-site stormwater disposal needs to be designed to cater for a 10 year return event which discharges to the network at a rate no greater than the 'undeveloped' 2 year return event.

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

- the certified stormwater disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard
- the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

15. On site waste water disposal and treatment for lot 1 shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the recommendations for and constraints on the provision of wastewater treatment and disposal as outlined in the accepted on-site wastewater treatment and disposal report;
- the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are minor.

16. Lots 2 and 4 shall be provided with lateral stubs installed at sewer manhole KWWN004573 and KWWN000542 respectively.

17. A report shall be provided to Council by a suitably qualified person, which confirms the minimum pressure available at the boundary of each lot, and fire flows and coverage. The report shall address the suitability of proposed water supply for each lot, including method of complying with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008, for consideration and acceptance by the Council's Development Engineer. The form of water supply shall be in accordance with the principles and requirements of Part 3 Section G of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012; and shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015. The report shall include recommendations for and constraints on the provision of the water supply, as well as any on-going maintenance requirements.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the recommendations for and constraints on the provision of water supply;
- the owners' responsibility to construct and maintain on an ongoing basis a system which meets the above performance standard.
- the owners' responsibility to maintain and monitor their water supply so that any adverse effects on the environment are minor.

18. The existing water supply to lot 3 shall be disestablished with an alternative installed and operational prior to s224c Certification in accordance the recommendations of report required under condition 17.

19. Lot 2 to lot 4 shall have a metered water supply, located within Winara Avenue adjacent to each lot boundary, which complies with the requirements of OIML R49

(International Organization of Legal Metrology R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3).

Note 1: The Consent Holder's attention is drawn to the '*Approved Water Supply Products & Materials List, WS-10: Water Meters*' (<http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings>). Installing an approved water meter is a means of compliance with this condition.

Note 2: An application on Water Supply Connection / Alteration Form (159) must be made and approved prior to connecting to Council's water supply network.

POWER, TELECOMMUNICATIONS

20. Underground power and telecommunication services shall be provided to lot boundaries, to the acceptance of the Development Engineer.

CONSENT NOTICES

21. The area of ecosite K062 within lots 1, 3 and 4 will be identified on the land transfer plan and none of the following will be permitted within that area:

- Disturbance, removal, damage or destruction of native vegetation
- Compaction, sealing, removal of soil, drilling, excavation or the discharge of toxic substances within the dripline of native vegetation
- Grazing of livestock.

Note: A consent notice under section 221(1) of the Resource Management Act 1991 will be issued to ensure that the subdividing and subsequent owners comply with this condition on a continuing basis.

MISCELLANEOUS

Easements

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

As-built information

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

Plans and meeting of conditions

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

ADVICE NOTES:

- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2012/2013 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are \$12,397 per residential zoned allotment and \$3,598 per rural zoned allotment inclusive of GST.

There are two additional residential and 1 additional rural allotments created by this Resource Consent.

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

- This consent does not authorise any earthworks on lot 2. If earthworks are to be undertaken a separate resource consent will be required.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.



12 January 2016

Stonewood Developments Limited
Landlink Limited
PO Box 370
Waikanae 5250
Attn: Ben Addington

Dear Stonewood Developments Limited

**RM150229: Subdivision & Associated Earthworks For A Building Platform On One Lot.
at 101 Huia Street, Waikanae**

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

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

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

If you have any concerns regarding the conditions prior to lodging an objection please contact me to discuss on (04) 2964 618 as it may be possible to make minor amendments or corrections outside of the objection process.

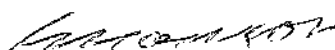
There is no deposit for an objection. However, a fee of \$143.00 per hour (including GST) is required if Council's Development Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

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

The Resource Consents Team is continually working to improve the service we provide and we would appreciate your feedback. We will email you in the next few weeks to invite you to make your comments and would be grateful if you could please take the time to complete an online survey.

Thank you for dealing with the Kāpiti Coast District Council.

Yours sincerely



Emily Thomson
Resource Consents Planner

Note: the engineering fee shall be paid within 1 month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

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

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

5. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
6. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
7. The Council's Development Engineer, or their authorised representative, shall be present on site to inspect certain stages of the works. These stages are as follows:
 - Water reticulation connections prior to back fill
 - Waste water services prior to back fill
 - Final inspection
8. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012.
9. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, civil engineering works

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.

FOUNDATIONS

10. Foundation design and construction for any new building or additions and alterations to a building on lots 1 to 4 shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

ROADS

11. A rural numbering post shall be provided for lot 1.
12. Vehicle crossings shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each of the lots, where access point is clearly identified. –

Note: if access points not clearly identifiable at the subdivisional stage, crossings are to be constructed at the building consent stage

13. All lots shall have drive-on access no steeper than 1 in 5 to a permitted, notional or nominated house site, unless otherwise approved by the Council's Development Engineer.

THREE WATERS

14. On-site storm water disposal for lots 1 to 4 shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015.

As a secondary overflow path is available, on-site stormwater disposal needs to be designed to cater for a 10 year return event which discharges to the network at a rate no greater than the 'undeveloped' 2 year return event.

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

- the certified stormwater disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard
- the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

15. On site waste water disposal and treatment for lot 1 shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the recommendations for and constraints on the provision of wastewater treatment and disposal as outlined in the accepted on-site wastewater treatment and disposal report;
 - the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are minor.
16. Lots 2 and 4 shall be provided with lateral stubs installed at sewer manhole KWWN004573 and KWWN000542 respectively.
17. A report shall be provided to Council by a suitably qualified person, which confirms the minimum pressure available at the boundary of each lot, and fire flows and coverage. The report shall address the suitability of proposed water supply for each lot, including method of complying with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008, for consideration and acceptance by the Council's Development Engineer. The form of water supply shall be in accordance with the principles and requirements of Part 3 Section G of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012; and shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015. The report shall include recommendations for and constraints on the provision of the water supply, as well as any on-going maintenance requirements.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the recommendations for and constraints on the provision of water supply;
 - the owners' responsibility to construct and maintain on an ongoing basis a system which meets the above performance standard.
 - the owners' responsibility to maintain and monitor their water supply so that any adverse effects on the environment are minor.
18. The existing water supply to lot 3 shall be disestablished with an alternative installed and operational prior to s224c Certification in accordance the recommendations of report required under condition 17.
19. Lot 2 to lot 4 shall have a metered water supply, located within Winara Avenue adjacent to each lot boundary, which complies with the requirements of OIML R49

(International Organization of Legal Metrology R49:2006 Water Meters Intended for the Metering of Cold Potable Water and Hot Water - Parts 1 to 3).

Note 1: The Consent Holder's attention is drawn to the '*Approved Water Supply Products & Materials List, WS-10: Water Meters*' (<http://www.kapiticoast.govt.nz/Planning/Resource-Consents/Standard-Drawing/Water-Standard-Drawings>). Installing an approved water meter is a means of compliance with this condition.

Note 2: An application on Water Supply Connection / Alteration Form (159) must be made and approved prior to connecting to Council's water supply network.

POWER, TELECOMMUNICATIONS

20. Underground power and telecommunication services shall be provided to lot boundaries, to the acceptance of the Development Engineer.

CONSENT NOTICES

21. The area of ecosite K062 within lots 1, 3 and 4 will be identified on the land transfer plan and none of the following will be permitted within that area:

- Disturbance, removal, damage or destruction of native vegetation
- Compaction, sealing, removal of soil, drilling, excavation or the discharge of toxic substances within the dripline of native vegetation
- Grazing of livestock.

Note: A consent notice under section 221(1) of the Resource Management Act 1991 will be issued to ensure that the subdividing and subsequent owners comply with this condition on a continuing basis.

MISCELLANEOUS

Easements

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

As-built information

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

Plans and meeting of conditions

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

ADVICE NOTES:

- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2012/2013 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are \$12,397 per allotment inclusive of GST.

There are three additional allotments created by this Resource Consent.

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

- This consent does not authorise any earthworks on lot 2. If earthworks are to be undertaken a separate resource consent will be required.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.



Emily Thomson
Resource Consents Planner



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Boundaries are from Quickmap
- Aerial photography is from the Kāpiti Coast District Council GIS Team and LINZ Data Service and is indicative only
- Zone / urban edge boundary and Uncertain-Poorly Constrained fault hazard complexity zone have been scaled from the online Kāpiti Coast District Council GIS Viewer and are indicative only
- Ecosite K062 boundary is from the Kāpiti Coast District Council GIS team and is indicative only
- Stream corridor and ponding flood hazards are from the Kāpiti Coast District Council GIS Team and are indicative only
- An advice note on RM980165 states that there shall be no further development above the 82m contour until a high level reservoir is provided
- 82 metre contour has been electronically generated from LiDAR data provided by Kāpiti Coast District Council and may not represent actual ground levels in all locations
- Transmission lines through the property are Mangahao - Paekakariki (MHO-PKK) A and B
- Transmission line setback determined using TABLE 2 of NZCEP34:2001 for a circuit voltage not exceeding 110kV
- Areas and dimensions subject to cadastral survey

RM 180 229
FINAL APPROVED PLANS
12/1/15

KEY

- Zone / urban edge boundary
- Ecosite K062 boundary
- Transmission line setback
- Uncertain-Poorly Constrained fault complexity zone boundary
- 82 metre contour
- ① Test pit / penetrometer test location
- Stream corridor flood hazard
- Ponding flood hazard

A	Original Issue	-	-
Issue	Revision	Name	Date



Mahara House ~ 3 Ngaio Road ~ PO Box 370 ~ Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161

Client

**Stonewood Developments
Limited**

Title

**Proposed Subdivision
of Pt Lot 43 DP 47675**

Project

**159 Winara Avenue,
Waikanae**

Approved	PT	-
Checked	DM	-
Drawn	BA	2 November 2015
Designed	-	-
Surveyed	-	-
Scale	1:2500 @ A3	

Drawing Number:

Issue:

1729-P1-006

A



MEMORANDUM OF PROPOSED EASEMENTS

Purpose / Interest	Shown	Servient Tenement	Dominant Tenement
Right of way, right to drain sewage and stormwater, right to convey water, electricity, telecommunications and computer media	A	Lot 4	Lot 3

MEMORANDUM OF PROPOSED EASEMENTS IN GROSS

Purpose / Interest	Shown	Servient Tenement	Grantee
Right to drain water and sewage	A & B	Lot 4	Kāpiti Coast District Council
Right to convey electricity	A	Lot 4	Electra Limited
Right to convey telecommunications and computer media	A	Lot 4	Chorus New Zealand Limited

© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Boundaries are from Quickmap
- Aerial photography is from the Kāpiti Coast District Council GIS Team and LINZ Data Service and is indicative only
- Zone / urban edge boundary is scaled from the online Kāpiti Coast District Council GIS Viewer and is indicative only
- Ecosite K062 boundary is from the Kāpiti Coast District Council GIS team and is indicative only
- An advice note on RM980165 states that there shall be no further development above the 82m contour until a high level reservoir is provided
- 82 metre contour has been electronically generated from LiDAR data provided by Kāpiti Coast District Council and may not represent actual ground levels in all locations
- Transmission lines through the property are Mangahao - Paekakariki (MHO-PKK) A and B
- Transmission line setback determined using TABLE 2 of NZCEP34:2001 for a circuit voltage not exceeding 110kV
- Areas and dimensions subject to cadastral survey

RM 150229
FINAL APPROVED PLANS
12/1/16

KEY

- Zone / urban edge boundary
- Ecosite K062 boundary
- Transmission line setback
- 82 metre contour
- Test pit / penetrometer test location

A	Original issue	-	-
Issue	Revision	Name	Date



Mahara House ~ 3 Ngaio Road ~ PO Box 370 ~ Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161

Client

Stonewood Developments
Limited

Title

Proposed Subdivision
of Pt Lot 43 DP 47675

Project

159 Winara Avenue,
Waikanae

Approved	-	-
Checked	-	-
Drawn	BA	2 November 2015
Designed	-	-
Surveyed	-	-
Scale	1:500 @ A3	

Drawing Number: Issue:

1729-P1-007 A

10 May 2017

Kohekohe Developments Limited
C/- Landlink Limited
PO Box 370
Waikanae
Attn: Ben Addington 5250

By email to: ben@landlink.co.nz

Dear Kohekohe Developments Limited

**RM170018: 75 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED EARTHWORKS
AND REMOVAL OF NATIVE VEGETATION AT 159 WINARA AVENUE, WAIKANAЕ**

We are pleased to enclose the decision on your Resource Consent application.

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

If you do not agree with the conditions of your consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents & Compliance Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions please contact me prior to lodging an objection to discuss on (04) 2964 782 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We will email you in the next few weeks to invite you to make your comments and would be grateful if you could please take the time to complete an online survey.



Wayne Gair
Principal Resource Consents Planner

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM170018

APPLICANT:	Kohekohe Developments Limited
LOCATION OF ACTIVITY:	159 Winara Avenue, Waikanae
DESCRIPTION OF ACTIVITY:	75 lot residential subdivision with associated earthworks and removal of native vegetation

DECISION (issued 10 May 2017):

That officers, acting under authority delegated from the Council and pursuant to sections 104 and 104B and with reference to section 104D of the Resource Management Act 1991, hereby **grant** consent for:

- A subdivision to create 75 residential allotments, roads and 1 allotment for a reservoir site;
- Earthworks, comprising approximately 12,000m³ of cut to fill to facilitate the construction of the subdivision; and
- The removal of the 10 identified trees as set out in the application documents to facilitate the construction of the earthworks and the subdivision;

at 159 Winara Avenue, Waikanae, being more particularly described as that part of Part Lot 43 DP 47675 (CFR WN58A/451) which is contained in Lot 4 of the subdivision consented under Kapiti Coast District Council reference RM150229 subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

General

1. The proposed activity shall be undertaken and construction carried out in general accordance with the following plans:
 - Plan number 1897-P1-001, Revision M (overall scheme plan of subdivision);
 - Plan number 1897-P1-002, Revision E;
 - Plan number 1897-P1-003, Revision F;
 - Plan number 1897-P1-004, Revision E;
 - Plan number 1897-P1-005, Revision G;
 - Plan number 1897-P1-006, Revision E;
 - Plan number 1897-P1-007, Revision F;
 - Plan number 1897-P1-008, Revision F;
 - Plan number 1897-P1-009, Revision A (rights of way);
 - Plan number 1897-P1-011, Revision F (Roading Plan);
 - Plan number 1897-P1-021, Revision G (Stream Daylighting Plan);

- Plan number 1897-P1-022, Revision E (Concept Stormwater Design Plan);
- Plan number 1897-P1-031, Revision E (Concept Wastewater Design Plan);
- Plan number 1897-P1-041, Revision C (Water Reservoir Concept Plan);
- Plan number 1897-P1-055, Revision D (Typical Roding Cross Sections);
- Plan number 1897-E0-001, Revision I (Earthworks);
- Plan number 1897-E0-002, Revision G (Earthworks Management Plan);
- Plan number 1897-E0-003, Revision A (Earthworks Management Controls);
- Plan number 1897-P1-060, Revision A (Roding Longsection – Road One);
- Plan number 1897-P1-061, Revision A (Roding Longsection – Road One);
- Plan number 1897-P1-062, Revision A (Roding Longsection – Road One);
- Plan number 1897-P1-063, Revision B (Roding Longsection – Road Two);
- Plan number 1897-P1-064, Revision A (Roding Longsection – Road Three);
- Plan number 1897-P1-065, Revision A (Roding Longsection – Kotare Street Extension);
- Plan number 1897-P1-071, Revision A (Typical Services Cross Section);
- Plan number 1897-E0-011, Revision A (Earthwork Cross Section – Section A-A);
- Plan number 1897-E0-012, Revision A (Earthwork Cross Section – Section B-B);
- Plan number 1897-E0-013, Revision A (Earthwork Cross Section – Section C-C);
- Plan number 1897-E0-014, Revision A (Earthwork Cross Section – Section D-D);
- and
- Plan number 1897-E0-015, Revision A (Earthwork Cross Section – Section E-E).

and details lodged with application RM170018 and the further information supplied by Landlink Limited except where modified by any of the subsequent conditions of consent. For the avoidance of doubt, a reduced scale copy of the above plans is appended to the decision for reference.

2. The e-survey dataset(s) to give effect to the subdivision consent shall be in general conformity with the following plans:

- Plan number 1897-P1-001, Revision M (overall scheme plan of subdivision);
- Plan number 1897-P1-002, Revision E;
- Plan number 1897-P1-003, Revision F;
- Plan number 1897-P1-004, Revision E;
- Plan number 1897-P1-005, Revision G;
- Plan number 1897-P1-006, Revision E;
- Plan number 1897-P1-007, Revision F;
- Plan number 1897-P1-008, Revision F;
- Plan number 1897-P1-009, Revision A (rights of way);

which were lodged with application RM170018, except where modified by any of the subsequent conditions of consent.

Note: The subdivision may be constructed and certified in any number of stages, provided that:

- The water reservoir within proposed Lot 200 has been completed and commissioned prior to the execution of any certificate pursuant to section 224(c) of the Resource Management Act 1991 for the first or any subsequent stage of the subdivision development;
- All fees related to the relevant stage have been paid;
- All works associated with the allotments in the relevant stage, including any balance allotment, have been fully constructed and serviced and all relevant conditions related to servicing have been met.

Fees, Levies and Contributions

3. The consent holder shall pay Council Engineering Fees of \$583.00 plus \$291.00 per lot (total \$23,572.00, inclusive of 15% GST) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Note: The engineering fee shall be paid within one month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

Key design matters

4. The design of the proposed development shall be modified in such a way as to ensure that the vehicular access within proposed Lot 200 shall have a gradient no steeper than 1 in 6 (16.6%) at any point within the allotment and that satisfactory vertical transitions are provided at either end of the upward gradient to the pad on which the reservoir is to be constructed. The vehicular access within Lot 200 is to be formed, metalled and sealed and the area surrounding the reservoir is also to be formed metalled and sealed to the standards referenced in the Subdivision and Development Principles and Requirements 2012 for rights of way. Before construction commences, plans showing the modifications shall be submitted to the Development Engineer for consideration and certification.
5. All allotments within the subdivision shall have a minimum of 5m residual head of water pressure at the building site for emergency purposes. The Applicant shall demonstrate that this can be achieved by the provision of an analysis of the relevant head losses through the designed pipe network together with an assessment of the level of the building site relative to the reservoir to be established within Lot 200. If the residual head requirement cannot be met, the relevant allotment shall be subsumed into an adjacent allotment which can meet this requirement.

Engineering and Construction

6. The consent holder shall submit to Council for consideration and acceptance copies of the plans and specifications for the engineering development in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Requirements, 2012, and the requirements and intent of the report prepared by Abuild Consulting Engineers Ltd, entitled *Geotechnical Investigation, Proposed 75-lot Subdivision, 159 Winara Avenue*, dated January 2017. No work shall commence until the plans and specifications have been accepted by the Council's Development Engineer in writing.

Note 1: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

Note 2: Where hydraulic modelling is required to verify compliance with design parameters, drawings to provide the following information in the format specified:

- NZTM projection
- Proposed land use changes in DWG format (Development layout clearly annotated).

- Survey of the existing ground topography in DWG and/or SHP including hardlines. (Development may be in an area where Lidar is insufficient – will need to be determined)
 - Proposed cut/fill earthworks in DWG and/or SHP including hardlines.
 - Additional development asset information – drawing of proposed manhole/outlet etc. locations, printed plans of proposed network including long-sections detailing Lid Level, Invert Level, Diameter, etc.
7. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development Engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
 8. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
 9. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
 10. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Earthworks design & construction;
 - Road design & construction;
 - Geotechnical Engineering;
 - Traffic Engineering;
 - Storm water design & construction;
 - Reticulated water design & construction;
 - Wastewater design & construction; and
 - Road Safety Audits.

