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This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

10 November 2025

Martin & Maree Sheffield

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 86 Emerald Glen Road, Paekakariki.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

86 Emerald Glen Road, Paekakariki

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	Martin & Maree Sheffield
LIM number	L251173
Application date	03/11/25
Issue date	10/11/25

Property details

Property address	86 Emerald Glen Road, Paekakariki
Legal description	LOT 5 DP 33688
Area (hectares)	4.5198

Valuation information

Valuation number	1540002800
Capital value	\$1,720,000
Land value	\$850,000
Improvements value	\$870,000

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

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Attachments

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

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 \$5,289.65 This includes Greater Wellington Regional Council rates
Next instalment date	09/12/25
Arrears for previous years	\$0.00
Water rates	Not Applicable
Water balance due	Not Applicable

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

02/12/09	BUILDING CONSENT 090806: Adds & Alts : Code Compliance Certificate issued 08/04/24 AMENDMENT 090806A: Durability modification to NZ building code B2
27/04/06	BUILDING CONSENT 060434: Installation of Metro LTD Trend Inbuilt Woodfire: Code Compliance Certificate issued 11/05/06
31/08/00	BUILDING CONSENT 001072: IMPLEMENT SHED : No Code Compliance Certificate has yet been issued.
28/02/74	Building Permit 63983 ERECT RESIDENCE 2100 SQ FT

This Code Compliance Certificate 090806 was issued on 8/04/24 and is the subject of a durability modification. Prior to issuing the Code Compliance Certificate an amendment to the original consent was required to consider the date the performance under B2.3.1 of the building code applies. This is required because Code Compliance Certificate was applied for more than 5 years following the completion of the build. Please refer to the Code Compliance Certificate for that date.

To date not all inspections for Building Consent 001072 have been undertaken and a Code Compliance Certificate has not been issued. Under the Building Act 2004 and Building Act 1991 a new owner inherits the responsibility, including any outstanding fees, for this consent and any additional work that may be required before the Code Compliance Certificate can be issued. Please contact Council for further information.

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

Engineer'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

SW2320: The last inspection, completed on 5/11/2025, 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:

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 Rural Production in the Operative District Plan (2021).

This property is located within PREC24 - Rural Hills Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1972. A copy of the Deposited Plan (DP 33688) and Record of Title is provided with this LIM.

This property is subject to a right to install and maintain stream protection works, a right of way, and gas supply rights.

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 for this property and further detail can be found in the decision letters provided with this LIM.

For information about the resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

RESOURCE CONSENT 150129: Right of Way Easement.

If you are interested in reading the full resource consent file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however, these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

This property contains some specific features on it that are recorded in the Operative District Plan (2021).

These features are:

Designation: land required for infrastructure or other public purposes.

(KRH-001) (Old reference D0301) Railway purpose, railway through the Kapiti Coast District.

Transportation Noise Effects Route - which includes designations for both State Highway No.1 (NZTA-001) (Old reference D0101) and Railway (KRH-001) (Old reference D0301).

This requires an acoustic design to new residential buildings or major additions.

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

These features are:

Designation: land required for infrastructure or other public purposes. (NZTA-001A) (Old reference D0101) State Highway Purposes, State Highway One through district.

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

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

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

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

5. Special Features and Characteristics of the land

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 Ohariu fault - 2 - well defined earthquake fault avoidance zone traverses the adjacent road carriageway (Emerald Glen Road).

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.

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

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

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.

There is no Council water supply system available. Water will be privately supplied. Private storage tank(s) should be a minimum of 30,000 litres.

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

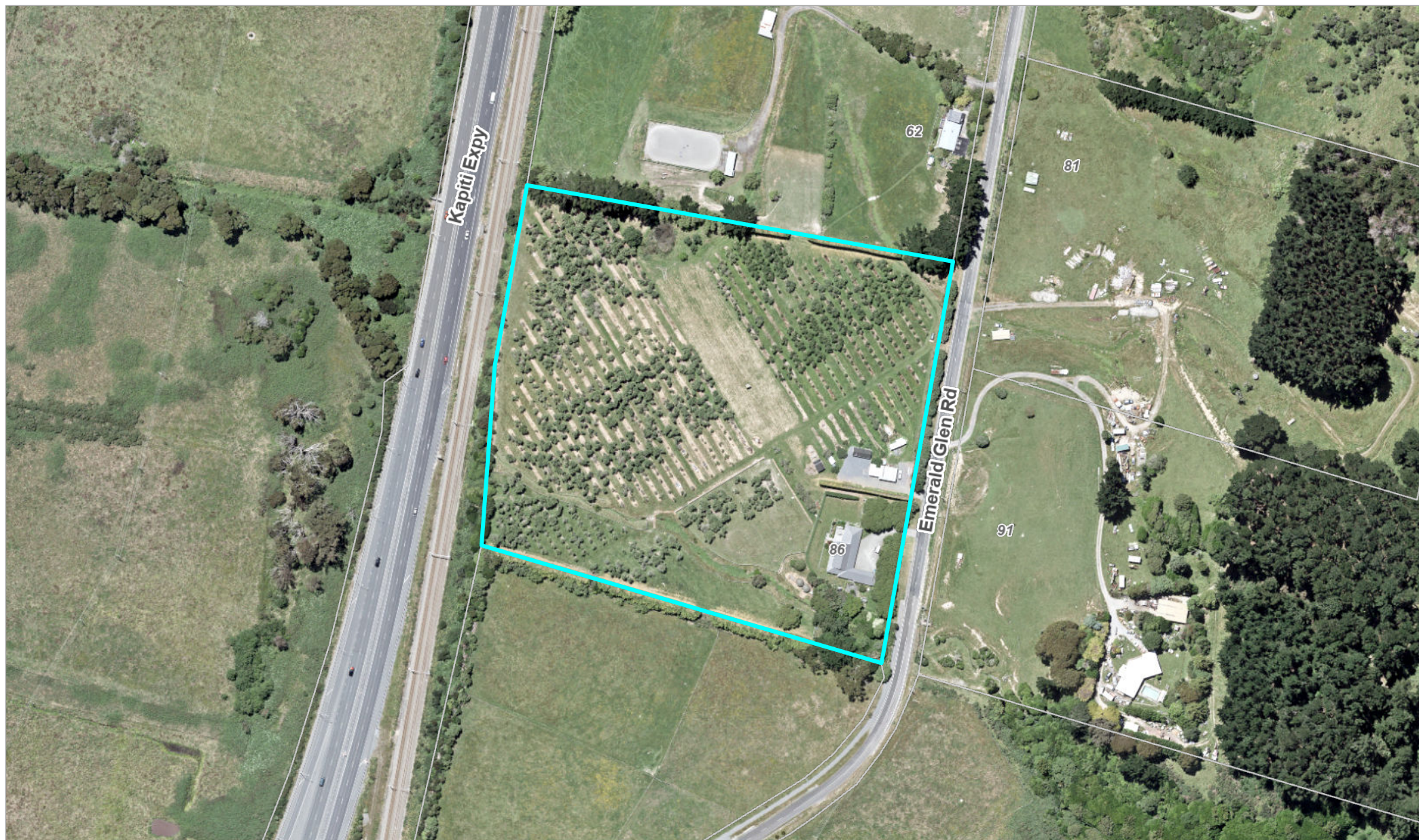
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing,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