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.
 11. The consent holder shall submit to Council's Development Engineer an Earthworks Management Plan (EMP) for consideration and acceptance. The EMP shall address all potential adverse effects of the proposed earthworks including, but not limited to, the following
 - windblown sand or other material;
 - sediment control and storm water run-off;
 - maintenance of local drainage paths from adjoining properties;

- any local conditions, such as areas that have previously slipped or been earth-worked, where springs or under-runners may be present, or where seismic events are likely to affect earth-fills, slopes and liquefiable ground;
 - implementation and operational procedures for the management of contaminated soil or groundwater; including
 - roles and responsibilities of the Contaminated Land Specialist;
 - management of areas of known contamination;
 - management of as yet un-investigated potentially contaminated sites;
 - risk register records;
 - a contingency action plan for unexpected contaminated discoveries;
 - soil, groundwater and surface water contamination monitoring requirements and testing and disposal procedures; and
 - site validation reports;
 - progressive top soiling and re-vegetation immediately following completion of each stage of the works;
 - the monitoring program for effects of the earthworks on and off site (including transportation of material);
 - the control of noise and other construction related effects;
 - the discovery of an unrecorded archaeological site; and
 - review procedures.
12. The consent holder shall comply with the requirements of the accepted Earthworks Management Plan. Any proposed amendments to the Earthworks Management Plan shall be submitted to the Council for consideration. If accepted, then the amended Earthworks Management Plan becomes the accepted plan. No work shall commence until the Earthworks Management Plan has been accepted by the Council's Development Engineer in writing.
13. The consent holder shall not remove soil support from adjacent allotments.
14. All batters shall be self-supporting.
15. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council's Development Engineer. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
16. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for all lots.
- Note:** If specifically designed foundations may be required in accordance with the Building Act 2004, then a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.
17. Each residential allotment shall have formed drive on access at least 4 metres wide and at least 5.4 metres long with a grade no steeper than 1 in 8 (12.5%).

18. The consent holder shall provide all signs and install all road markings for compliance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings, unless otherwise approved by the Council. The associated costs of legalising any no stopping lines, give way and compulsory stops that are required shall be met by the consent holder.
19. A road safety audit shall be undertaken by a team led by a suitably qualified person or persons during the following stages of the construction:
- (a) Detailed Design Stage. The detailed design of the road and intersections shall take into account the findings of the road safety audit report; and
 - (b) Post Construction Stage on completion of the development and prior to the intersections becoming operational. If there are any adverse safety issues raised by the safety audit, recommendations shall be included in the report for necessary corrections and remedial works. The required remedial works must be completed to the satisfaction of the Council's Development Engineer prior to the issue of the s224(c) certificate. The suitably qualified person shall advise Council in writing, upon completion of any improvements or remedial work when it has been carried out in accordance with the recommendations of the report.

Note: The consent holder's attention is drawn to the New Zealand Transport Agency's publication 'Road Safety Audit Procedures for Projects Guidelines'. Adopting the appropriate procedures from this publication is a means of compliance with this condition.

20. In the event the roads are named, the naming of these roads must proceed in accordance with Council's 'Road Naming and Street Numbering Policy', dated 6 December 2011. The cost of erecting signs for roads shall be met by the consent holder.
21. If works are to be carried out within the existing legal road, a construction traffic management plan shall be submitted to and certified as acceptable in writing by the Roadway Asset Manager prior to any earthworks or construction commencing. The construction management plan shall cover the following topics:
- Details of control of mud and detritus from the site onto the road - on site wheel washing and off site road sweeping etc.;
 - Details of truck routing to and from the site from Elizabeth Street;
 - Swept path analysis of delivery trucks through the access onto Winara Avenue and Kotare Street;
 - Details of on-site turning for delivery vehicles;
 - Site compound location shown on a plan;
 - Identified areas for site offices and site operative parking; and
 - Details of signage and on site marketing offices (including visitor/staff parking).
22. Each right of way and Lot 200 shall have a heavy duty vehicle crossing between the allotment boundary and the edge of the road carriageway constructed in general accordance with Kapiti Coast District Council standard drawing reference KCDC-RD-006 Revision R3 dated October 2015.
23. On site stormwater disposal for Lots 12, 14 and 17 shall take into account the requirements and intent of the report prepared by Landlink, entitled *Proposed Subdivision Development – 159 Winara Avenue Waikanae Stormwater Management Report*, dated 16 December 2016.

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

Note 1: The stormwater disposal design is provided for a specific impervious surface covering. If this or any of the design parameters change, stormwater disposal will need to be re-designed by a suitably qualified person(s), and subsequent modifications submitted to Council in support of any building consent(s).

Note 2: In the event that the certified stormwater disposal design is not installed prior to the issue of the s224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the certified stormwater disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard; and
- the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

24. The consent holder shall submit the stormwater disposal design, accompanied by a peer review from a Chartered Professional Engineer (CPEng) with experience in the design and construction of similar systems, with the engineering drawings and in accordance with the principles contained in Part 3, Section E of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, for consideration and acceptance by the Development Engineer. No work shall commence until Council's Development Engineer, certifies in writing that the proposed stormwater design plans and specifications fulfil the requirements of this condition.

The stormwater disposal design shall ensure that there is no increase in the volume of stormwater runoff discharged from the development in any equivalent ARI 24-hour storm event up to a Q_{100} -year event, OR up to a Q_{10} -year event provided the Q_{100} -year event is modelled by a suitably qualified hydrologist or hydraulic modeling specialist to confirm the discharge has a less than minor impact on the downstream network and flood hazard. To achieve this standard, the stormwater design shall be in general accordance with the design recommendations detailed in the report prepared by Landlink, entitled *Proposed Subdivision Development – 159 Winara Avenue Waikanae Stormwater Management Report*, dated 16 December 2016, the letter entitled *RM170018: Request for Further Information*, dated 28 February 2017, and drawing number 1897-P1-022 rev E, dated 21 December 2016.

The stormwater disposal design submitted to the Council under above shall include, but not be limited to:

- details of the underground pipe system;
- site-specific design and site specific soakage tests to confirm design assumptions;
- an assessment of the likely impact on downstream properties' groundwater levels as a function of the proposed stormwater system design by a suitably qualified and experienced geotechnical engineer.

Note: The consent holder's attention is drawn to the IPENZ, Practice Note 2, Peer Review – reviewing the work of another engineer, June 2003.

25. Wastewater treatment and disposal shall be in accordance with the system accepted by the Council's Development Engineer.
26. The subdivision shall be reticulated with a public water supply in strict accordance with the report titled *Winara Avenue Development Proposed Water Supply Arrangement, prepared for Kohekohe Development Ltd* by MWH Ltd, dated December 2016.

Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL PAS 4509:2008.

27. Reticulated water booster stations shall have a gravity bypass with pumps and controls to Kapiti Coast District Council standards. The booster stations shall have automatic generators for emergency power supply.
28. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the consideration and acceptance of the Council's Development Engineer. The lighting layout shall comply with NZTA M30 Specification and Guidelines for Road Lighting Design. Where required, transformer and cell phone sites shall be specifically provided for and the road boundary may be adjusted to allow for the inclusion of such utility sites within the road to vest.

A street lighting design shall be submitted with the engineering drawings for certification. The design shall be in accordance with Part 4, schedule 3, clause 3.3.14 of the Council's Subdivision and Development Principles and Requirements 2012, except where otherwise provided for in NZTA M30 Specification and Guidelines for Road Lighting Design, and employ LED and smart dimming control technology. Construction shall be in accordance with the accepted plan(s).

Note: The street lighting design may be peer reviewed at the consent holders cost.

29. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to vest in Council.
30. The consent holder shall provide the following information in the format specified, in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:
 - Post construction development survey contours/spot heights in DWG and/or SHP including hardlines; and
 - Post construction network asset information – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, Diameter, etc.

The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps.

Note: the charge shall be paid prior to the issue of s224(c) certification for the subdivision.

31. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.
32. Completion documentation shall be submitted in support of an application for section 224(c) certification in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012.
33. Properties on corner allotments shall have their vehicle crossings located on the more minor road and vehicle crossings are to be located as far away from any intersection as the boundary will allow.

Note: A consent notice will be issued pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.

Landscape and Ecological

34. The consent holder shall submit to council a comprehensive Landscape Plan for roading, riparian margins and areas adjacent to the Hemi Matenga Forest in accordance with the Kapiti Coast District Council Streetscape Strategy and Guideline, Best Practice Subdivision Design Guide and Native Planting Guideline. No planting shall commence until the plan has been certified as acceptable by the council in writing.
35. Prior to the removal of the native vegetation and the commencement of earthworks, the consent holder shall undertake an investigative search and relocation operation to transfer any ground dwelling or arboreal lizards discovered on site to the Hemi Matenga Memorial Park and shall report the findings and results to the Resource Consents and Compliance Manager within 7 working days of the completion of the investigative search and relocation operation.
36. The consent holder shall maintain all planted areas for not less than 2 years from when planting is established by:
- Clearing all weeds;
 - Replacing damaged, vandalised, stolen and dead plants and mulch;
 - Removing prunings, dead or damaged leaves.
37. Ecological Site K062 and the riparian planting on Lot 59 shall be uniquely identified on e-survey dataset giving effect to this subdivision consent and none of the following will be permitted in the areas so defined:
- disturbance, removal, damage or destruction of native vegetation; and
 - compaction, sealing, removal of soil, drilling, excavation or the discharge of toxic substances within the drip line of native vegetation.
- Note:** A consent notice will be issued pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.
38. With respect to Lots 51, 52, 54, 56, 57, 59, 63, 65, 67, 68, 69 and 70, the margins of Ecological Site K062 and the boundaries of the allotments with the Hemi Matenga Memorial Park, where the Ecological site does not lie within the above allotments shall be fenced with a 9 wire battened post and wire fence with a minimum height of 1.2 metres. The fence shall be maintained in good order and condition on a continuing basis by the owners of the above allotments.
- Note:** A consent notice will be issued pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.
39. A restricted use zone shall be established within Lots 51, 52, 54, 56, 57, 59, 61, 63, 65, 67 and 70 at a minimum distance of 10 metres from the margins of Ecological Site K062 and shall be defined on the e-survey dataset and uniquely identified with letters and/or numbers as appropriate.
40. The following are prohibited within the restricted use zone as defined in condition 39 above:
- Building works; and
 - Earthworks.

Note: A consent notice will be issued pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.

41. The Applicant shall prepare and submit to the Development Engineer for acceptance and certification, a management plan which must contain a management regime which will maintain the stream(s) and riparian margins(s) within Lot 59 to minimize bed/bank erosion. The owners of Lot 59 will be responsible for monitoring and compliance with the certified management plan on an ongoing basis.

Note: A consent notice will be issued pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.

Hazards

42. The well defined fault hazard associated with the Ohariu Fault within Lots 54, 55, 56, 57, 58, 59, 61 and 62 with a minimum width of 10 metres (5 metres either side of the fault trace) shall be defined on the e-survey dataset and uniquely identified with letters and/or numbers as appropriate.

43. The erection or establishment of any buildings are prohibited within the well defined fault hazard zone as defined in condition 42 above.

Note: A consent notice will be issued pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.

44. With respect to Lots 32, 62, 64 and 66 to 75 inclusive, part or all of the allotments are located within the "uncertain poorly constrained" earthquake fault hazard area associated with the Ohariu Fault and are therefore subject to restrictions related to building type and the form of construction on those parts of the land so affected. Enquiries must be made to the Kapiti Coast District Council to determine the extent and limitations on any building works prior to the establishment or erection of any building on the land.

Note: A consent notice will be issued pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.

45. A buffer zone shall be provided between steep slopes and dwellings of 5.0 metres back from the base and 2.0 metres back from the crest of any steeply sloping ground (slope greater than 30°) that no dwelling may encroach upon without specific design of foundations and/or retaining works to protect the dwelling from any adverse effects of potential instability.

Note: A consent notice will be issued with respect to all residential allotments pursuant to section 221 of the Resource Management Act 1991 to facilitate registration of the above condition which has ongoing effect.

Legal

46. Lot 200 shall vest as a local purpose (utility) reserve and shall be fenced adjoining Lots 68 and 67 in accordance with Part 8 of NZS4404 and Schedule 8 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, and as accepted by the Council's Development Engineer.

47. The consent holder shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies). The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the s224(c) certificate. The bond will be refunded once satisfactory evidence is submitted demonstrating that the covenants have been registered on the appropriate titles.
48. Easements are required over any rights of way and communal, private and public services where these pass through the allotments in the subdivision. The Council may require other easements. Any easement documents shall be prepared by solicitors at the consent holder's expense. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.
49. Lot 100 shall vest as legal road and may be vested in stages as the development proceeds, but each allotment in each stage, including any balance allotment must be provided with inalienable practical and legal access to a legal road.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- Please note that the proposed reservoir within proposed Lot 200 is located within a Fault Avoidance Zone area categorised as "uncertain poorly constrained". As a result, prior to the construction of the reservoir, a resource consent must be obtained for the establishment of a major infrastructure feature as the activity is deemed by the provisions of Part 15.1 Policy 11 (see table 2) to be a non-complying activity.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2016/2017 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:

• Roding – District	\$1,880.00
• Water Treatment – central	\$4,772.00
• Water reticulation – Waikanae	\$1,807.00
• Wastewater – central	\$297.00
• Wastewater reticulation – Waikanae	\$1,378.00
• Stormwater – District	\$41.00
• Stormwater – Waikanae	\$544.00
• Community Infrastructure – District	\$1,678.00

There are 74 additional allotments created by this Resource Consent with a development contribution payment of \$12,397.00 inclusive of 15% GST per allotment. A total development contribution of \$917,378.00, inclusive of 15% GST will therefore be required for the entire subdivision.

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

- The consent holder shall supply a copy of the title sheet(s) of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

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

- A stormwater attenuation pond with a water depth in excess of 400mm that is constructed on a site containing, or adjacent to, any residential dwelling, may require fencing in compliance with the requirements of the Fencing of Swimming Pool Act, 1987.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- A separate application is required for a building consent if any earth retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- The approval of any works within the legal road must comply with Council procedures and processes which are set out below:

Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us.

Some examples of activities requiring a permit are:

- trenching works
- footpaths and entranceways
- work within the berm or shoulder of the road, and
- tree work scaffolding and crane work.

You must ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide the Kapiti Coast District Council with a Traffic Management Plan to protect your site, contractors, and the public during operations.

Note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. The Kapiti Coast District Council mapping tools show the location of the buried council assets.

Reasons for Decision:

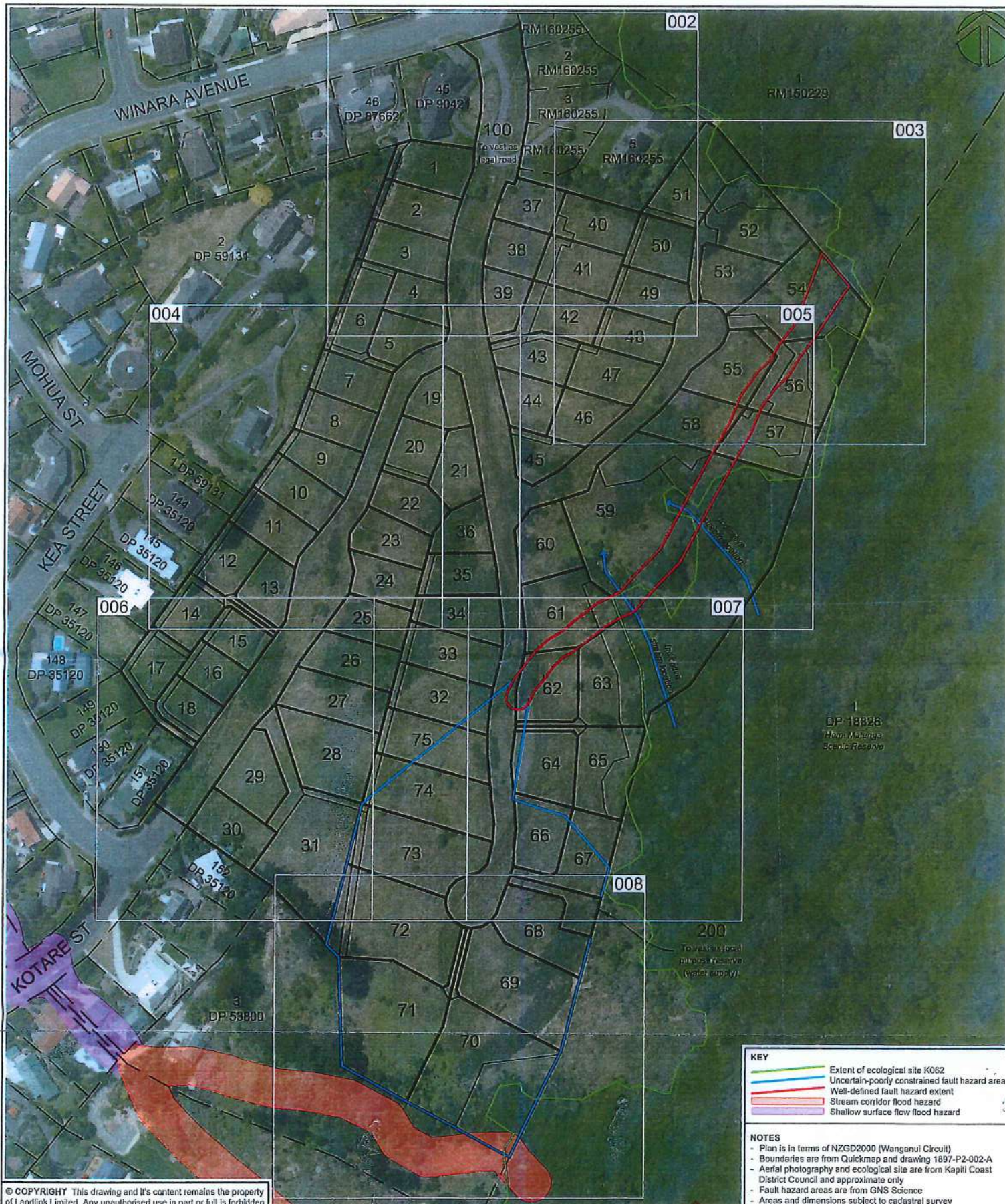
In accordance with Sections 104 and 104B and with reference to section 104D of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.

A full copy of the reasons for granting consent to the proposed development (RM170018) is contained in the decision report.