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



0 60 120 Metres

Scale @ A4 - 1:2,700

Date Printed: November 3, 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

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN10C/639**

Land Registration District **Wellington**

Date Issued 24 October 1972

Prior References

WN535/80

Estate Fee Simple
Area 4.5198 hectares more or less
Legal Description Lot 5 Deposited Plan 33688
Original Registered Owners
Martin Llewellyn Sheffield and Maree Eileen Sheffield

Interests

K753534 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 16.8.1968 at 11.00 am and varied 19.10.1973 at 9.00 am
Subject to gas supply rights (in gross) over part marked W on DP 61420 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer 909868.1 - 17.3.1988 at 3.00 pm
B437054.4 Mortgage to The National Bank of New Zealand Limited - 2.6.1995 at 1.20 pm
7456741.1 Discharge of Mortgage B437054.4 - 27.8.2007 at 9:15 am
7456741.2 Transfer to Martin Llewellyn Sheffield, Maree Eileen Sheffield and Harkness & Peterson Trustees Limited - 27.8.2007 at 9:15 am
7456741.3 Mortgage to ANZ National Bank Limited - 27.8.2007 at 9:15 am
8956095.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 10.1.2012 at 11:43 am
10108142.1 Certificate pursuant to Section 348 Local Government Act 1974 - 2.6.2017 at 11:50 am
Subject to a right (in gross) to install and maintain stream protection works over part marked AF and a right of way (in gross) over part marked AC all on SO Plan 445092 in favour of Kapiti Coast District Council created by Easement Instrument 10108142.3 - 2.6.2017 at 11:50 am
12251840.1 Departmental Dealing correcting the instrument reference for Pipeline Certificate K753534 to Pipeline Certificate 753534 - 23.9.2021 at 1:51 pm
12254359.1 Discharge of Mortgage 7456741.3 - 6.10.2021 at 3:04 pm
12254359.2 Transfer to Maree Eileen Sheffield and Martin Llewellyn Sheffield - 6.10.2021 at 3:04 pm
12254359.3 Mortgage to Kiwibank Limited - 6.10.2021 at 3:04 pm

References

Prior C/T 535/80

Land and Deeds 69

Transfer No.

N/C. Order No. 943624



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of October one thousand nine hundred and seventy-two under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that REWA FARMS LIMITED at Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 11 ACRES 27 PERCHES more or less situated in Block II Paekakariki Survey District being part Whareroa 1B and 2A Blocks and being also Lot 5 on Deposited Plan 33688



Assistant Land Registrar

K.753534 Pipeline Easement Certificate under Section 70 of the Petroleum Act 1937 - 16.8.1968 at 11 o'clock.

A.L.R.

Transfer 949764 to Lionel Kingston Warren of Lower Hutt Company Director - 30.11.1972 at 10.34 a.m.

A.L.R.

Mortgage 695728 to Eric Spensley Thompson and William Page in shares - 25.11.1972 at 9.05 o'clock.

A.L.R.

DISCHARGED Mortgage 949765 to Rewa Farms Limited - 30.11.1972 at 10.35 a.m.

A.L.R.

Caveat 904001 by Lionel Kingston WHEEDRAWN 2.1972 at 2.15 o'clock.

A.L.R.

Variation of Pipeline Easement 753534 - 19.10.1973 at 9/00 a.m.

A.L.R.

DISCHARGED 339033-1 27.10.1979

Mortgage A029161 to Olphert & Bornholdt 2.11.1974 at 1.45 p.m.

A.L.R.

DISCHARGED 339033-2 27.10.1979

Mortgage A046432 to The W.R. Williams Memorial for the Missions Seamen Trust Board - 19.7.1974 at 2.02 p.m.

A.L.R.

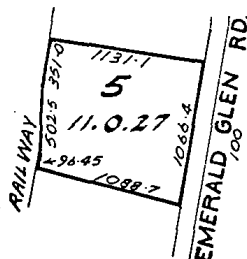
No. A046433 Memorandum of Priority making Mortgages A046432 and A029161 first and second mortgages respectively - 5.7.1974 at 2.03 p.m.

A.L.R.

Scale: 1 inch = 10 chains

EQUIVALENT METRIC

AREA IS 4.5198 ha



No. 10C/639

Register copy for L. & D. 69, 71, 72

10C/639

Transmission 320014.1 to Julian May Warren
of Paraparaumu, Widow as Executrix -
2.3.1979 at 11.22 a.m.

A.L.R.

Transfer 320014.2 to Julian May Warren
abovenamed - 2.3.1979 at 11.22 a.m.

A.L.R.

Transfer 339033.3 to Bruce John Redmayne of
Paraparaumu, Farmer and Mary Florence
Redmayne his wife - 27.9.1979 at 9.55 a.m.

A.L.R.

457845.1
Mortgage 339033.4 to Hollings Nominees
Limited - 27.9.1979 at 9.55 a.m.

A.L.R.

Transfer 457845.2 to Alexander Turnbull
Wood, Electronic Data Processing Officer,
Dorothy Wood, Accounts Clerk and Keith
Andrew Wood, Customs Officer all of
Wellington as tenants in common in equal
shares - 17.11.1981 at 2.03 p.m.

A.L.R.

507070.1
Mortgage 457845.3 to Allied Mortgage
Nominees Limited - 17.11.1981 at 2.03 p.m.

A.L.R.

507070.2
Mortgage 457845.4 to Allied Mortgage
Nominees Limited - 17.11.1981 at 2.03 p.m.

A.L.R.

507070.3
Mortgage 465486.1 to Marac Finance Limited -
18.12.1981 at 1.56 a.m. 26/12/81

A.L.R.

Transfer 507070.4 to Thomas James Harris
of Mangaweka, Farmer and Deborah Victoria
Harris his wife - 29.7.1982 at 2.12 p.m.

A.L.R.

Transfer 512665.4 to Thomas James Harris of
Mangaweka, Farmer and Deborah Victoria Harris
his wife - 26-8-1982 at 2.42 p.m.

A.L.R.

909868.1 Transfer grant of Gas Supply
Rights (in gross) over the part herein
marked "W" on DP 61420 in favour of
Natural Gas Corporation of New Zealand
Limited - 17.3.1988 at 3.00 p.m.

A.L.R.

B.437054.3 Transfer to Martin Llewellyn
Sheffield, Economist and Maree Eileen
Sheffield, Married Woman both of
Auckland - 2.6.1995 at 1.20 p.m.

A.L.R.

B.437054.4 Mortgage to The National Bank
of New Zealand Limited - 2.6.1995 at
1.20 p.m.

A.L.R.

LAND TRANSFER OFFICE
Recorded Plan 33688
Title Reference 100/124, 635/80
EW/116.
Referred to LT. Surveyor
E. F. 1972
LAND and DEEDS PLAN
Firm Findley H.
Date of E. W. Fee \$50.00
Time 2.35. Abstract No

33688 SHEET I

lot 1 100-635 lot 7 100-641 lot 16 100-643
lot 2 100-636 lot 8 100-642 lot 17 100-630
lot 3 100-637 lot 9 100-643 lot 18 100-651
lot 4 100-638 lot 10 100-644 lot 19 100-652
lot 5 100-639 lot 11 100-645 lot 20 100-653
lot 6 100-640 lot 12 100-646 lot 21 100-654
lot 14 100-647 lot 22 100-655
lot 15 100-648 lot 24 100-656

On deposit of this plan lots 13 & 23
being part of section 53 (2)
Councils Amendment Act 1961

Deposited this 24th day
of October 1972

District Land Registrar

NOTE:-

Bearings on this plan are in terms of
Geodetic Datum 1949.

All new posts, excepting those fronting
Emerald Glen Road, are marked by
12" steel pin against north face.

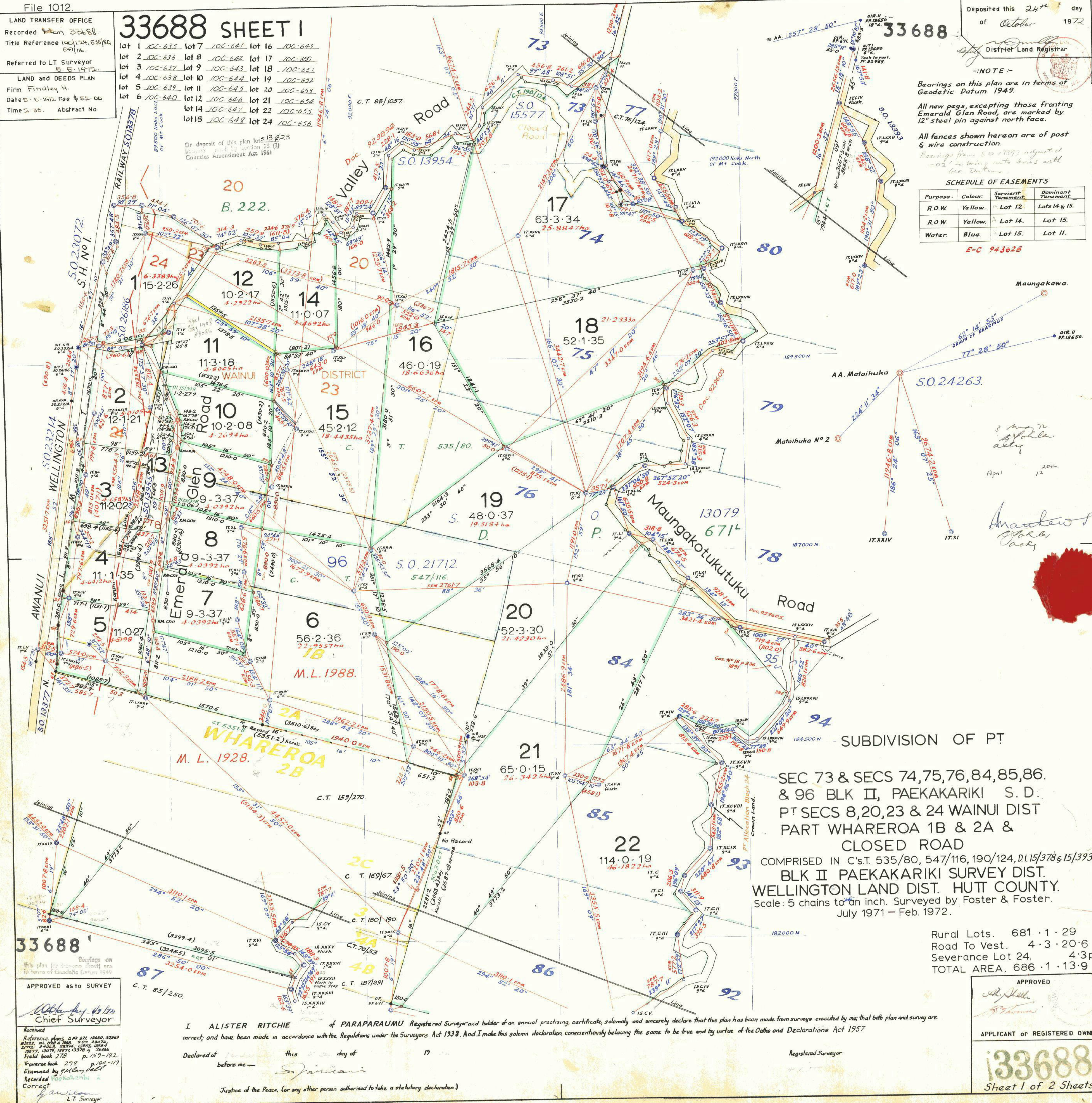
All fences shown hereon are of post
& wire construction.