Wayne Gair
Principal Resource Consents Planner

10 May 2017



M Boundaries amended
 Revision Comment Name Date
 BA 02/02/2017
 Name Date

Landlink
 positive planning + durable design
 Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
 www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client Kohekohe Developments Limited
 Title Proposed Subdivision of Lot 4 RM150229
 Project 159 Winara Avenue Waikanae

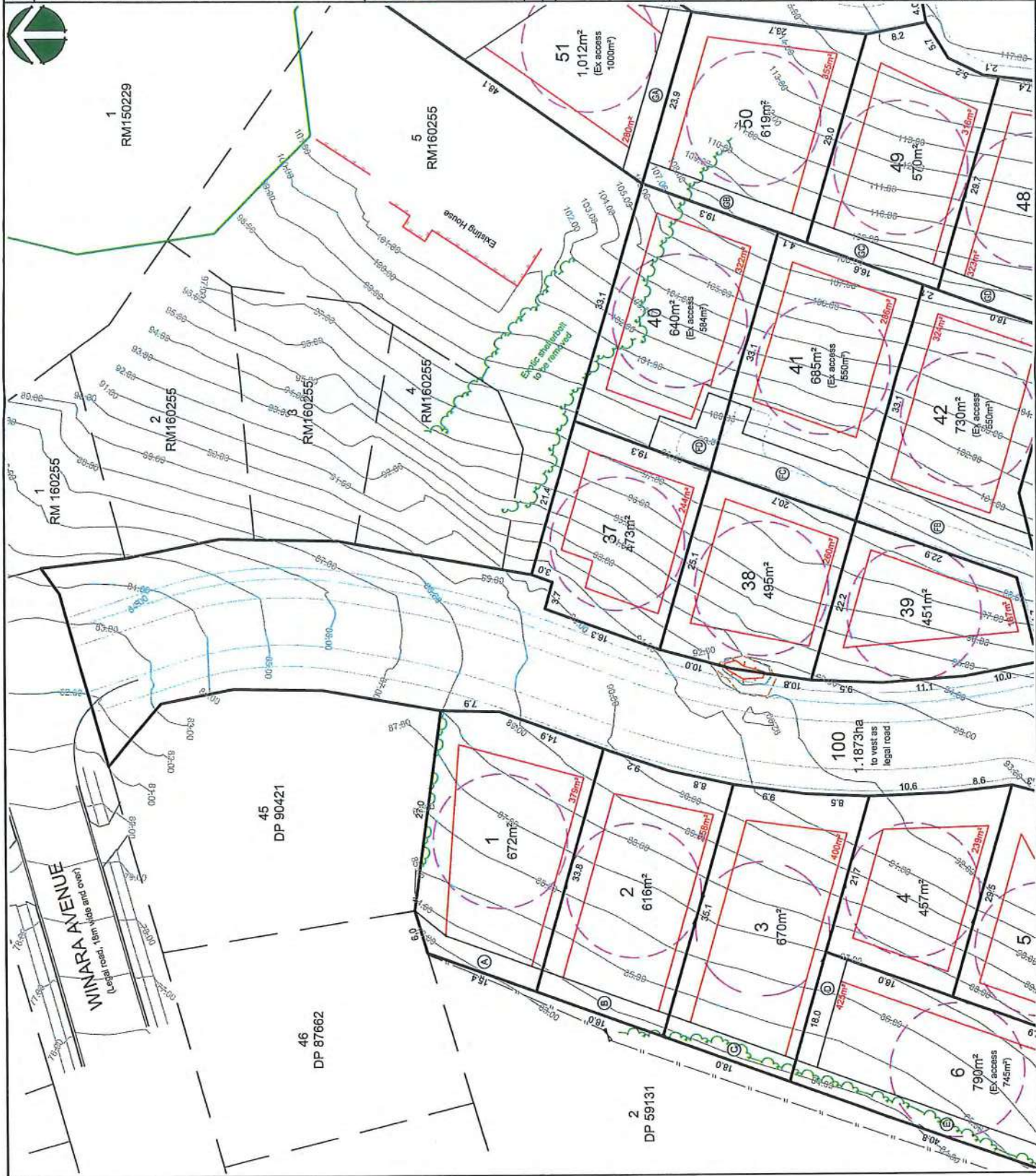
RM 170013
 FINAL APPROVED PLANS
 10 / 05 / 2017

KEY		
—	Extent of ecological site K062	
—	Uncertain-poorly constrained fault hazard area	
—	Well-defined fault hazard extent	
—	Stream corridor flood hazard	
—	Shallow surface flow flood hazard	

NOTES		
-	Plan is in terms of NZGD2000 (Wanganui Circuit)	
-	Boundaries are from Quickmap and drawing 1897-P2-002-A	
-	Aerial photography and ecological site are from Kapiti Coast District Council and approximate only	
-	Fault hazard areas are from GNS Science	
-	Areas and dimensions subject to cadastral survey	

Approved	PT	19/10/2016
Checked	DM	18/10/2016
Drawn	BA	13/10/2016
Designed	-	-
Surveyed	-	-

Scale	1:1500 @ A3
Drawing Number:	1897-P1-001
Revision:	M



© COPYRIGHT This drawing and it's content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Gird)
- Levels are in terms of Mean Local Vertical Datum (Wellington 1953)
- Origin of levels is WGM 01 (VL 564.85m)
- Boundaries are from Land Information New Zealand's Digital Cadastral Database and Landlink Drawing 1897-PZ-002-A.
- Aerial photography and ecological site are from Kapiti Coast District Council and approximate only
- Fault hazard areas have been defined by GNS Science
- Colour interval is 1 metre
- Contours have been electronically generated from site survey and may not represent actual ground levels in all locations
- Building circles shown are 18m²
- Areas and dimensions subject to cadastral survey



KEY

- Extent of ecological site K062
 18mØ building circle
 Yards
 Well-defined fault hazard extent
 Uncertain-poorly constrained fault hazard area
 Identified tree

E	Contour heights added	BA	27/02/2017
Revision	Comment	Name	Date



Landlink
positive planning + durable design

Mahara House – 3 Ngalo Road – PO Box 370 – Waikanae 5250
www.landlink.co.nz – contactus@landlink.co.nz – P 04 902 6161

Client

Kohekohe Developments
Limited

Title

Proposed Subdivision of
Lot 4 RM150229

Project

159 Winara Avenue
Waikanae

Approved	PT	-
Checked	DM	-
Drawn	MC	28/11/2016
Designed	-	-
Surveyed	SS	-
Scale	1:500 @ A3	
Drawing Number:		Revision:

1897-P1-002	E
-------------	---

\\A126\Synchr\Workspace\11597 - Colin Wilson, 122 Wisera Avenue, 471CAD\1807-pl_Residential Development\1807-pl\11597-Pl.dwg
 Plotted: Monday, 27 February 2017 3:13:31 a.m.



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wairangi Circuit)
- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Origin of levels is WGM 012 (PL-94.65m)
- Boundaries are from Land Information New Zealand's Digital Cadastral Database as of 28/01/2016
- Aerial photography and ecological data are from Kapiti Coast District Council and approximate only
- Fault hazard areas have been defined by GNS Science
- Contour interval is 1 metre
- Contours have been electronically generated from site survey and may not represent actual ground levels in all locations
- Building circles shown are 18mØ
- Areas and dimensions subject to cadastral survey

RM 170018
FINAL APPROVED PLANS
10.05.2017

KEY

- Extent of ecological site K062
- 18mØ building circle
- Yards
- Well-defined fault hazard extent
- Uncertain-poorly constrained fault hazard area
- Identified tree

Revision	Comment	Name	Date
F	Contour heights added	BA	27/02/2017



Mahara House - 3 Ngaho Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client
Kohekohe Developments
Limited

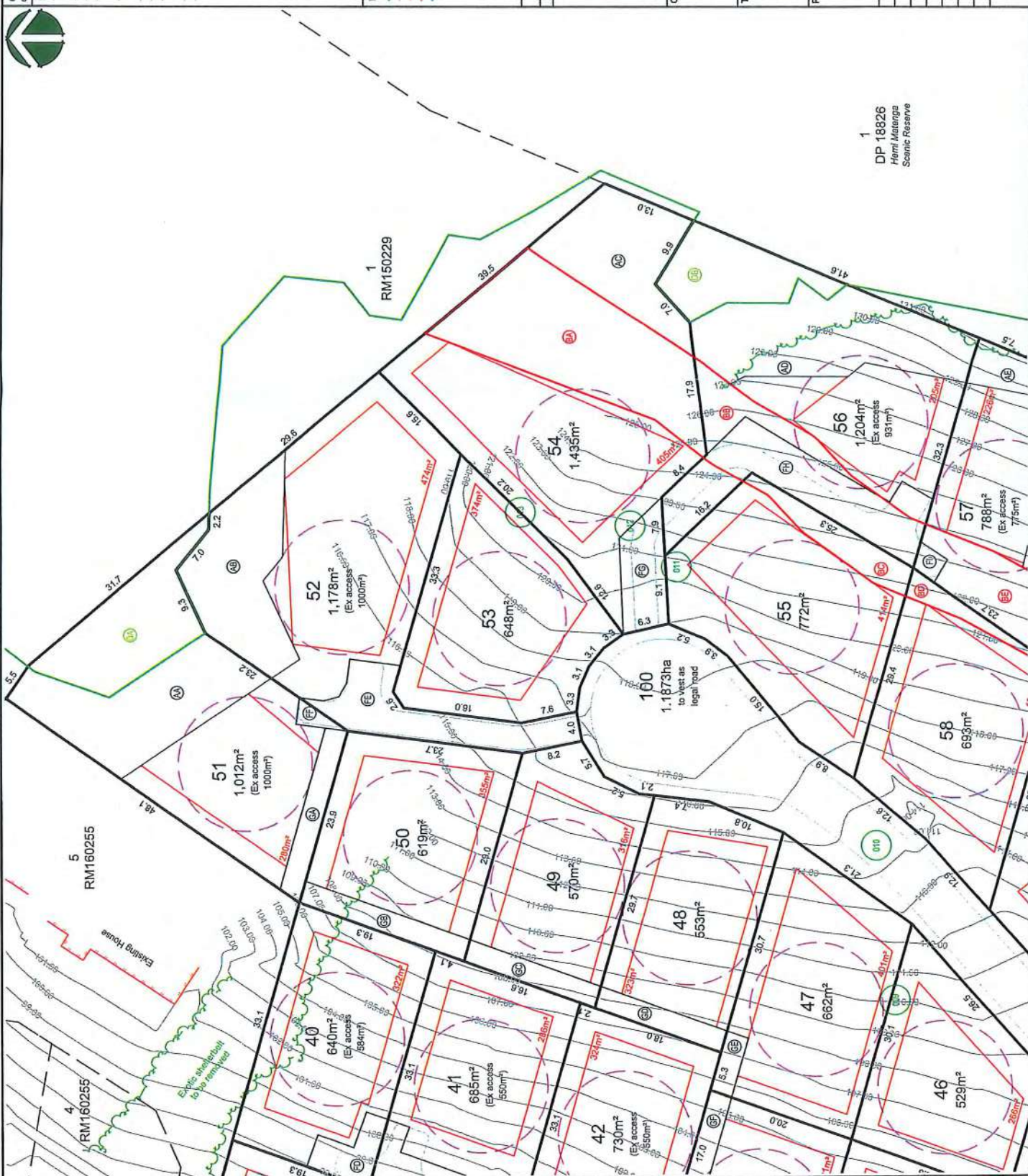
Title
Proposed Subdivision of
Lot 4 RM150229

Project
159 Winara Avenue
Waikanae

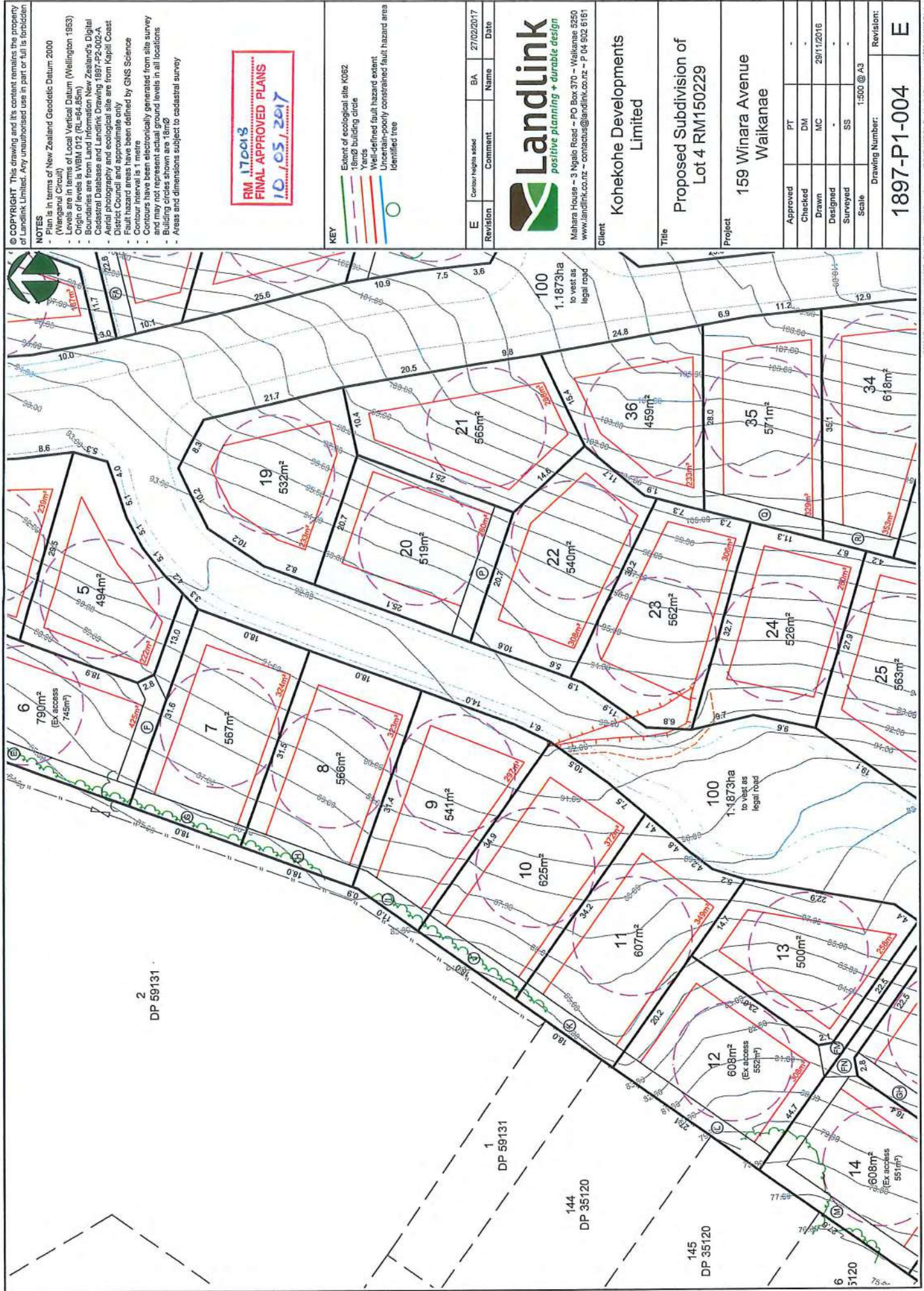
Approved	PT	-
Checked	DM	-
Drawn	MC	28/11/2016
Designed	-	-
Surveyed	SS	-
Scale	1:500 @ A3	-

Drawing Number: 1897-P1-003

Revision: F



DP 18826
Heml Mairanga
Scenic Reserve



NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Origin of levels is WBN 012 (RL=64.85m)
- Boundaries are from Land Information New Zealand's Digital Cadastral Database and Landlink Drawing 1897-P2-002-A
- Aerial photography and ecological site are from Kapiti Coast District Council and approximate only
- Contour lines have been electronically generated from a survey and may not represent actual ground levels in all locations
- Building circles shown are 18mØ
- Areas and dimensions subject to cadastral survey

KEY

- Extent of ecological site K062
- 18mØ building circle
- Yards
- Well-defined fault hazard extent
- Uncertain-poorly constrained fault hazard area
- Identified tree

RM 170018
FINAL APPROVED PLANS
10/05/2017

Landlink
positive planning + durable design

Mahara House - 3 Ngāire Road - PO Box 370 - Waikanae 5260
www.landlink.co.nz - contactus@landlink.co.nz - P 04 932 6161

Client
Kohekohe Developments Limited

E	Revision	Comment	BA	Name	Date
	1				27/02/2017

Title
Proposed Subdivision of Lot 4 RM150229

Project
159 Winara Avenue
Waikanae

Approved	Checked	Drawn	Designed	Surveyed	Scale
PT	DM	MC		SS	1:500 @ A3

Revision: 1897-P1-004 E

© COPYRIGHT. This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden.

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Origin of levels is WLM 012 (RL=4.85m)
- Boundaries are from Land Information New Zealand's Digital Cadastral Database and Landlink Drawing 1897-P2-002-A
- Area of ecological significance is from Kaitiaki Coast District Council's appropriate only
- Fault hazard areas have been defined by GNS Science
- Contour interval is 1 metre
- Contours have been electronically generated from a survey and may not represent actual ground levels in all locations
- Building circles shown are 18m ϕ
- Areas and dimensions subject to cadastral survey

RM 170013
FINAL APPROVED PLANS
10.05.2017

KEY

- Extent of ecological site K062
- 18m ϕ building circle
- Yards
- Well-defined fault hazard extent
- Uncertain/poorly constrained fault hazard area
- Identified tree

Revision	Comment	Name	Date
G	Contour heights added	BA	27/02/2017



Landlink
positive planning + durable design

Mohara House - 3 Ngaho Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client

Kohekohe Developments
Limited

Title

Proposed Subdivision of
Lot 4 RM150229

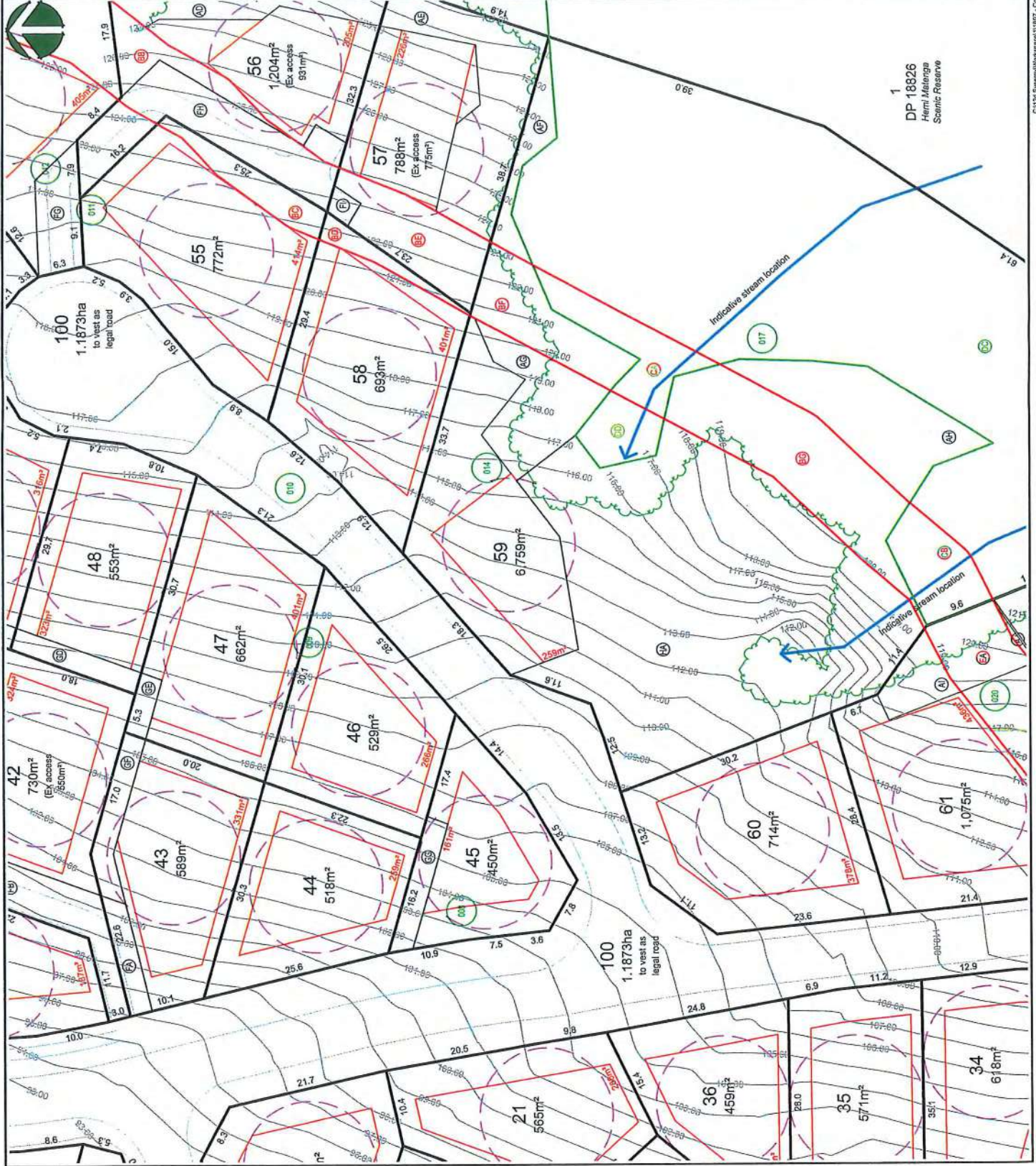
Project

159 Winara Avenue
Waikanae

Approved	PT	-
Checked	DM	-
Drawn	MC	28/11/2016
Designed	-	-
Surveyed	SS	-
Scale	1:500 @ A3	
Drawing Number:	Revision:	