Bearings from S.O. 13392 adjusted
-02" to bring into line with
Geo. Datum.

SCHEDULE OF EASEMENTS

Purpose	Colour	Servient Tenement	Dominant Tenement
R.O.W.	Yellow	Lot 12.	Lots 14 & 15.
R.O.W.	Yellow	Lot 14.	Lot 15.
Water	Blue	Lot 15.	Lot 11.

E-C 943625



Rural Lots. 681.1.29
Road To Vest. 4.3.20.6
Severance Lot 24. 4.3p
TOTAL AREA. 686.1.13.9

APPROVED

APPLICANT or REGISTERED OWNER

33688
Sheet 1 of 2 Sheets

I ALISTER RITCHIE of PARAPARAUMU Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct; and have been made in accordance with the Regulations under the Surveyors Act 1938. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957

Declared at this day of 19
before me—
Justice of the Peace, (or any other person authorised to take a statutory declaration)

Registered Surveyor

APPROVED as to SURVEY

Chief Surveyor

Received
Reference plans: P. 671, 1960, 3290
11221, 11222, 11223, 11224, 11225, 11226
11227, 11228, 11229, 11230, 11231, 11232
11233, 11234, 11235, 11236, 11237, 11238, 11239, 11240
Field book 279, p. 159-182
Examiner book 298, p. 104-119
Examined by [Signature]
Retained [Signature]
Correct
L.T. Surveyor

LAND TRANSFER OFFICE
Recorded Sheet Two
Title Reference 33688

Referred to L.T. Surveyor

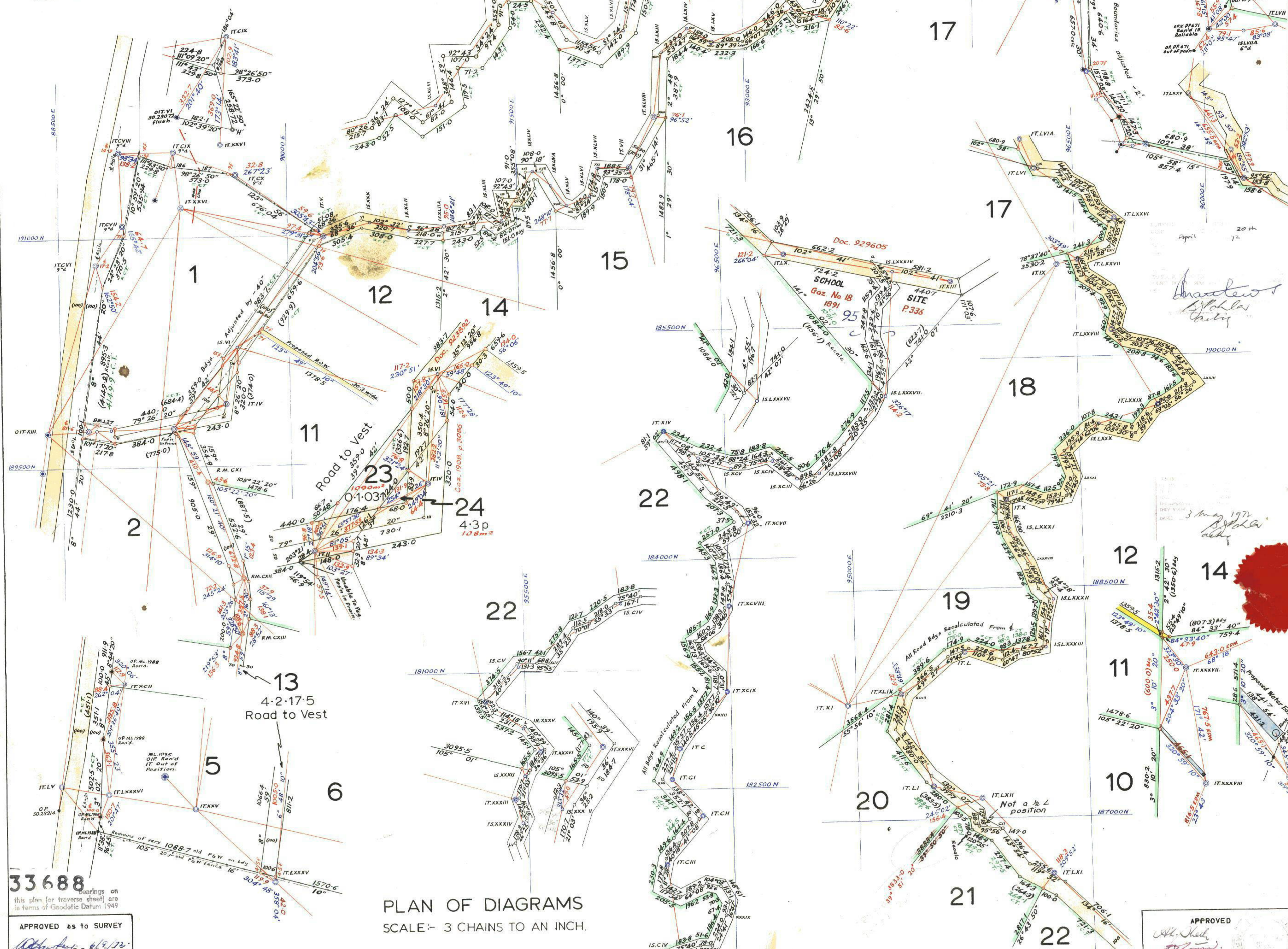
LAND and DEEDS PLAN
Firm
Date
Time
Fee
Abstract No.