1897-P1-005

G



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Origin of levels is WBM 02 (RL 454.85m)
- Boundary and lot information is taken from New Zealand's Digital Cadastral Database and Landlink Drawing 1897-P2-020-A
- Aerial photography and ecological site are from Kapiti Coast District Council and approximate only
- Fault hazard areas have been defined by GNS Science
- Contour interval is 1 metre
- Contours have been electronically generated from site survey and may not represent actual ground levels in all locations
- Building circles shown are 18mØ
- Areas and dimensions subject to cadastral survey

RM 170018
FINAL APPROVED PLANS
10/05/2017

- KEY
- Extent of ecological site K062
 - 18mØ building circle
 - Yards
 - Well-defined fault hazard extent
 - Uncertain/poorly constrained fault hazard area
 - Identified tree

Revision	Comment	Name	Date
E	Contour heights added	BA	27/02/2017



Landlink
positive planning • durable design

Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

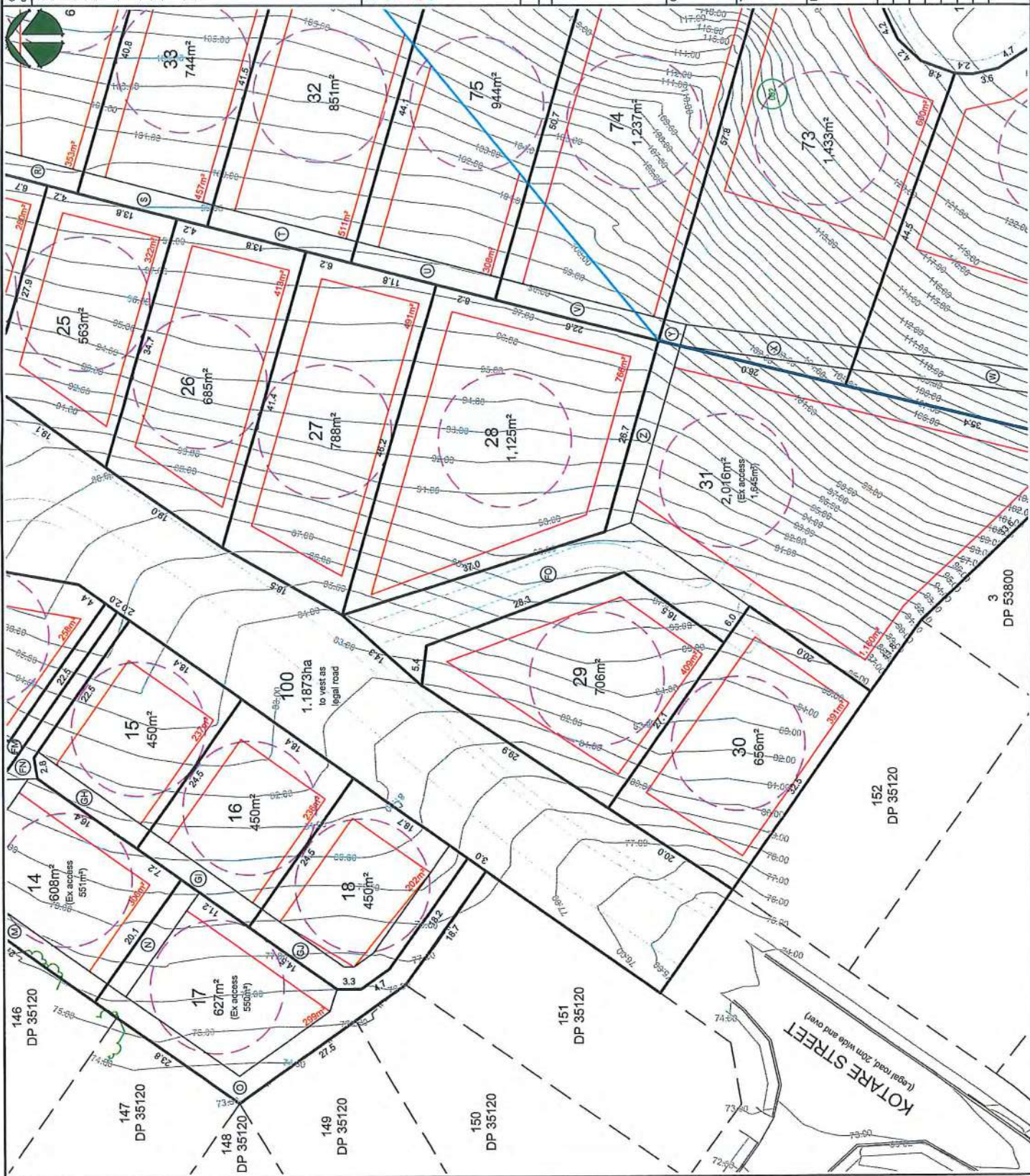
Client
Kohekohe Developments
Limited

Title
Proposed Subdivision of
Lot 4 RM150229

Project
159 Winara Avenue
Waikanae

Approved	PT	-
Checked	DM	-
Drawn	MC	28/11/2016
Designed	-	-
Surveyed	SS	-
Scale	1:500 @ A3	

Drawing Number:	Revision:
1897-P1-006	E



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Origin of levels is VMK 012 (RL+64.85m)
- Boundaries are from Land Information New Zealand's Digital Cadastral Database and Landlink drawing 1897-P1-002-A
- Aerial photography and ecological info are from Kaiti Coast District Council and appropriate only
- Fault hazard areas have been defined by GNS Science
- Contour intervals 1 metre
- Contours have been electronically generated from site survey and may not represent actual ground levels in all locations
- Building circles shown are 18mØ
- Areas and dimensions subject to cadastral survey

RM 170018

FINAL APPROVED PLANS

10.05.2017

KEY

- Extent of ecological site K062
- 18mØ building circle
- Yards
- Well-defined fault hazard extent
- Uncertain-poorly constrained fault hazard area
- Identified tree

Revision	Comment	Name	Date
F	Contour heights added	BA	27/02/2017



Landlink
positive planning + durable design

Mahara House - 3 Ngaho Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client

Kohekohe Developments Limited

Title

Proposed Subdivision of Lot 4 RM150229

Project

159 Winara Avenue Waikanae

Approved	PT	-
Checked	DM	-
Drawn	MC	29/11/2016
Designed	-	-
Surveyed	SS	-
Scale	1:500 @ A3	

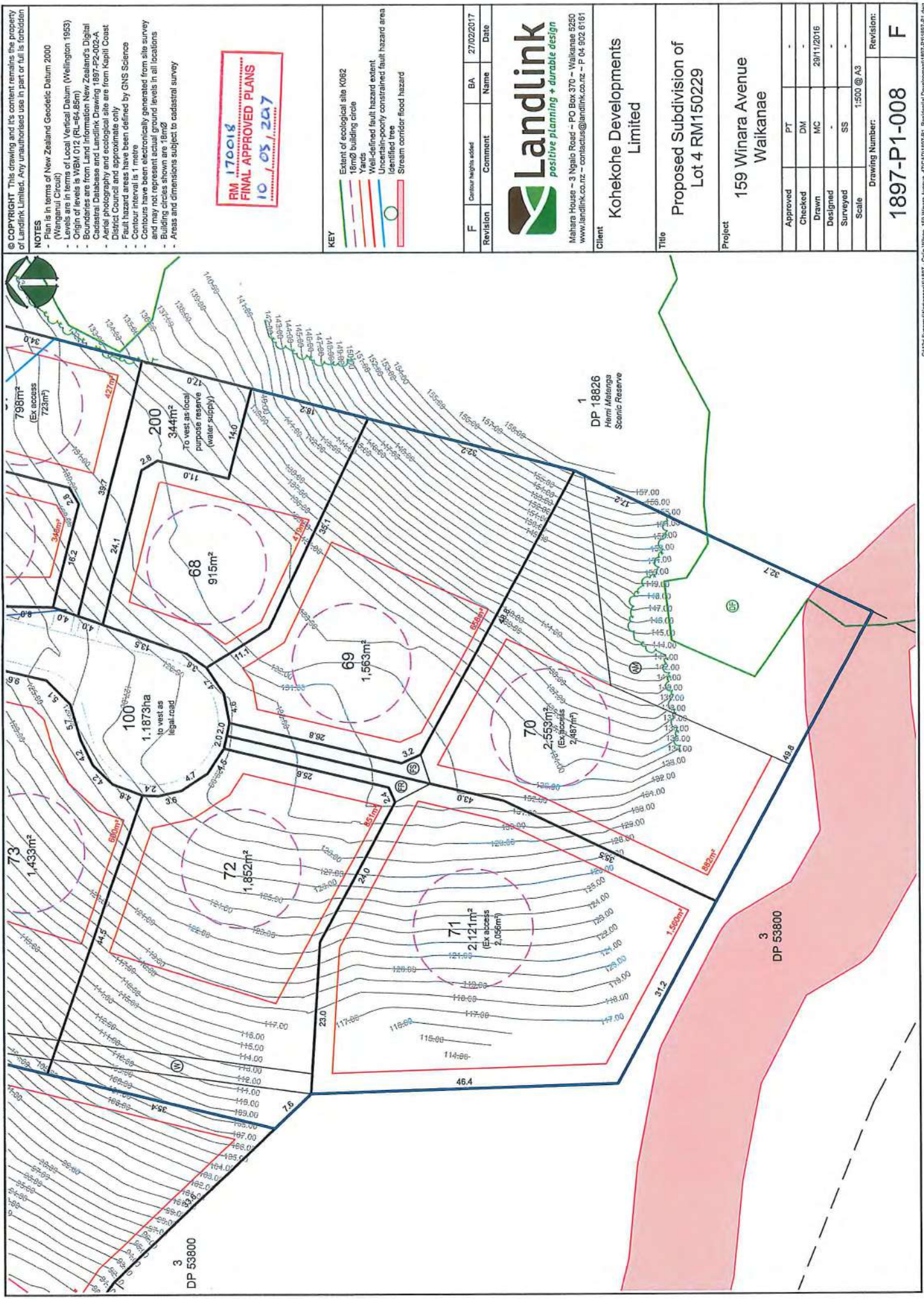
Drawing Number:

1897-P1-007

Revison:

F





NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Levels are in terms of Mean Vertical Datum (Wellington 1953)
- Origin of levels is WBM 012 (RL = 64.85m)
- Elevation and Land Information New Zealand's Digital Cadastral Database and Landlink Drawing 1897-P1-002-A
- Aerial photography and ecological site are from Kapiti Coast District Council and approximate only
- Fault hazard areas have been defined by GNS Science
- Contour interval is 1 metre
- Contours have been electronically generated from site survey and may not represent actual ground levels in all locations
- Building circles shown are 18mØ
- Areas and dimensions subject to cadastral survey

KEY

- Extent of ecological site K062
- 18mØ building circle
- Yards
- Well-defined fault hazard extent
- Uncertain/poorly constrained fault hazard area
- Identified tree
- Stream corridor flood hazard

F	Revision	Comment	BA	Name	Date
1			27/02/2017		

Landlink
positive planning + durable design

Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client
Kohekohe Developments Limited

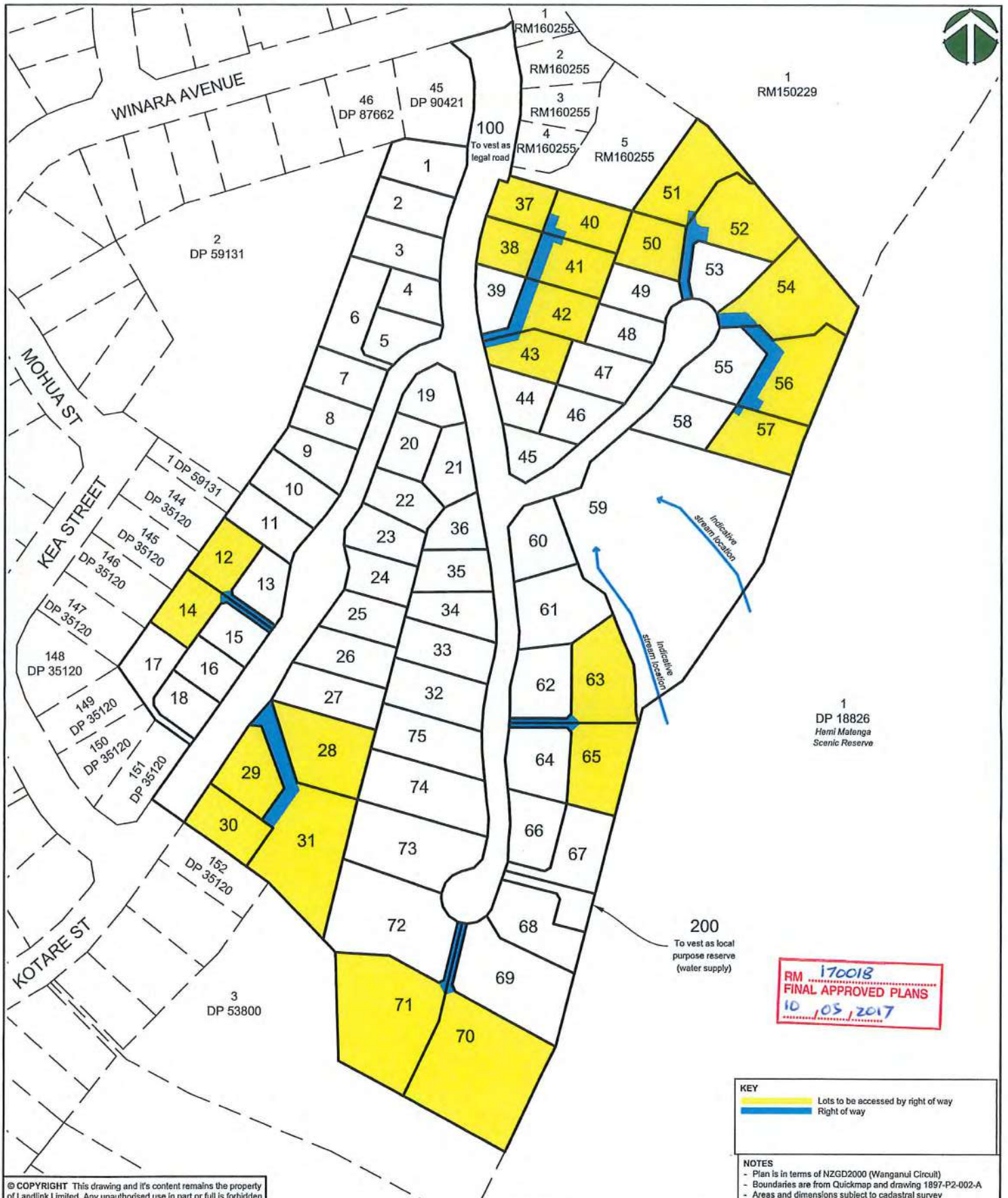
Title
Proposed Subdivision of Lot 4 RM150229

Project
159 Winara Avenue
Waikanae

Approved	Checked	Drawn	Designed	Surveyed	Scale
PT	DM	MC	-	SS	1:500 @ A3

Drawing Number: 1897-P1-008

Revision: F



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

Revision	Comment	Name	Date
A	Original Issue	BA	23/02/2017

Landlink
positive planning + durable design

Mahara House - 3 Ngaio Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client Kohekohe Developments Limited

Title Proposed Rights of Way for the Subdivision of Lot 4 RM150229

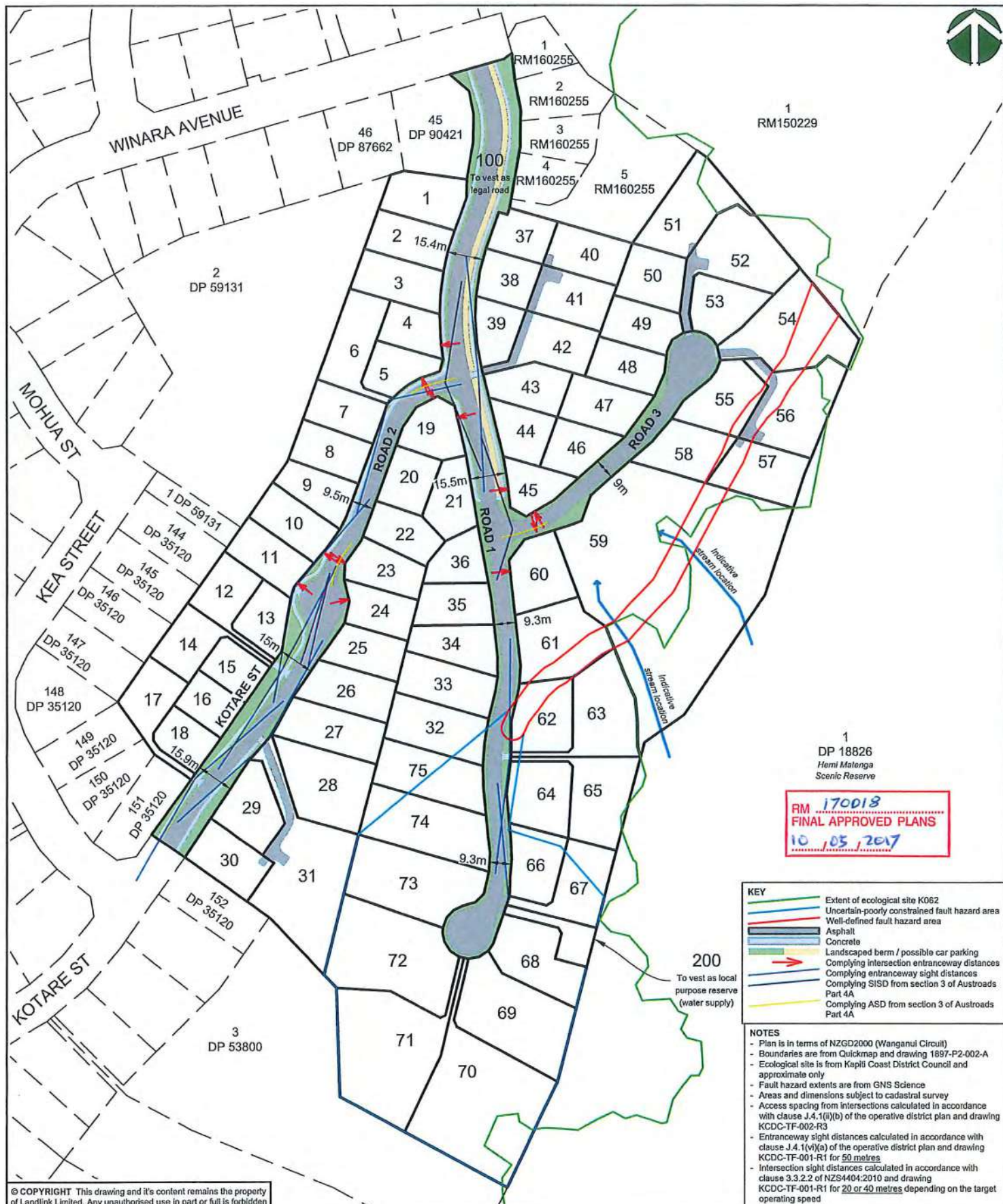
Project 159 Winara Avenue
Waikanae

KEY
 Lots to be accessed by right of way
 Right of way

NOTES
- Plan is in terms of NZGD2000 (Wanganui Circuit)
- Boundaries are from Quickmap and drawing 1897-P2-002-A
- Areas and dimensions subject to cadastral survey

Approved	PT	-
Checked	DM	-
Drawn	BA	23/02/2017
Designed	-	-
Surveyed	-	-
Scale	1:1500 @ A3	

Drawing Number:	Revision:
1897-P1-009	A



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

Revision	Comment	Name	Date
F	Road dimensions, ASD and SISD added	BA	24/02/2017



Mahara House ~ 3 Ngalo Road ~ PO Box 370 ~ Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161

Client
Kohekohe Developments Limited

Title
**Roading Plan for
Proposed Subdivision of Lot 4 RM150229**

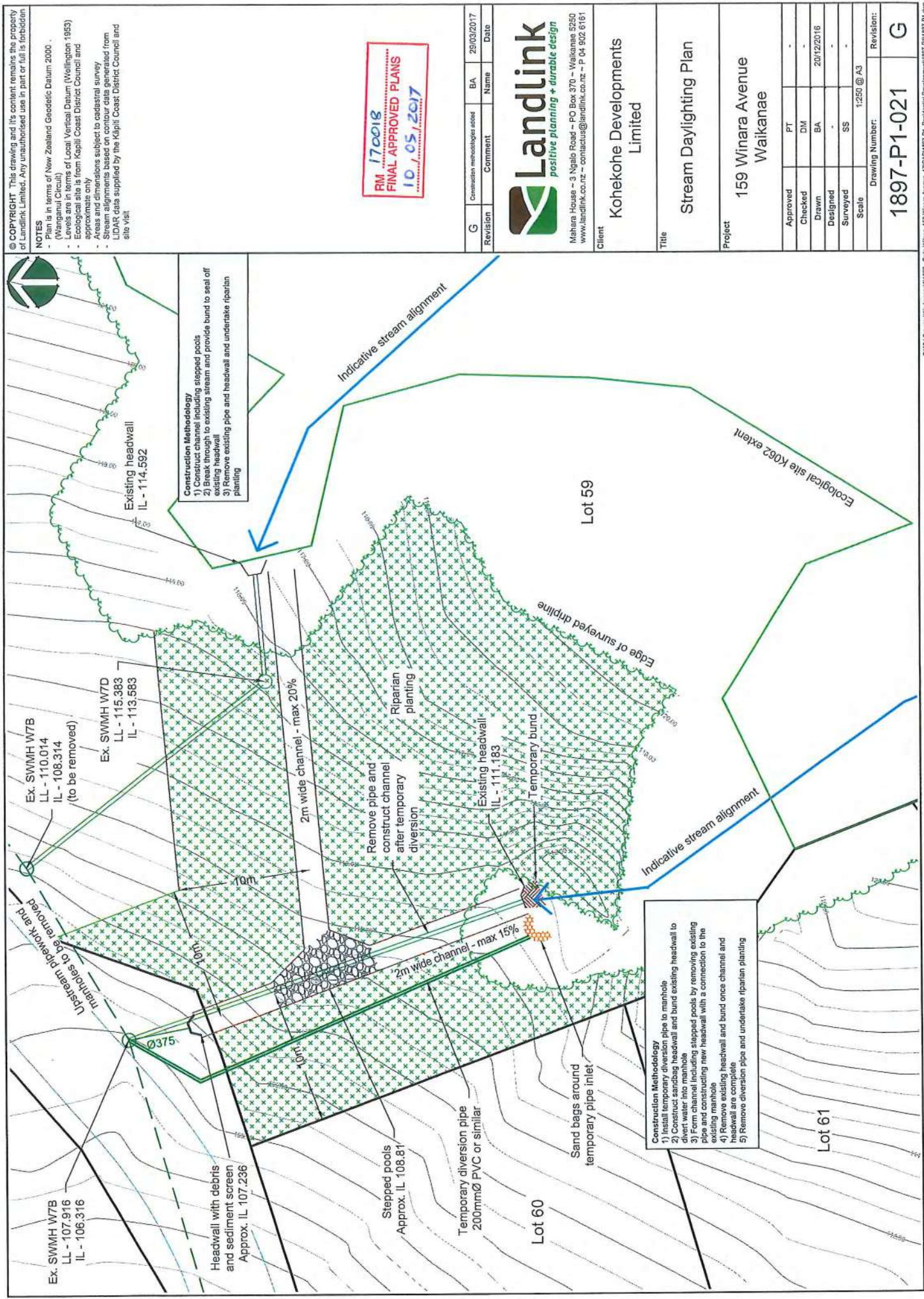
Project
**159 Winara Avenue
Waikanae**

KEY	
	Extent of ecological site K062
	Uncertain-poorly constrained fault hazard area
	Well-defined fault hazard area
	Asphalt
	Concrete
	Landscaped berm / possible car parking
	Complying intersection entranceway distances
	Complying entranceway sight distances
	Complying SISD from section 3 of Austroads Part 4A
	Complying ASD from section 3 of Austroads Part 4A

NOTES

- Plan is in terms of NZGD2000 (Wanganui Circuit)
- Boundaries are from Quickmap and drawing 1897-P2-002-A
- Ecological site is from Kapiti Coast District Council and approximate only
- Fault hazard extents are from GNS Science
- Areas and dimensions subject to cadastral survey
- Access spacing from intersections calculated in accordance with clause J.4.1(i)(b) of the operative district plan and drawing KCDC-TF-002-R3
- Entranceway sight distances calculated in accordance with clause J.4.1(vi)(a) of the operative district plan and drawing KCDC-TF-001-R1 for 50 metres
- Intersection sight distances calculated in accordance with clause 3.3.2.2 of NZS4404:2010 and drawing KCDC-TF-001-R1 for 20 or 40 metres depending on the target operating speed

Approved	PT	-
Checked	DM	8/12/2016
Drawn	MC	7/12/2016
Designed	-	-
Surveyed	-	-
Scale	1:1500 @ A3	
Drawing Number:		Revision:
1897-P1-011		F



NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Ecological site is from Kāpiti Coast District Council and is subject to their own rules and regulations
- Stream alignments subject to cadastral survey
- Stream alignments based on contour data generated from LIDAR data supplied by the Kāpiti Coast District Council and site visit

RM 170018
FINAL APPROVED PLANS
10.05.2017

G	Revision	Comment	BA	Name	Date
		Construction methodology added	25/03/2017		

Landlink
positive planning + durable design

Mahara House - 3 Ngāilo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client
Kohekohe Developments Limited

Title
Stream Daylighting Plan

Project
**159 Winara Avenue
Waikanae**

Approved	Checked	Drawn	Designed	Surveyed	Scale
PT	DM	BA	20/12/2016	-	1:250 @ A3

Drawing Number:
1897-P1-021

Revision:
G

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Boundaries are from Quickmap and drawing 1897-P2-00
- Underground services are from Kāpiti Coast District Council site survey and are indicative only
- Specifications for soakage trenches and chambers, retention chambers, attenuation chambers, terminal soakage chambers and manholes will be confirmed when detailed engineering design is undertaken

RM 170018
FINAL APPROVED PLANS
10 / 05 / 2017

E	Lot numbers added	BA	2/02/2017
Revision	Comment	Name	Date



Landlink
positive planning + durable design

Mahara House ~ 3 Ngaio Road ~ PO Box 370 ~ Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161

Client

Kohekohe Developments
Limited

Title

Concept Stormwater Design Plan

Project

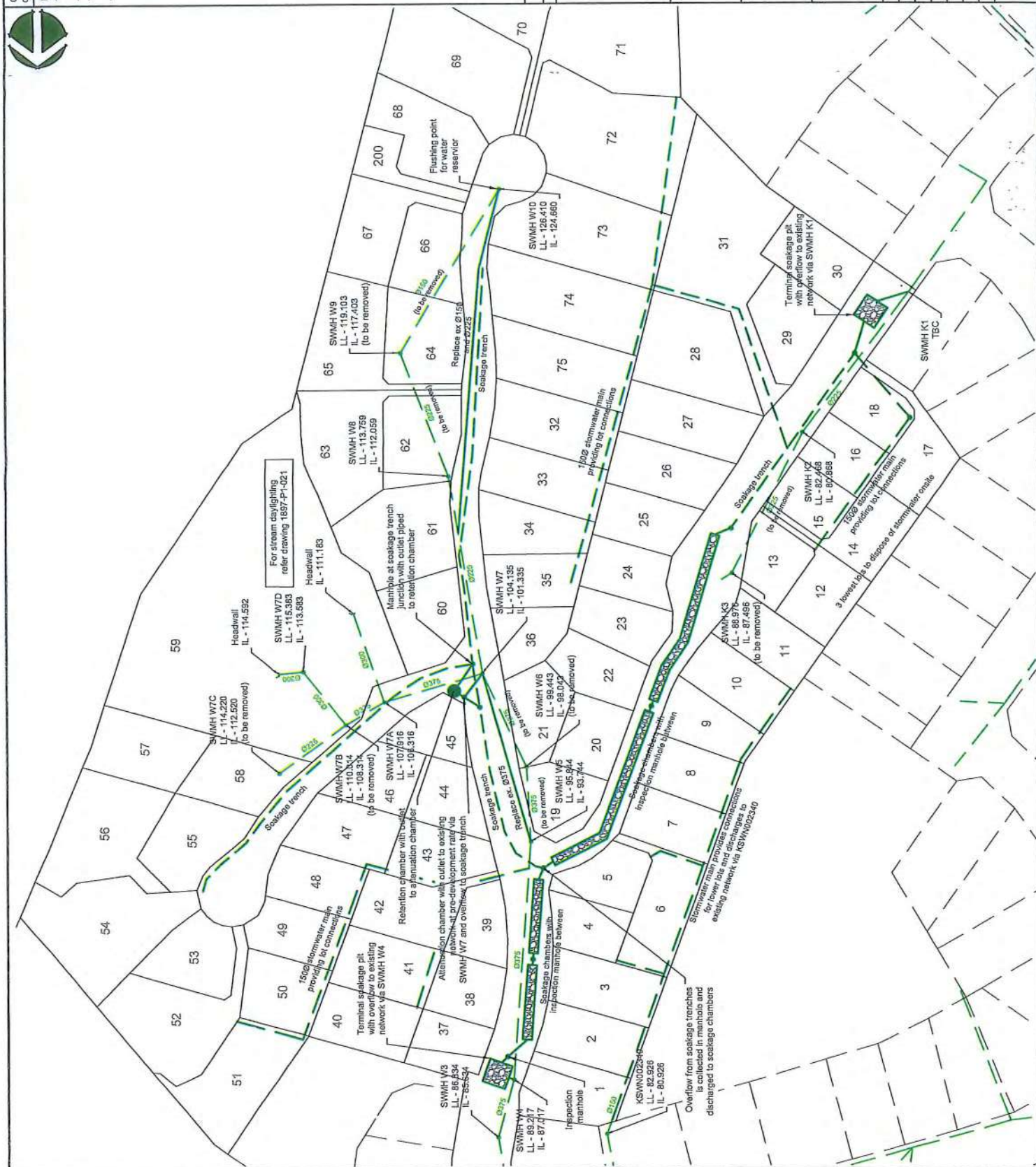
159 Winara Avenue
Waikanae

Approved	PT	-
Checked	DM	-
Drawn	BA	21/12/2016
Designed	-	-
Surveyed	-	-
Scale:	1:1250 @ A3	

Drawing Number:	Revision:
-----------------	-----------

1897-P1-022

5 1- 342. 1 5 - C:\1265\energy\Workarea\1118027 - Colin Wilson, 169 Whym Avenue_ 531CAGV1697-PL_Residential Development\1807 ServCo2.dwg
 6 1- 342. 1 5 -
 7 1- 342. 1 5 -
 8 1- 342. 1 5 -
 9 1- 342. 1 5 -
 10 1- 342. 1 5 -
 11 1- 342. 1 5 -
 12 1- 342. 1 5 -
 13 1- 342. 1 5 -
 14 1- 342. 1 5 -
 15 1- 342. 1 5 -
 16 1- 342. 1 5 -
 17 1- 342. 1 5 -
 18 1- 342. 1 5 -
 19 1- 342. 1 5 -
 20 1- 342. 1 5 -
 21 1- 342. 1 5 -
 22 1- 342. 1 5 -
 23 1- 342. 1 5 -
 24 1- 342. 1 5 -
 25 1- 342. 1 5 -
 26 1- 342. 1 5 -
 27 1- 342. 1 5 -
 28 1- 342. 1 5 -
 29 1- 342. 1 5 -
 30 1- 342. 1 5 -
 31 1- 342. 1 5 -
 32 1- 342. 1 5 -
 33 1- 342. 1 5 -
 34 1- 342. 1 5 -
 35 1- 342. 1 5 -
 36 1- 342. 1 5 -
 37 1- 342. 1 5 -
 38 1- 342. 1 5 -
 39 1- 342. 1 5 -
 40 1- 342. 1 5 -
 41 1- 342. 1 5 -
 42 1- 342. 1 5 -
 43 1- 342. 1 5 -
 44 1- 342. 1 5 -
 45 1- 342. 1 5 -
 46 1- 342. 1 5 -
 47 1- 342. 1 5 -
 48 1- 342. 1 5 -
 49 1- 342. 1 5 -
 50 1- 342. 1 5 -
 51 1- 342. 1 5 -
 52 1- 342. 1 5 -
 53 1- 342. 1 5 -
 54 1- 342. 1 5 -
 55 1- 342. 1 5 -
 56 1- 342. 1 5 -
 57 1- 342. 1 5 -
 58 1- 342. 1 5 -
 59 1- 342. 1 5 -
 60 1- 342. 1 5 -
 61 1- 342. 1 5 -
 62 1- 342. 1 5 -
 63 1- 342. 1 5 -
 64 1- 342. 1 5 -
 65 1- 342. 1 5 -
 66 1- 342. 1 5 -
 67 1- 342. 1 5 -
 68 1- 342. 1 5 -
 69 1- 342. 1 5 -
 70 1- 342. 1 5 -
 71 1- 342. 1 5 -
 72 1- 342. 1 5 -
 73 1- 342. 1 5 -
 74 1- 342. 1 5 -
 75 1- 342. 1 5 -
 76 1- 342. 1 5 -
 77 1- 342. 1 5 -
 78 1- 342. 1 5 -
 79 1- 342. 1 5 -
 80 1- 342. 1 5 -
 81 1- 342. 1 5 -
 82 1- 342. 1 5 -
 83 1- 342. 1 5 -
 84 1- 342. 1 5 -
 85 1- 342. 1 5 -
 86 1- 342. 1 5 -
 87 1- 342. 1 5 -
 88 1- 342. 1 5 -
 89 1- 342. 1 5 -
 90 1- 342. 1 5 -
 91 1- 342. 1 5 -
 92 1- 342. 1 5 -
 93 1- 342. 1 5 -
 94 1- 342. 1 5 -
 95 1- 342. 1 5 -
 96 1- 342. 1 5 -
 97 1- 342. 1 5 -
 98 1- 342. 1 5 -
 99 1- 342. 1 5 -
 100 1- 342. 1 5 -
 101 1- 342. 1 5 -
 102 1- 342. 1 5 -
 103 1- 342. 1 5 -
 104 1- 342. 1 5 -
 105 1- 342. 1 5 -
 106 1- 342. 1 5 -
 107 1- 342. 1 5 -
 108 1- 342. 1 5 -
 109 1- 342. 1 5 -
 110 1- 342. 1 5 -
 111 1- 342. 1 5 -
 112 1- 342. 1 5 -
 113 1- 342. 1 5 -
 114 1- 342. 1 5 -
 115 1- 342. 1 5 -
 116 1- 342. 1 5 -
 117 1- 342. 1 5 -
 118 1- 342. 1 5 -
 119 1- 342. 1 5 -
 120 1- 342. 1 5 -
 121 1- 342. 1 5 -
 122 1- 342. 1 5 -
 123 1- 342. 1 5 -
 124 1- 342. 1 5 -
 125 1- 342. 1 5 -
 126 1- 342. 1 5 -
 127 1- 342. 1 5 -
 128 1- 342. 1 5 -
 129 1- 342. 1 5 -
 130 1- 342. 1 5 -
 131 1- 342. 1 5 -
 132 1- 342. 1 5 -
 133 1- 342. 1 5 -
 134 1- 342. 1 5 -
 135 1- 342. 1 5 -
 136 1- 342. 1 5 -
 137 1- 342. 1 5 -
 138 1- 342. 1 5 -
 139 1- 342. 1 5 -
 140 1- 342. 1 5 -
 141 1- 342. 1 5 -
 142 1- 342. 1 5 -
 143 1- 342. 1 5 -
 144 1- 342. 1 5 -
 145 1- 342. 1 5 -
 146 1- 342. 1 5 -
 147 1- 342. 1 5 -
 148 1- 342. 1 5 -
 149 1- 342. 1 5 -
 150 1- 342. 1 5 -
 151 1- 342. 1 5 -
 152 1- 342. 1 5 -
 153 1- 342. 1 5 -
 154 1- 342. 1 5 -
 155 1- 342. 1 5 -
 156 1- 342. 1 5 -
 157 1- 342. 1 5 -
 158 1- 342. 1 5 -
 159 1- 342. 1 5 -
 160 1- 342. 1 5 -
 161 1- 342. 1 5 -
 162 1- 342. 1 5 -
 163 1- 342. 1 5 -
 164 1- 342. 1 5 -
 165 1- 342. 1 5 -
 166 1- 342. 1 5 -
 167 1- 342. 1 5 -
 168 1- 342. 1 5 -
 169 1- 342. 1 5 -
 170 1- 342. 1 5 -
 171 1- 342. 1 5 -
 172 1- 342. 1 5 -
 173 1- 342. 1 5 -
 174 1- 342. 1 5 -
 175 1- 342. 1 5 -
 176 1- 342. 1 5 -
 177 1- 342. 1 5 -
 178 1- 342. 1 5 -
 179 1- 342. 1 5 -
 180 1- 342. 1 5 -
 181 1- 342. 1 5 -
 182 1- 342. 1 5 -
 183 1- 342. 1 5 -
 184 1- 342. 1 5 -
 185 1- 342. 1 5 -
 186 1- 342. 1 5 -
 187 1- 342. 1 5 -
 188 1- 342. 1 5 -
 189 1- 342. 1 5 -
 190 1- 342. 1 5 -
 191 1- 342. 1 5 -
 192 1- 342. 1 5 -
 19





© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden.