33688 SHEET 2

Deposited this 24th day
of October 1972

District Land Registrar

On deposit of this plan lot 13 & 23
bearing 1 & 24 by Section 25 (2)
Conveyance Amendment Act 1961



33688

Bearings on
this plan for traverse sheets are
in terms of Geodetic Datum 1949

APPROVED as to SURVEY

Alister Ritchie 6/12/72
Chief Surveyor

Received
Reference Plans

Field book 278 p159-182
Traverse book 298 p104-117
Examined by *G.M. Campbell*
Recorded *Paeakakani* 2
Correct
L.T. Surveyor

PLAN OF DIAGRAMS
SCALE: 3 CHAINS TO AN INCH.

I ALISTER RITCHIE of PARAPARAUMU Registered Surveyor and holder of an annual practising certificate solemnly and sincerely declare that this plan has been made from surveys executed by me that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1958. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957

Declared at *Paraparaumu* this 19th day of *October* 1972
before me *David*

Justice of the Peace, (or any other person authorised to take a statutory declaration)

Registered Surveyor

APPROVED

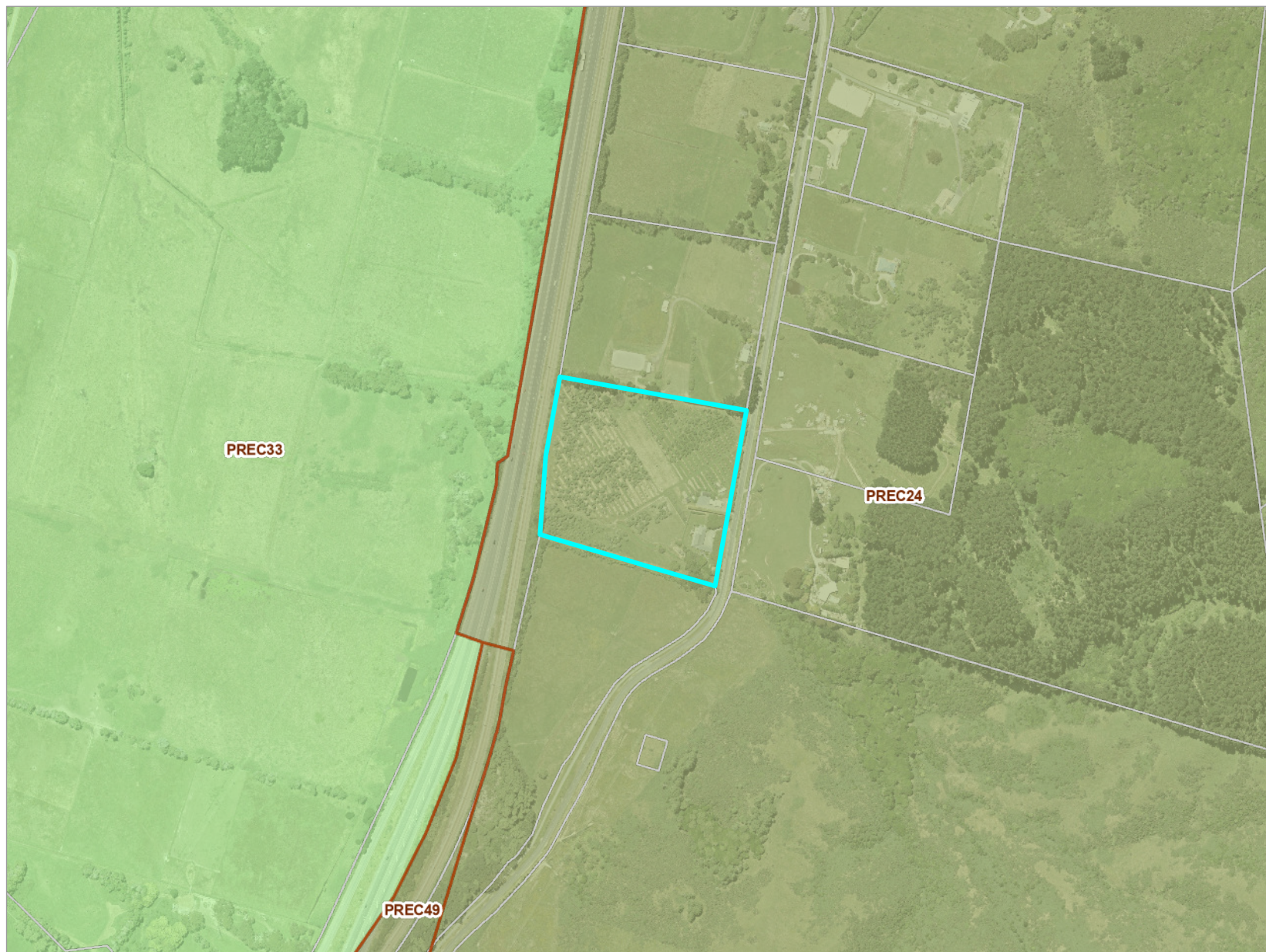
Alister Ritchie
Alister Ritchie