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Boundaries are from Quickmap and drawing 1897-P2-002-A
- Underground services are from Kapiti Coast District Council and site survey and are indicative only
- Specifications for pipes and manholes will be confirmed when detailed engineering design is undertaken

FM 170018
FINAL APPROVED PLANS
10/03/2017



Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client

Kohekohe Developments
Limited

Title

Concept Wastewater
Design Plan

Project

159 Winara Avenue
Waikanae

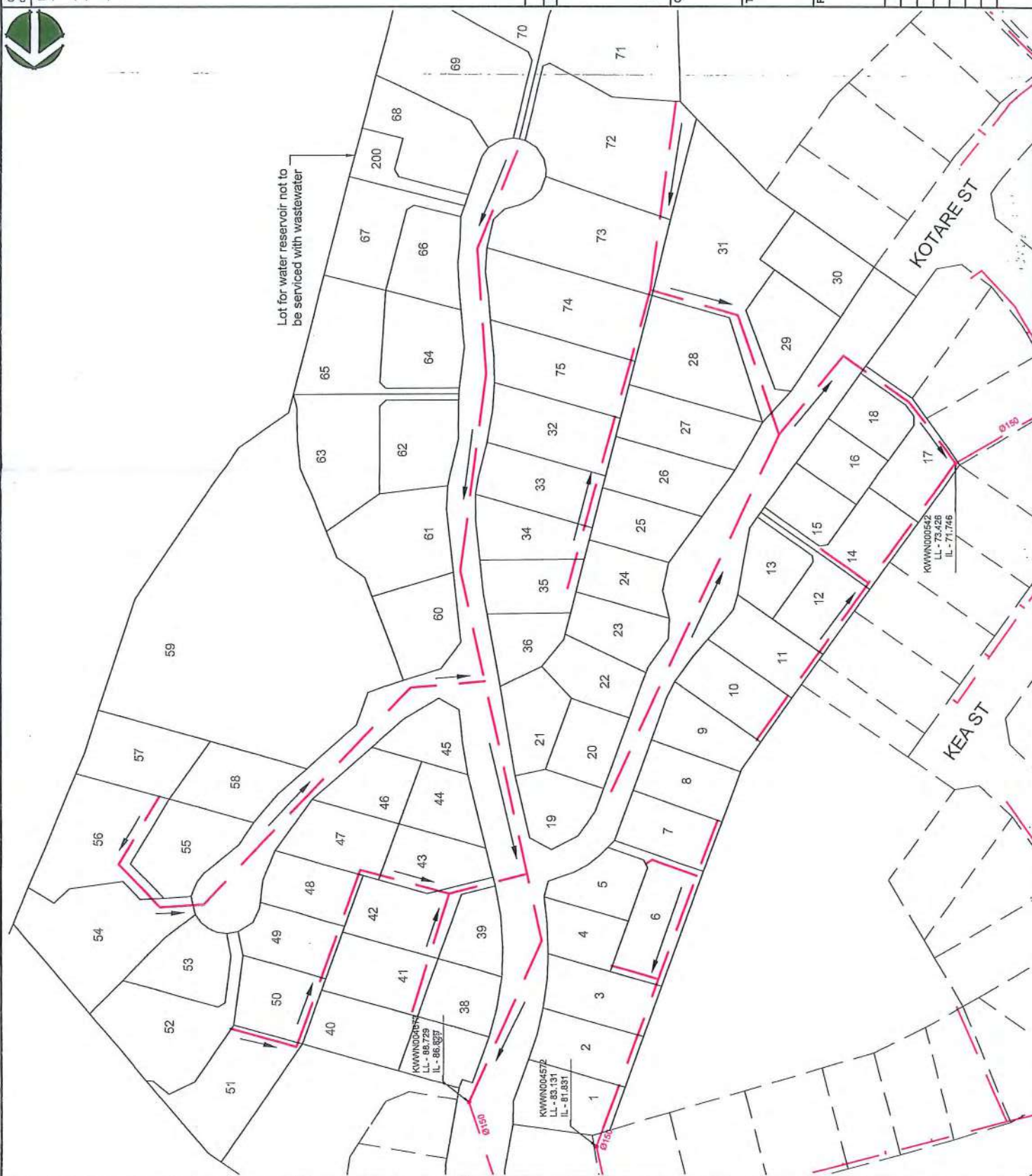
Approved	PT	-
Checked	DM	-
Drawn	BA	21/12/2016
Designed	-	-
Surveyed	-	-
Scale	1:1250 @ A3	

Drawing Number:

1897-P1-031

Revision:

E



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden.

NOTES

- Plan is in terms of New Zealand Geodetic Datum 2000 (Wanganui Circuit)
- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Contours are at 1m intervals
- Ecological site is from Kapiti Coast District Council and approximate only
- Areas and dimensions subject to cadastral survey

RM 170018
FINAL APPROVED PLANS
10/05/2017

with the exception of
access gradient & surfacing

Revision	Comment	Name	Date
C	Boundaries amended	BA	02/02/2017



Mihara House - 3 Ngaho Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client

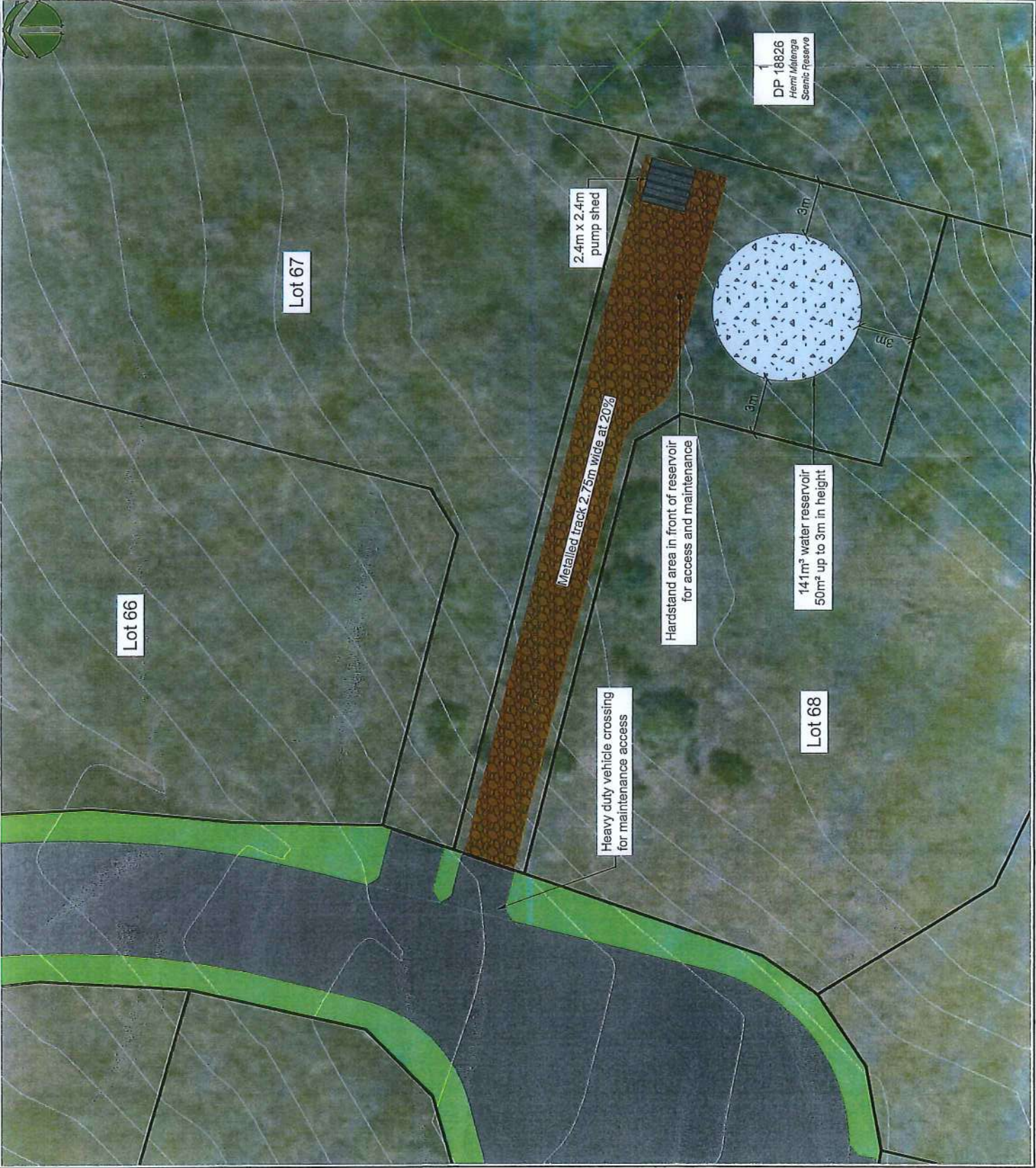
Kohekohe Developments
Limited

Title
Water Reservoir
Concept Plan

Project
159 Winara Avenue
Waikanae

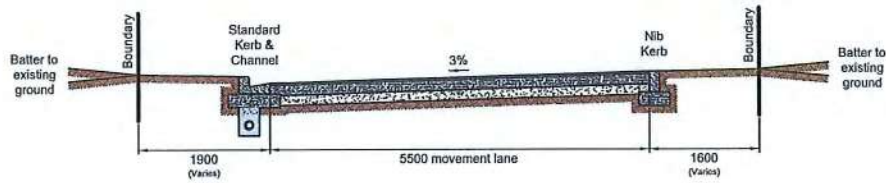
Approved	PT	-
Checked	DM	-
Drawn	BA	20/12/2016
Designed	-	-
Surveyed	SS	-
Scale	1:200 @ A3	

Drawing Number:	Revision:
1897-P1-041	C



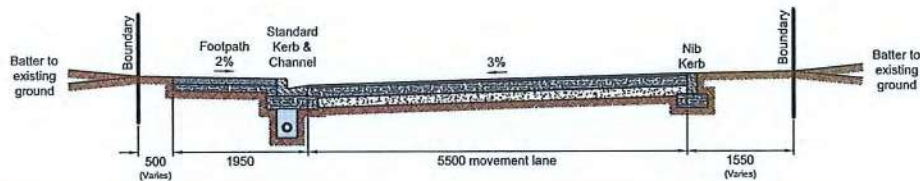
TYPICAL CROSS SECTION - UPPER ROAD ONE AND ROAD THREE

1:75 @ A3



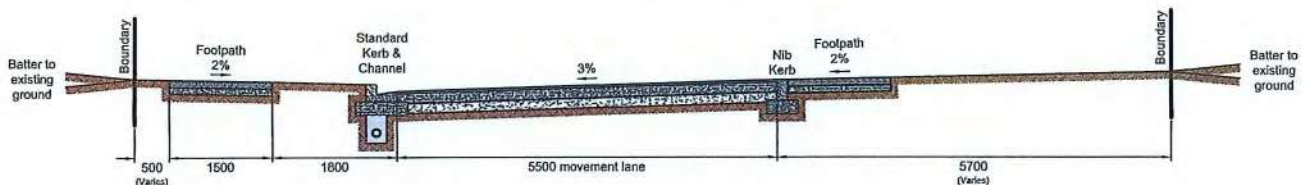
TYPICAL CROSS SECTION - ROAD TWO

1:75 @ A3



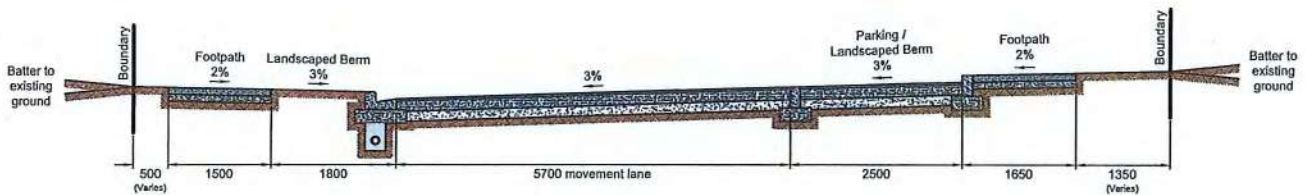
TYPICAL CROSS SECTION - KOTARE STREET

1:75 @ A3



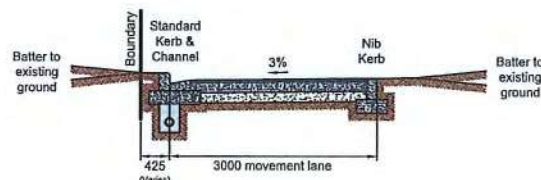
TYPICAL CROSS SECTION - LOWER ROAD ONE

1:75 @ A3



TYPICAL CROSS SECTION - RIGHT OF WAYS

1:75 @ A3



RM 170018
FINAL APPROVED PLANS
10 / 05 / 2017

© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden.

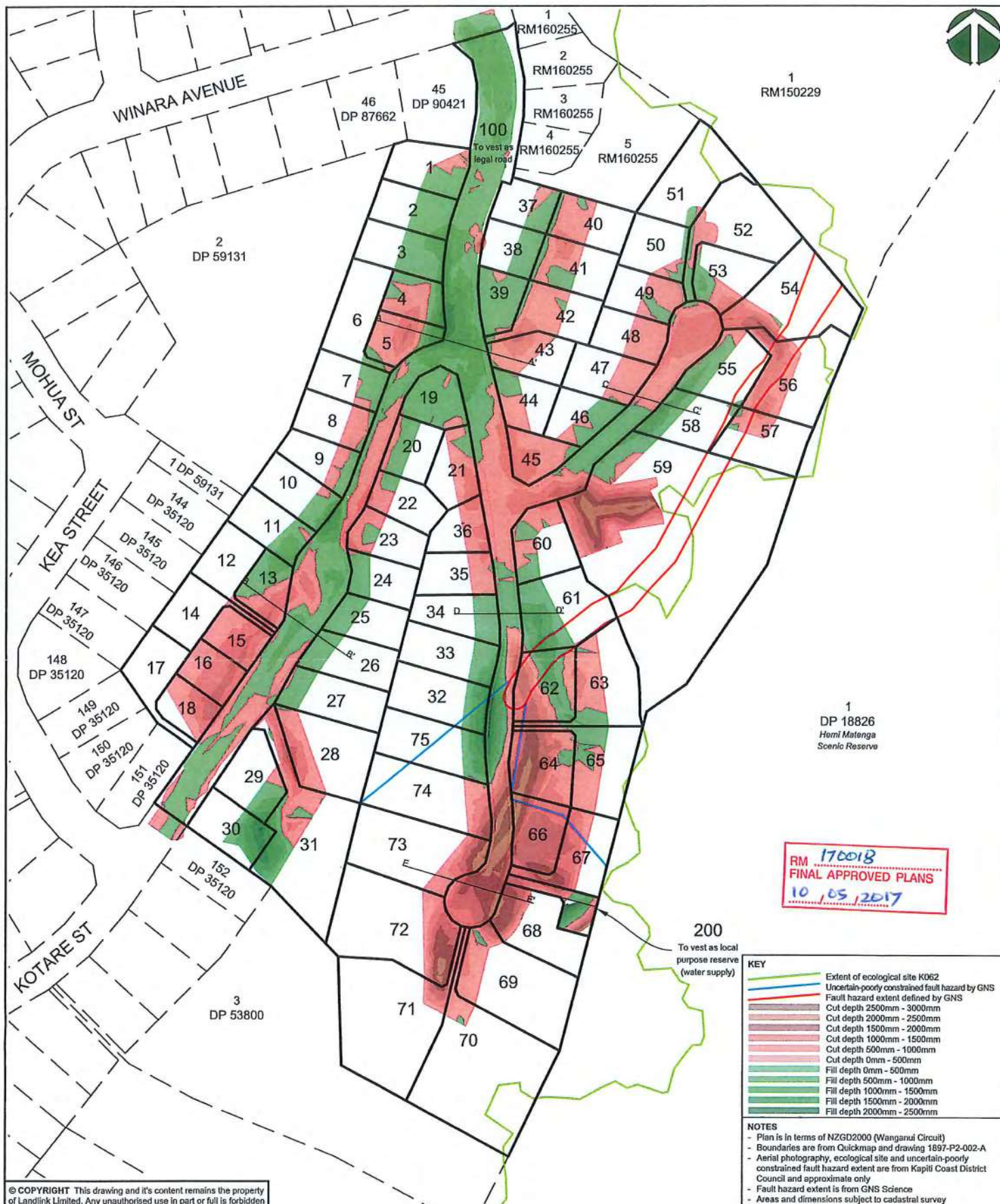
Revision	Comment	Name	Date
D	Movement lane added to right of way cross section, service detail added	BA	27/02/2017



Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161

Client	Kohekohe Developments Limited
Title	Typical Roding Cross Sections for Proposed Subdivision of Lot 4 LT 505104
Project	159 Winara Avenue Waikanae

Approved	PT	-
Checked	DM	13 December 2016
Drawn	MC	13 December 2016
Designed	MC / DM	17 November 2016
Surveyed	-	-
Scale	1:1500 @ A3	
Drawing Number:		Revision:
1897-P1-055		D



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

Revision	Comment	Name	Date
1	Earthworks amended	MC	28/02/2017



Mahara House - 3 Ngaio Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161

Client
Kohekohe Developments Limited

Title
**Earthworks for
Proposed Subdivision of Lot 4 LT 505104**

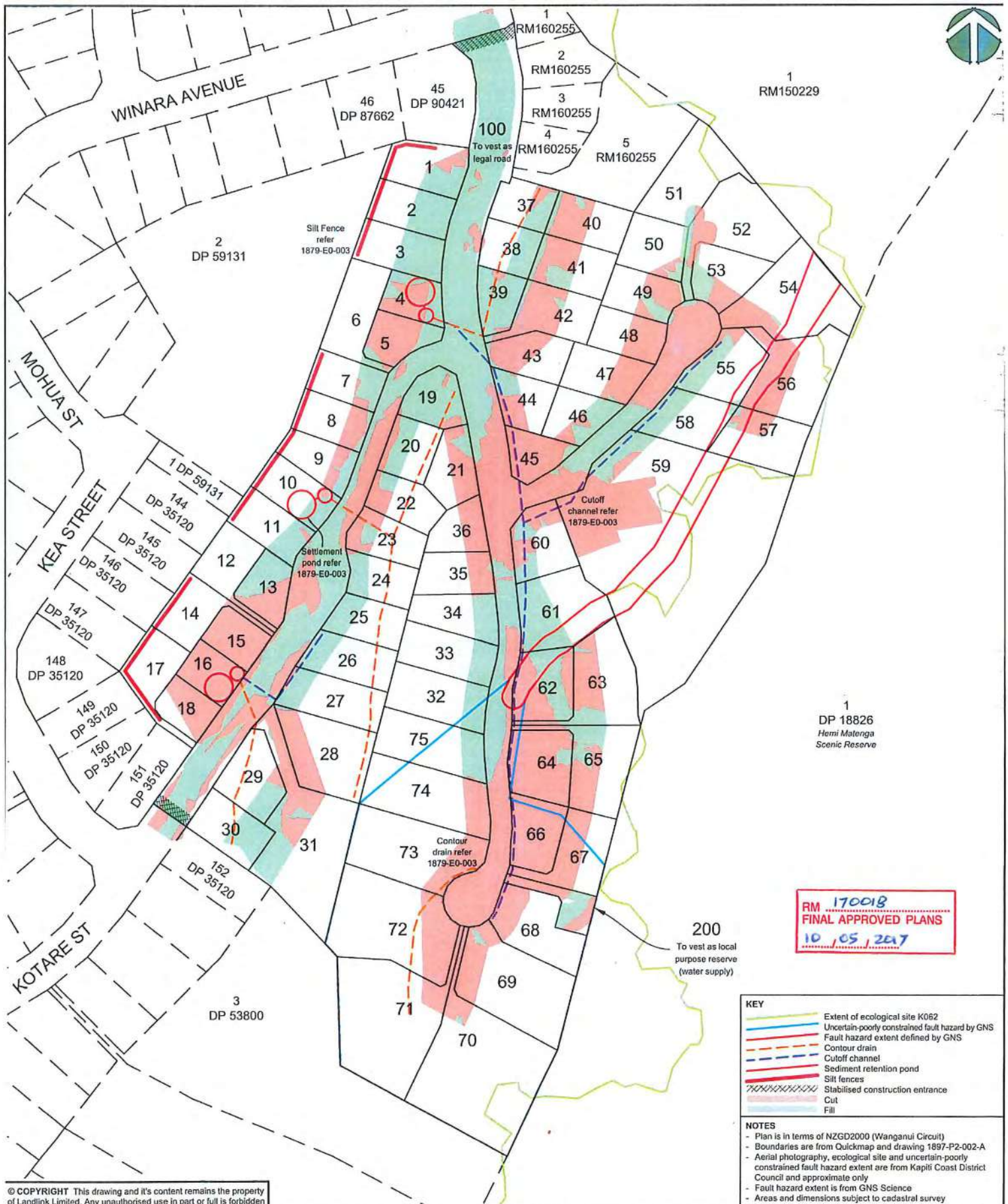
Project
**159 Winara Avenue
Waikanae**

KEY	
	Extent of ecological site K062
	Uncertain-poorly constrained fault hazard by GNS
	Fault hazard extent defined by GNS
	Cut depth 2500mm - 3000mm
	Cut depth 2000mm - 2500mm
	Cut depth 1500mm - 2000mm
	Cut depth 1000mm - 1500mm
	Cut depth 500mm - 1000mm
	Cut depth 0mm - 500mm
	Fill depth 0mm - 500mm
	Fill depth 500mm - 1000mm
	Fill depth 1000mm - 1500mm
	Fill depth 1500mm - 2000mm
	Fill depth 2000mm - 2500mm

NOTES

- Plan is in terms of NZGD2000 (Wanganui Circuit)
- Boundaries are from Quickmap and drawing 1897-P2-002-A
- Aerial photography, ecological site and uncertain-poorly constrained fault hazard extent are from Kapiti Coast District Council and approximate only
- Fault hazard extent is from GNS Science
- Areas and dimensions subject to cadastral survey

Approved	PT	-
Checked	DM	20 December 2016
Drawn	MC	20 December 2016
Designed	DMMC	17 November 2016
Surveyed	-	-
Scale	1:1500 @ A3	
Drawing Number:		Revision:
1897-E0-001		I



© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

Revision	Comment	Name	Date
G	Earthworks amended	MC	28/02/2017



Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

Client
Kohekohe Developments Limited

Title
**Earthwork Management Plan for
Proposed Subdivision of Lot 4 LT 505104**

Project
**159 Winara Avenue
Waikanae**

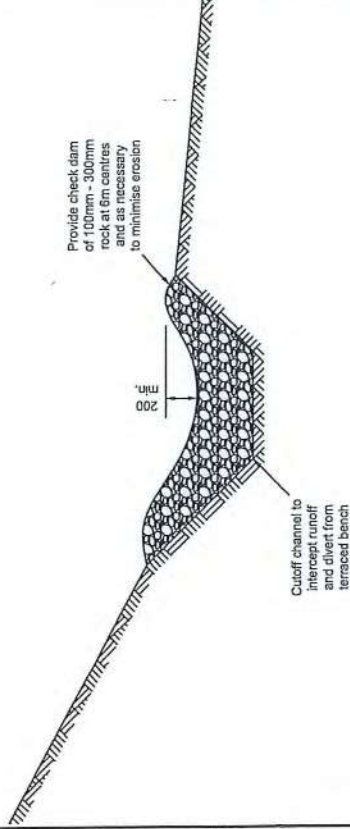
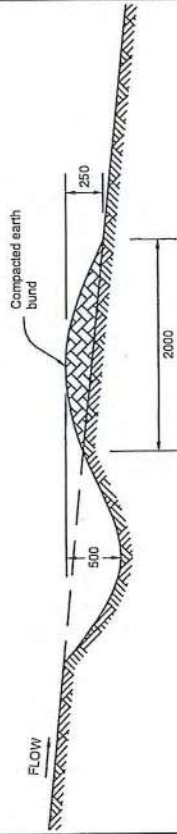
Approved	PT	-
Checked	DM	20 December 2016
Drawn	MC	20 December 2016
Designed	DM/MC	17 November 2016
Surveyed	-	-
Scale	1:1500 @ A3	
Drawing Number:		Revision:
1897-E0-002		G

KEY	
	Extent of ecological site K062
	Uncertain-poorly constrained fault hazard by GNS
	Fault hazard extent defined by GNS
	Contour drain
	Culloff channel
	Sediment retention pond
	Silt fences
	Stabilised construction entrance
	Cut
	Fill

NOTES

- Plan is in terms of NZGD2000 (Wanganui Circuit)
- Boundaries are from Quickmap and drawing 1897-P2-002-A
- Aerial photography, ecological site and uncertain-poorly constrained fault hazard extent are from Kapiti Coast District Council and approximate only
- Fault hazard extent is from GNS Science
- Areas and dimensions subject to cadastral survey

CUTOFF CHANNEL
NOT TO SCALE



RM 170018
FINAL APPROVED PLANS
10/05/2017

A	Original Issue	-	-
Revision	Comment	Name	Date



Mahara House ~ 3 Ngalo Road ~ PO Box 370 ~ Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161

Client
Kohekohe Developments
Limited

Title Earthworks Management
Controls for Proposed
Subdivision of Lot 4 LT 505104

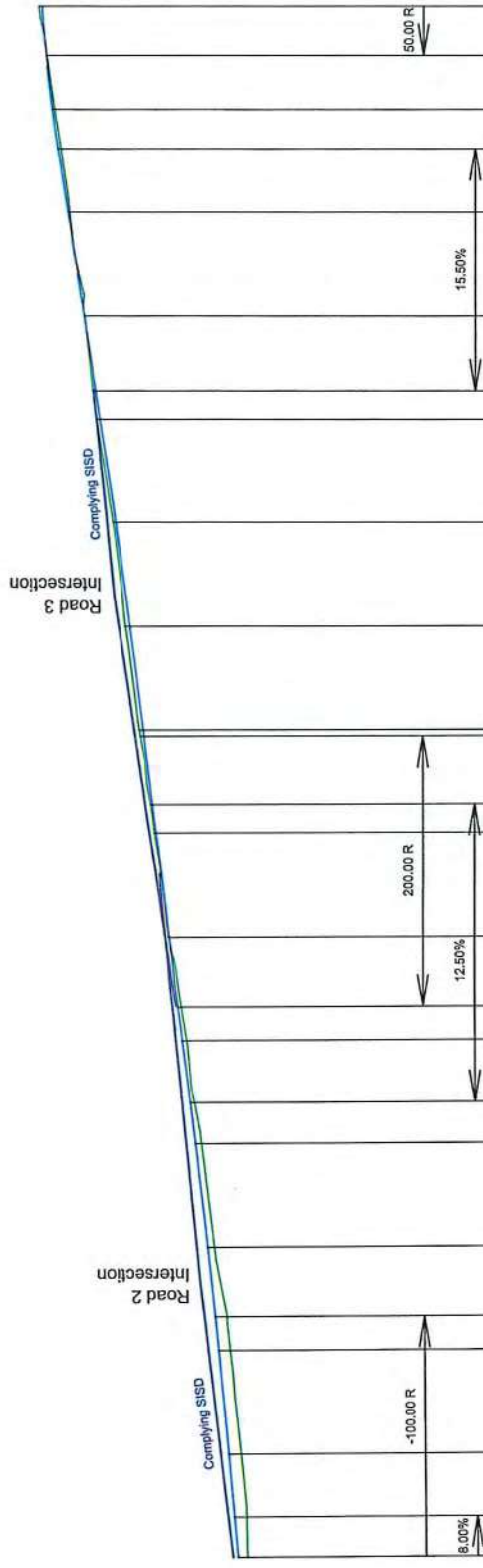
Project
159 Winara Avenue
Waikanae

Approved	PT	-
Checked	DM	22 December 2016
Drawn	MC	21 December 2016
Designed	DM	17 November 2016
Surveyed	-	-
Scale	NOT TO SCALE	
Drawing Number:		Revision:

1897-E0-003

Revised	
---------	--

A



Datum 60

	Design	Ground Surface	Cut/Fill	Chainages
270.000	112.058	112.356	0.298	
265.244	111.648	111.563	-0.085	
260.000	111.039	110.801	-0.238	
256.157	110.487	110.214	-0.273	
250.000	109.533	109.361	-0.172	
240.000	107.983	107.977	-0.006	
232.751	106.859	107.120	0.260	
230.000	106.436	106.737	0.301	
220.000	104.944	105.189	0.245	
210.000	103.527	103.947	0.420	
200.000	102.185	102.549	0.364	
199.384	102.105	102.438	0.333	
192.751	101.259	101.435	0.176	
190.000	100.916	101.071	0.155	
180.000	99.665	99.721	0.055	
173.263	98.823	98.519	-0.304	
170.000	98.415	97.988	-0.428	
163.931	97.657	97.281	-0.376	
160.000	97.174	96.588	-0.587	
150.000	96.025	95.369	-0.655	
143.262	95.313	94.166	-1.148	
140.000	94.988	93.853	-1.134	
130.000	94.063	92.871	-1.192	
123.931	93.557	92.369	-1.187	
120.000	93.242	92.319	-0.923	

RM 170018
FINAL APPROVED PLANS
10/05/2017

Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden.

NOTES

- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Origin of levels is WBM 012 (RL=64.85m)

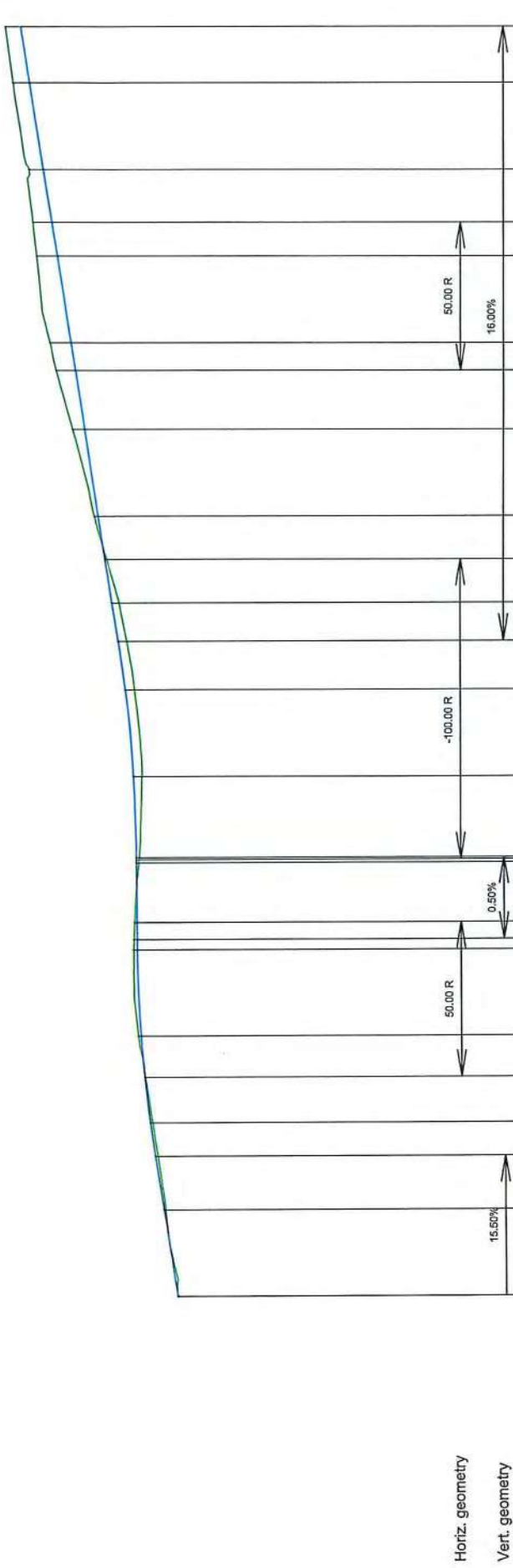
Client: Kohekohe Developments Limited

Title: Roding Longsection - Road One for Proposed Subdivision of Lot 4 LT 505104

Project: 159 Winara Avenue, Waikanae

Revision	Original Issue	Name	Date
A			

Approved	Checked	Drawn	Designed	Surveyed	Scale	Drawing Number:	Revision:
PT	DM	BA	DM/MC		1:500 @ A3	1897-P1-061	A



Horiz. geometry
Vert. geometry

Datum 60

	Design	Ground Surface	Cut/Fill	Chainages
	107.983	107.977	-0.006	240.000
	109.533	110.214	-0.172	250.000
	110.487	110.801	-0.238	256.157
	111.039	111.563	-0.085	260.000
	111.648	112.058	0.298	265.244
	112.058	112.477	0.415	270.000
	112.487	112.859	0.372	276.157
	112.497	112.780	0.283	283.134
	112.531	112.251	-0.280	290.000
	112.533	112.216	-0.318	290.384
	112.534	112.196	-0.339	290.600
	112.855	111.835	-1.021	300.000
	113.798	112.710	-1.088	310.000
	114.597	113.609	-0.988	315.600
	115.301	114.492	-0.809	320.000
	116.105	115.908	-0.197	325.028
	116.901	117.337	0.436	330.000
	118.501	119.925	1.424	340.000
	119.592	121.841	2.249	346.820
	120.101	122.550	2.449	350.000
	121.701	124.084	2.383	360.000
	122.322	124.512	2.190	363.883
	123.301	124.979	1.678	370.000
	124.901	126.803	1.902	380.000
	125.944	127.683	1.738	386.522

Landlink
positive planning + durable design

Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161

© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

NOTES

- Levels are in terms of Local Vertical Datum (Wellington 1953)
- Origin of levels is WBM 012 (RL=64.85m)

Client
Kohekohe Developments Limited

Title
Rooding Longsection - Road One
for Proposed Subdivision of Lot 4 LT 505104

Project
159 Winara Avenue, Waikanae

Approved
PT

Checked
DM

Drawn
BA

Designed
DM / MC

Surveyed
-

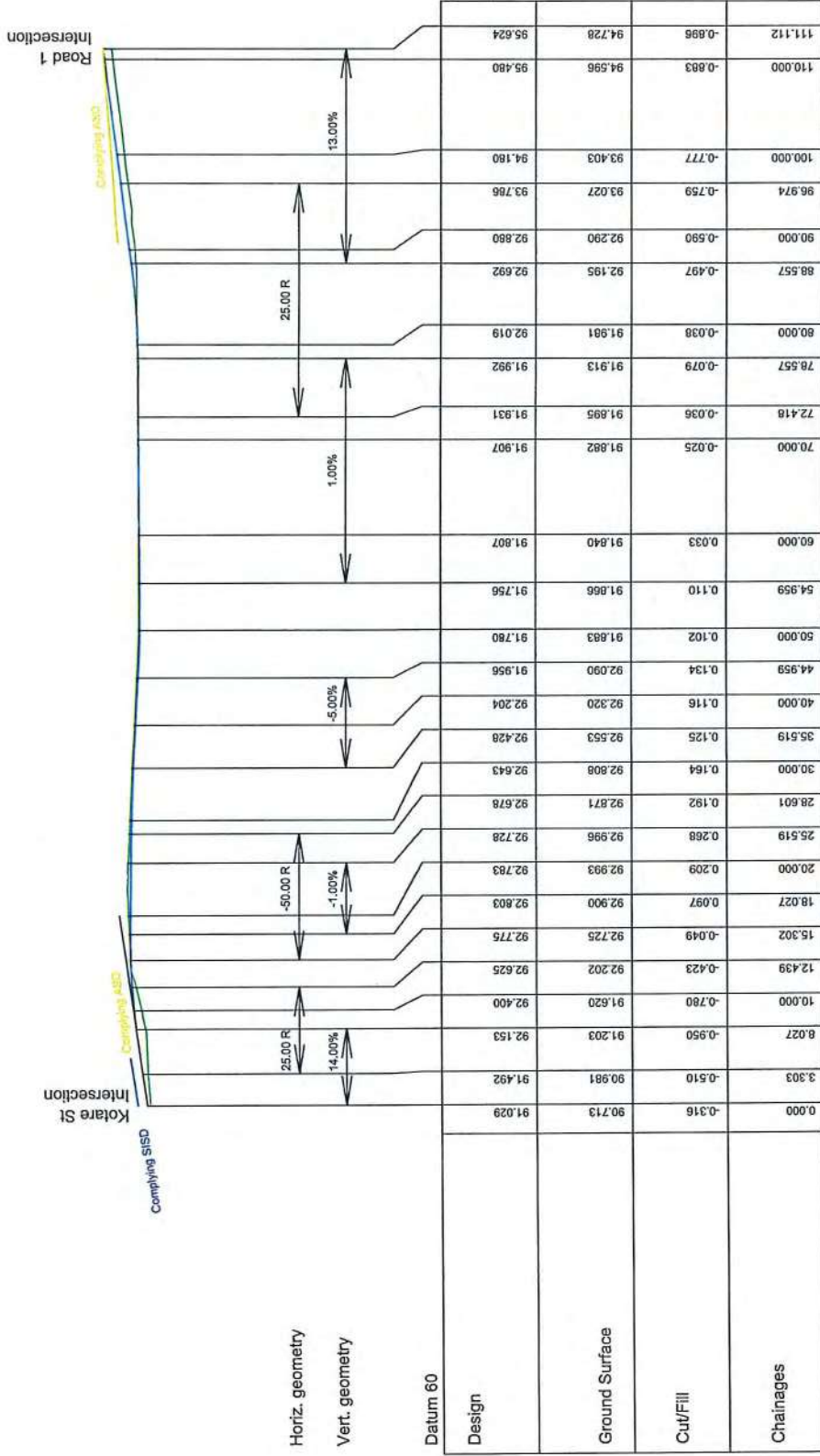
Scale
1:500 @ A3

Drawing Number:
1897-P1-062

Revision:
A

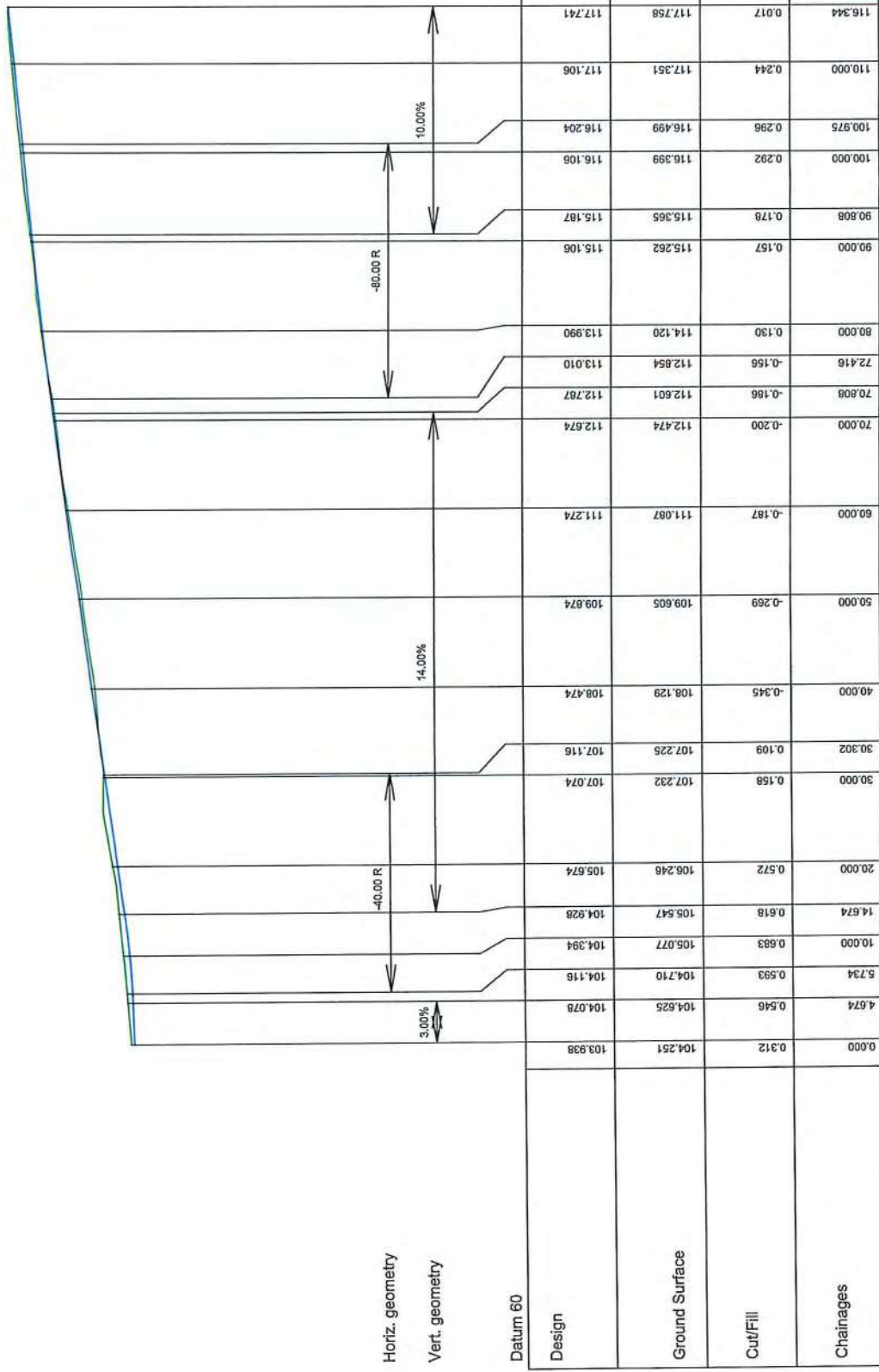
RM 170018
FINAL APPROVED PLANS
10/05/2017