APPLICANT or REGISTERED OWNER




33688
Sheet 2 of 2 Sheets

Operative District Plan 2021 - Zones and Precincts

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



Key to map symbols

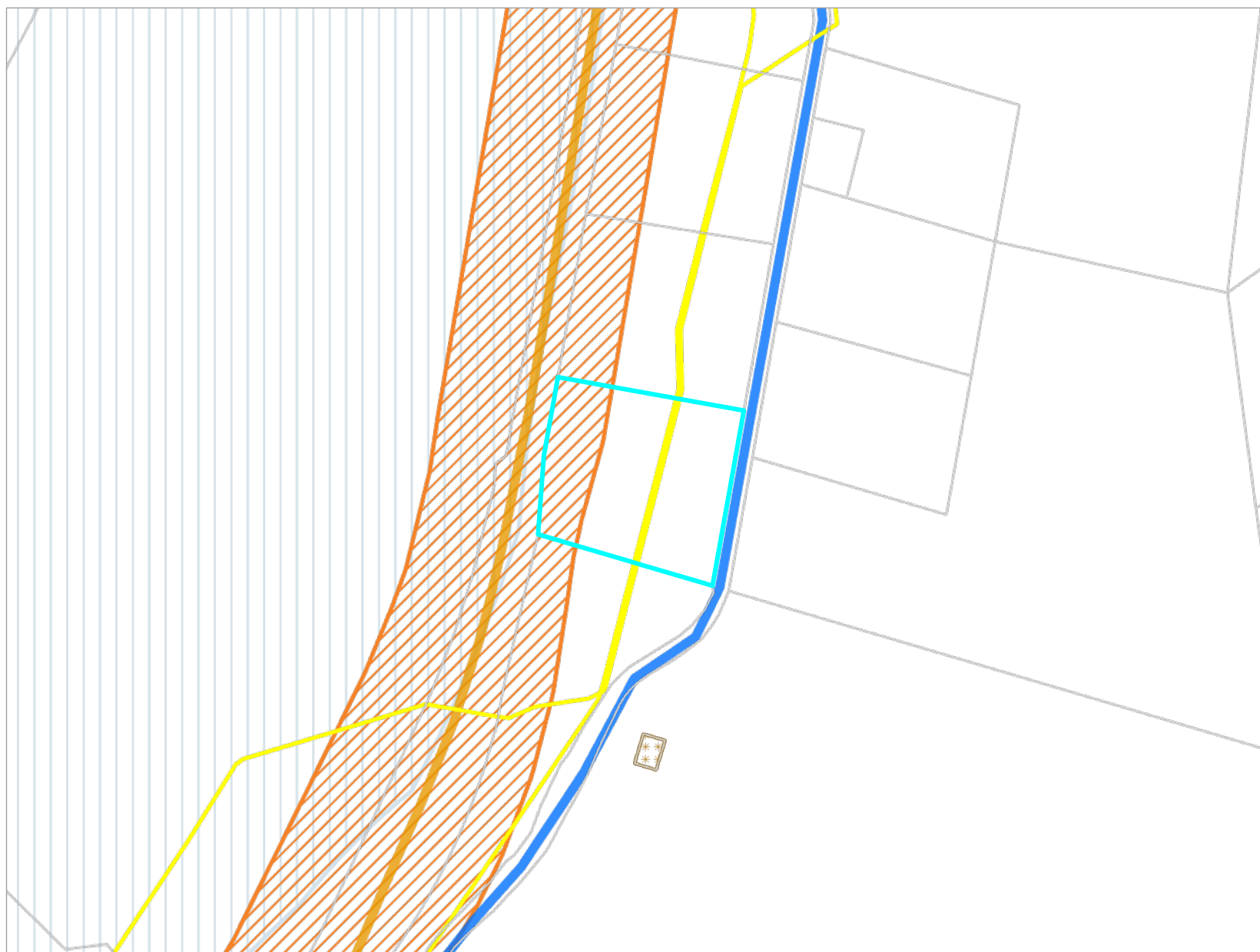
-  Precinct
-  Rural Production Zone
-  Open Space Zone



0 170 340 Metres
Scale @ A4 - 1:7,000

Date Printed: November 3, 2025

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Key to map symbols

- Natural Gas
- Strategic Arterial Routes (or SH1)
- Local Community Connectors
- Waahi Tapu
- Noise Corridor
- 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.



0 170 340 Metres
Scale @ A4 - 1:7,000

Date Printed: November 3, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



Key to map symbols

 Designation

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.



0 170 340 Metres

Scale @ A4 - 1:7,000

Date Printed: November 3, 2025



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Operative District Plan 2021 - Natural Features

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes

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.