Revision	Name	Date
A	Original Issue	



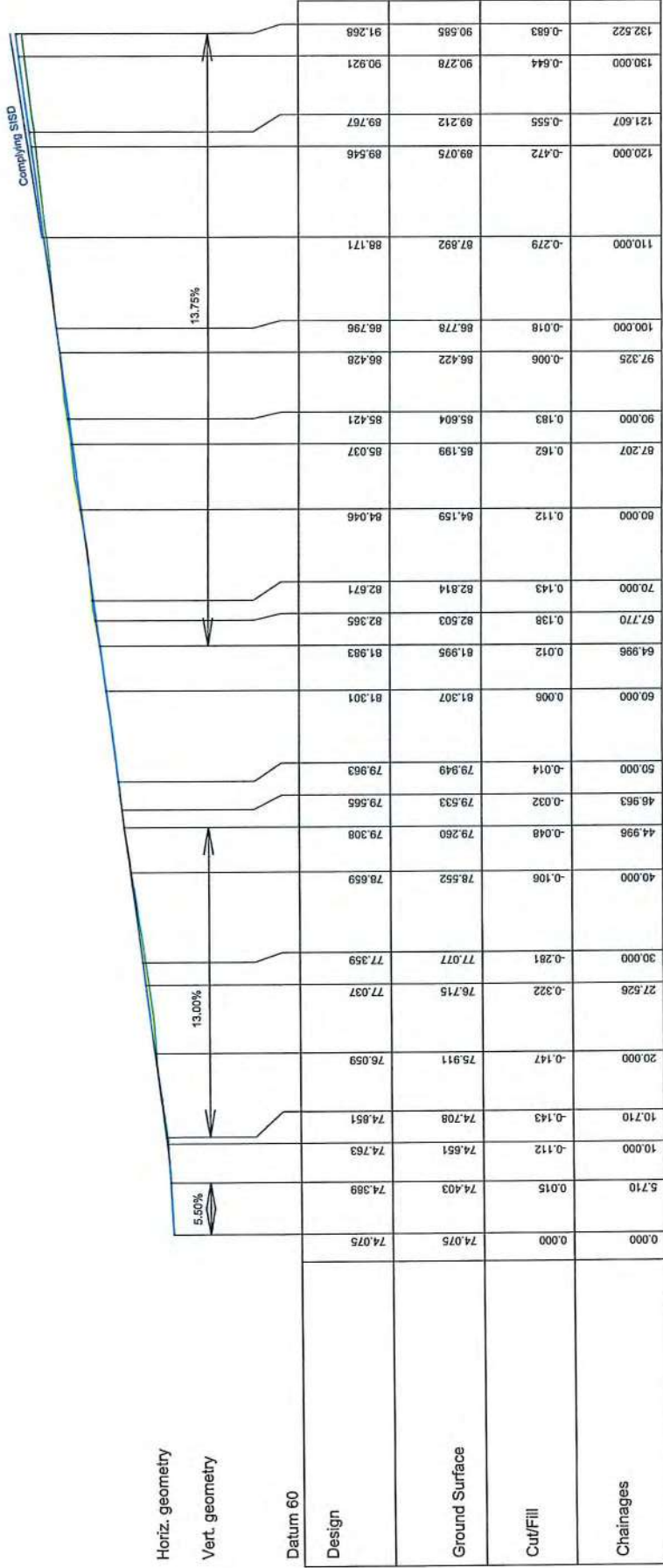
RM 170019
FINAL APPROVED PLANS
10/05/2017

 Landlink positive planning + durable design Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250 www.landlink.co.nz - contact@landlink.co.nz - P 04 902 6161		NOTES - Levels are in terms of Local Vertical Datum (Wellington 1953) - Origin of levels is WBM 012 (RL=64.85m)		Client Kohekohe Developments Limited		Approved Checked Drawn Designed Surveyed Scale		PT DM BA DM/MC 1:500 @ A3		Revision: 1897-P1-063 B	
© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Project 159 Winara Avenue, Waikanae		Title Road Longsection - Road Two for Proposed Subdivision of Lot 4 LT 505104		Approved Checked Drawn Designed Surveyed Scale		PT DM BA DM/MC 1:500 @ A3		Revision: 1897-P1-063 B	
Revision B		Comment Road 1 intersection added		Name BA		Date 28/02/2017		Revision B		Date 28/02/2017	



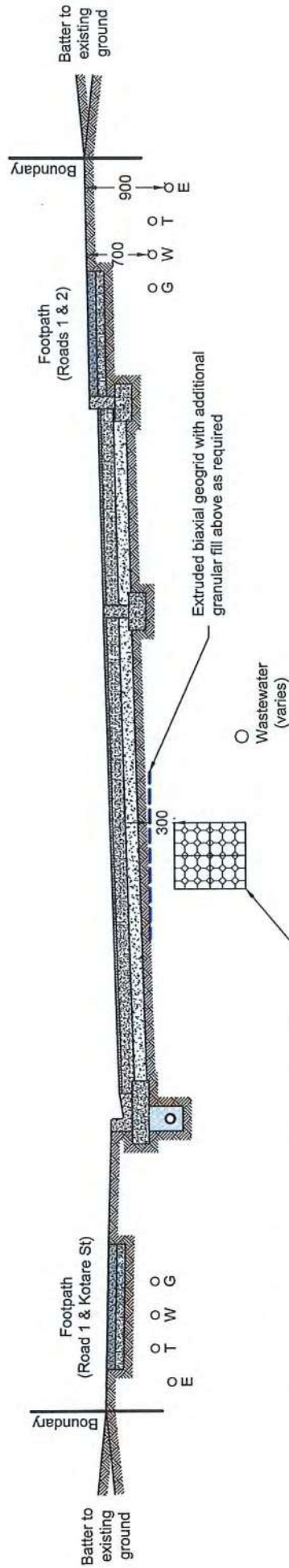
RM 170018
FINAL APPROVED PLANS
10.05.2017

 Landlink positive planning + durable design Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250 www.landlink.co.nz - contact@landlink.co.nz - P 04 902 6161		NOTES - Levels are in terms of Local Vertical Datum (Wellington 1953) - Origin of levels is WBM 012 (RL=64.85m)		Client Kohekohe Developments Limited		Approved Checked Drawn Designed Surveyed Scale		PT DM BA DM/MC 1:500 @ A3		Revision Revised 1897-P1-064 A	
© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Project 159 Winara Avenue, Waikanae		Title Road Longsection - Road Three for Proposed Subdivision of Lot 4 LT 505104		Project 159 Winara Avenue, Waikanae		Project 159 Winara Avenue, Waikanae		Project 159 Winara Avenue, Waikanae	



RM 170018
FINAL APPROVED PLANS
10.05.2017

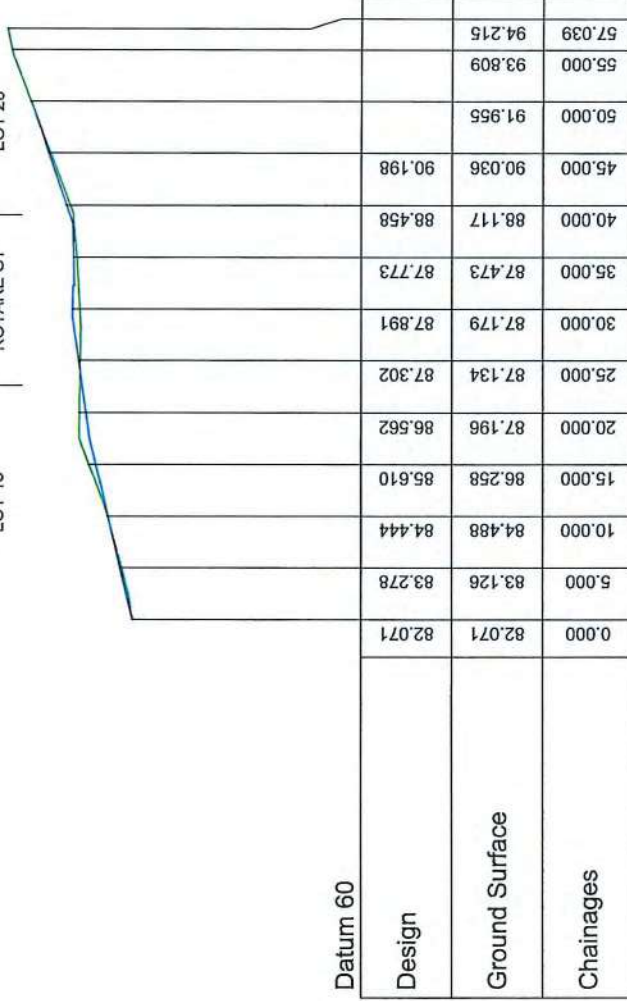
 Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250 www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 6161		NOTES - Levels are in terms of Local Vertical Datum (Wellington 1953) - Origin of levels is WBM 012 (RL=64.85m)		Client Kohekohe Developments Limited		Approved Checked Drawn Designed Surveyed Scale		PT DM BA DM/MC 1:500 @ A3		Revised: 28/02/2017 28/02/2017 27/02/2017	
© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Revision A		Comment		Name		Date		Drawing Number: 1897-P1-065	
Project 159 Winara Avenue, Waikanae		Title Roadway Longsection - Kotare Street Extension for Proposed Subdivision of Lot 4 LT 505104		Client Kohekohe Developments Limited		Approved Checked Drawn Designed Surveyed Scale		PT DM BA DM/MC 1:500 @ A3		Revised: 28/02/2017 28/02/2017 27/02/2017	



RM 170018
FINAL APPROVED PLANS
10/05/2017

Landlink <i>positive planning + durable design</i> Maitara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250 www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902 6161		NOTES - E = electricity, T = telecommunications, W = water supply, G = gas		Client Kohekohe Developments Limited		Approved PT	Checked DM	Drawn BA	Designed DM	Surveyed DM	Scale Not to scale	Revision: 1897-P1-071	A
Title Typical Services Cross Section for Proposed Subdivision of Lot 4 LT 505104		Project 159 Winara Avenue, Waikanae		Drawing Number: 1897-P1-071		Revision: A		Date 28/02/2017		Date 28/02/2017		Date 28/02/2017	
Revision A		Comment Original Issue		Name -		Date -		Date -		Date -		Date -	
Copyright This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Copyright This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Copyright This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Copyright This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Copyright This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Copyright This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Copyright This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden	

LOT 13 | KOTARE ST | LOT 26



Datum 60

Design

Ground Surface

Chainages

RIM 170018
FINAL APPROVED PLANS
10/05/2017

Landlink
positive planning + durable design
Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250
www.landlink.co.nz - contactus@landlink.co.nz - P 04 902 8161

© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden

Revision	Original Issue	Comment	Name	Date
A				

NOTES	Client
- Levels are in terms of Local Vertical Datum (Wellington 1953) - Origin of levels is WBM 012 (RL=64.86m)	Kohekohe Developments Limited Earthwork Cross Section - Section B-B' for Proposed Subdivision of Lot 4 LT 505104
Title	Project
159 Winara Avenue, Waikanae	1897-E0-012

Approved	PT	-
Checked	DM	-
Drawn	MC	28 February 2016
Designed	DMWC	17 November 2016
Surveyed	-	-
Scale	1:500 @ A3	-
Drawing Number:	1897-E0-012	Revision:
		A

LOT 73 | ROAD ONE | LOT 68



Datum 60

	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	45.000	50.000	55.000	57.755
Design													
Ground Surface													
Chainages													

RM 170018
FINAL APPROVED PLANS
10/05/2017

 Mahara House - 3 Ngalo Road - PO Box 370 - Waikanae 5250 www.landlink.co.nz - contactus@landlink.co.nz - P 04 922 6161		NOTES - Levels are in terms of Local Vertical Datum (Wellington 1953) - Origin of levels is WBM 012 (RL=64.85m)		Client Kohekohe Developments Limited		Approved Checked Drawn Designed Surveyed Scale		PT DM MC DMWC - 1:500 @ A3		Revision 1897-E0-015 A	
© COPYRIGHT This drawing and its content remains the property of Landlink Limited. Any unauthorised use in part or full is forbidden		Project 159 Winara Avenue, Waikanae		Title Earthwork Cross Section - Section E-E' for Proposed Subdivision of Lot 4 LT 505104		Revised 28 February 2016 17 November 2016		Revised 28 February 2016 17 November 2016		Revised 28 February 2016 17 November 2016	

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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 538654
AND RESOURCE CONSENT NO. RM170018**

**(being the subdivision of Lot 4 DP 505104)
At 169 Winara Avenue, Waikanae
For Kohekohe Developments Limited**

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and in respect to **Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 58, 60, 300, 400, 500 and 600** the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 4-31, 35, 36, 39-46, 50-52, 58, 60, 300, 400, 500 and 600:** Foundation design and construction for any new building or additions and alterations to a building shall be specifically designed and shall take into account the findings and recommendations within the *Geotechnical Investigation Report* prepared by ABuild Consulting Engineers Ltd, dated 16 January 2017 and submitted to Council in relation to application no. RM170018.

A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 6615040.

2. **With respect to Lots 12, 14 and 17:** As a secondary overflow is not available or is through private property, onsite stormwater disposal needs to be designed to cater for a 100 year return event. Any stormwater disposal system must be designed and constructed taking into account the findings and recommendations within the *Proposed Subdivision Development – 159 Winara Avenue Waikanae Stormwater Management Report* prepared by Landlink Limited, dated 16 December 2016 and submitted to Council in relation to application no. RM170018.

The stormwater disposal design is provided for a specific impervious surface covering. If this or any of the other design parameters change, stormwater disposal will need to be re-designed by a suitably qualified person(s), and subsequent modifications submitted to Council in support of any building consent(s).

A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under e-docs reference no. 6615433.

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

3. **With respect to Lots 5, 19, 45 and 60:** The vehicle crossing shall be provided on the more minor road and be located as far away from any intersection as the boundary will allow.
4. **With respect to Lot 400:** The following activities are prohibited in the area identified on Deposited Plan 538654 as HA:
 - Disturbance, removal, damage or destruction of native vegetation; and
 - Compaction, sealing, removal of soil, drilling, excavation or discharge of toxic substances within the drip line of native vegetation.
5. **With respect to Lots 51, 52, 400 and 500:** The margins of Ecological Site K062 and the boundaries of Hemi Matenga Memorial Park where the Ecological Site does not lie within the above allotments shall be fenced with a 9-wire post and wire fence with a minimum height of 1.2m. The fence shall be maintained in good order and condition on an ongoing basis by the owners of the above allotments.
6. **With respect to Lots 51, 52, 400 and 500:** The following activities are prohibited in the areas identified on Deposited Plan 538654 as AA, AB, AE, AF, AG, AH, AI AJ, AK, AL, AM, EA and HA:
 - Building works; and
 - Earthworks
7. **With respect to Lots 58, 400 and 500:** The erection or establishment of any buildings is prohibited within the well-defined fault hazard zone identified on Deposited Plan 538654 as BA, BD, BF, BG, BH, CA, CB and EA.
8. **With respect to Lot 500:** The allotment is located within the "uncertain poorly constrained" earthquake fault avoidance area associated with the Ohariu Fault and are therefore subject to restrictions relate to building type and the form of construction on the parts of the land so affected. Enquiries must be made to the Kapiti Coast District Council to determine the extent and limitations on any building works prior to the establishment or erection of any building on the land.
9. **With respect to Lots 4-31, 35, 36, 39-46, 50-52, 58, 60, 300, 400, 500 and 600:** A buffer zone shall be provided between steep slopes and dwellings of 5m back from the base and 2m back from the crest of any steeply sloping ground (slope greater than 30°) that no dwelling may encroach upon without specific design of foundations and/or retaining works to protect the dwelling from any adverse effects of potential instability.

Issued in respect of application no. RM170018 on this 1st day of May 2020.



Marnie Shayne Rydon
AUTHORISED OFFICER



Amy Maree Camilleri
AUTHORISED OFFICER

View Instrument Details



Instrument No	10795564.1
Status	Registered
Date & Time Lodged	13 September 2017 14:07
Lodged By	Garvey, Amanda Marie
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers Land District

WN58A/451

Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Crichton Hanley Parker as Territorial Authority Representative on 27/09/2017 02:19 PM

***** End of Report *****

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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 505104
AND RESOURCE CONSENT NO. RM 150229**

(being the subdivision of Part Lot 43 DP 47675)
At 159 Winara Avenue, Waikanae
For Kohekohe Developments Limited

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that the following conditions are to be complied with on a continuing basis:

1. With respect to Lots 1 to 4 inclusive: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015 and submitted to Council by Landlink Limited in relation to application No. RM150229. A copy of the Engineering Report is available in Council's Office at any time the office is open to the public and is stored electronically under document reference no. 3163569.
2. With respect to Lots 1 to 4: As a secondary overflow is available on-site storm water disposal needs to be designed to cater for a 10 year return event which discharges to the network at a rate no greater than the 'undeveloped' 2 year return event. Any stormwater disposal system must be designed and constructed in accordance with the principles contained in Part 3 Section E of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015 and submitted to Council by Landlink Limited in relation to application No. RM150229. A copy of the Engineering Report is available in Council's Office at any time the office is open to the public and is stored electronically under document reference no. 3163569.
It shall be the ongoing responsibility of the owner to construct and maintain a system which meets the above performance standard.
3. With respect to Lot 1: On site wastewater treatment and disposal shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue – Engineering Report*', dated 6 November 2015 and submitted to Council by Landlink Limited in relation to application No. RM150229. A copy of the Engineering Report is available in Council's Office at any time the office is open to the public and is stored electronically under document reference no. 3163569.

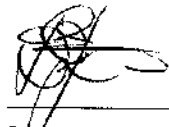
It shall be the ongoing responsibility of the owner of the land to construct, maintain and monitor their wastewater disposal system so that any adverse effects on the environment are minor.

4. With respect to Lot 1: The form of water supply shall be in accordance with the principles and requirements of Part 3 Section G of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and shall take into account the findings and recommendations within the document entitled '*Subdivision Application 159 Winara Avenue - Engineering Report*', dated 6 November 2015 and submitted to Council by Landlink Limited in relation to application No. RM150229. A copy of the Engineering Report is available in Council's Office at any time the office is open to the public and is stored electronically under document reference no. 3163569.

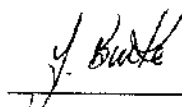
It shall be the ongoing responsibility of the owner of the land to maintain and monitor their water supply system so that any adverse effects on the environment are minor.

5. With respect to Lots 1, 3 and 4: The following are prohibited within those parts of the land which are identified as areas D and E within Lot 1, area F within Lot 3 and areas G, H, I, J, K and L on DP 505104:
- The disturbance, removal, damage to or destruction of native vegetation;
 - The compaction, sealing, removal of soil, drilling, excavation or the discharge of toxic substances within the dripline of native vegetation; and
 - The grazing of livestock.

Issued in respect of application No. RM 150229 on this 12th day of September 2017.



David Wayne Gair
AUTHORISED OFFICER



Jill Burke
AUTHORISED OFFICER