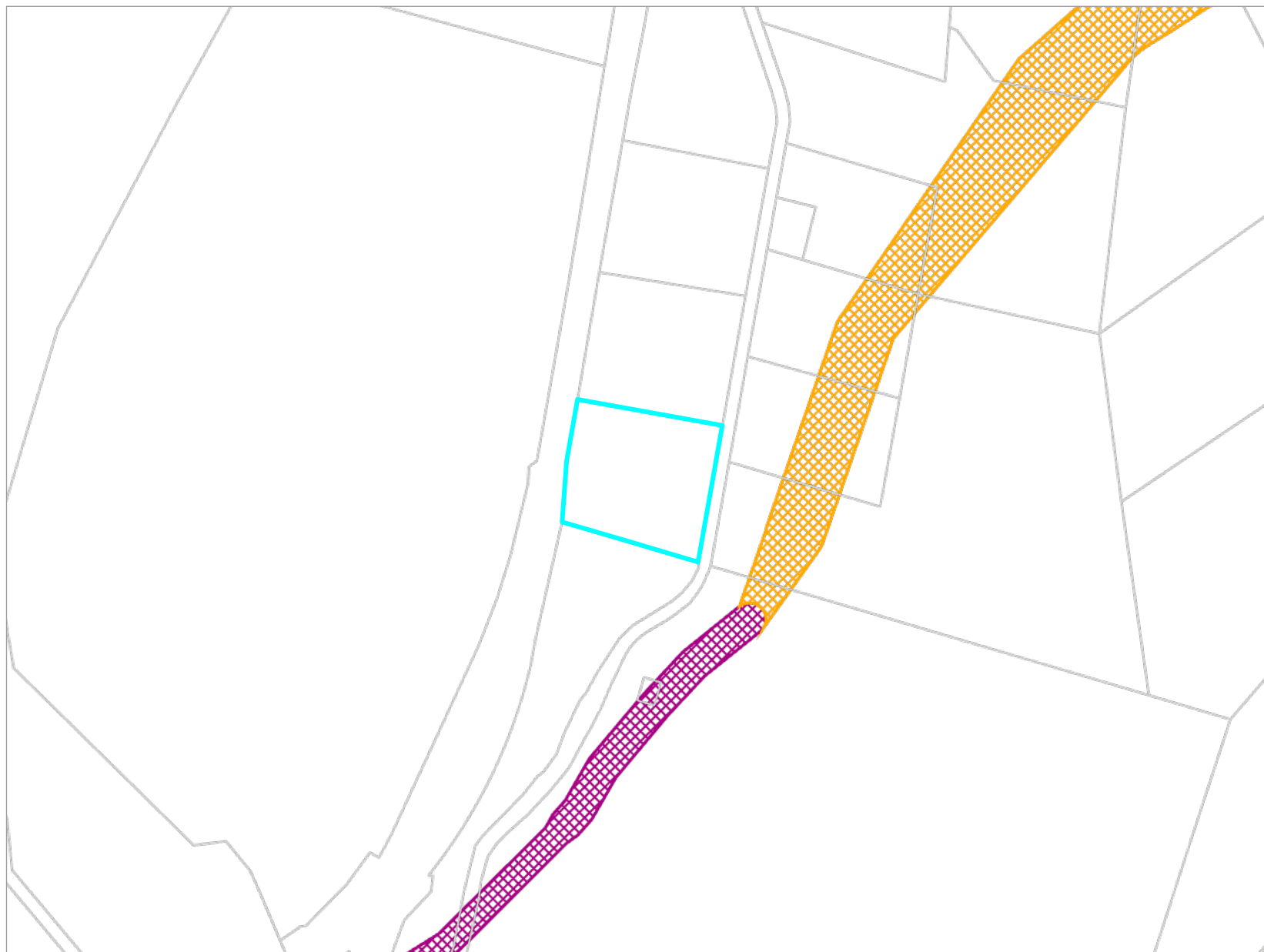
0 170 340 Metres
Scale @ A4 - 1:7,000

Date Printed: November 3, 2025




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Operative District Plan 2021 - Natural Hazards

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



Key to map symbols

-  Well Defined
-  Uncertain Constrained
-  Uncertain Poorly Constrained

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.



0 210 420 Metres
Scale @ A4 - 1:9,000

Date Printed: November 6, 2025

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Latest Flood Hazards

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



Key to map symbols

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



0 210 420 Metres
Scale @ A4 - 1:9,000

Date Printed: November 3, 2025

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Resource Consents Map

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



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.



0 120 240 Metres
Scale @ A4 - 1:5,000

Date Printed: November 3, 2025

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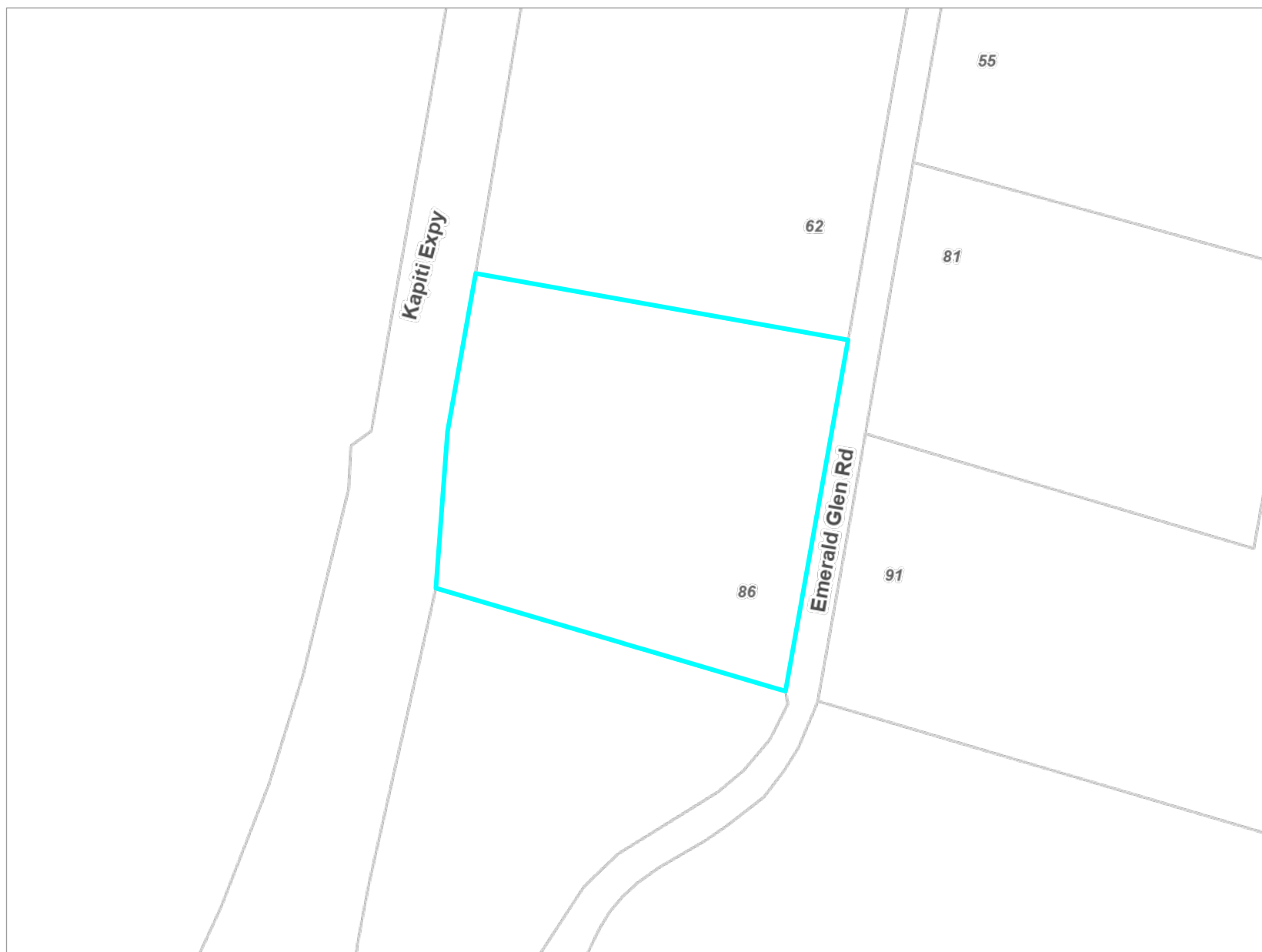
Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
020005	62 Emerald Glen Road, Paekakariki	1540002900	LOT 4 DP 33688 CT 10C/638	LD	BUILD ATTACHED GARAGE 1.5M FROM RURAL FRONT BOUNDARY	N	N	Decision Issued	11/2/2002	15/1/2002
050329	29 Emerald Glen Road, Paekakariki	1540003300	LOT 9 DP 33688 CT 10C/643	SC	Subdivide Surplus Farm Cottage - one additional rural lot	N	N	s.224 Issued	23/12/2005	7/11/2005
070340	41 Emerald Glen Road, Paekakariki	1540003301	LOT 2 DP 381080 C/T 324982	SN	Application for Boundary adjustment between 29 and 41	N	N	s.224 Issued	15/11/2007	6/11/2007
150129	86 Emerald Glen Road, Paekakariki	1540002800	LOT 5 DP 33688 CT 10C/639	SROW	Right of Way Easement	N	N	Decision Issued	15/7/2015	29/6/2015
190110	41 Emerald Glen Road, Paekakariki	1540003301	LOT 2 DP 398277 C/T 392236	LDR	Undertake earthworks that do not meet the permitted activity	N	N	Application Returned incomplete		29/5/2019
190053	29 Emerald Glen Road, Paekakariki	1540003300	LOT 1 DP 398277 C/T 392235	LDR	To undertake earthworks that do not comply with the		N	Decision Issued	17/4/2019	20/3/2019

Resource Consent Number	Location	Valuation Number	Property Legal Descrip tion	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
990415	55 Emerald Glen Road, Paekakariki	1540003200	LOT 8 DP 33688 CT 10C/642	LD	RELOCATE A HOUSE AND GARAG E (ALREADY INSPECTED)	N	N	Decision Issued	29/10/1999	12/10/1999

Health and Alcohol Licenses

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



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 80 160 Metres

Scale @ A4 - 1:3,500

Date Printed: November 3, 2025

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Services Network

86 Emerald Glen Road, Paekakariki (LOT 5 DP 33688)



Key to map symbols

- SW Point
- SW Pipe

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



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

Date Printed: November 3, 2025

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Notes

1. All proposed plumbing to comply with AS/NZS 3500 2.2003 (Pt 2 Sanitary Plumbing & Drainage)

2. Plumber to confirm all stormwater lines existing and proposed to comply with current AS/NZS 3500.3:2003 (Pt 3 Stormwater Drainage)

3. Proposed Electric H.W.C to be 180L squat Mains pressure (6 Bar) Rheem model: 322 180 15 t.b.c (580 dia x 1166 H) to be located in ceiling cavity to service Utilities 1.2, Galley 1.3 & Ensuite 1.4.

Contact: Paul Watson @ Rheem NZ Ltd;
09 8290200; 021 437611

Minimum Discharge Pipe Sizes

Fixture Type	Minimum pipe size
WC	100 UVPC
Shower	40 UVPC
Wash Basin	40 UVPC
Dishwasher	40 UVPC
Galley Sink	40 UVPC
Washing Machine	40 UVPC
Laundry Tub/Sink	40 UVPC

Plumbing Legend

Line Type	
Wastewater Line	---
Gas Line	---

C	28/2/08	Contract Documentation handover to client
B	21/1/08	Emailed to Client
A	19/12/07	Emailed to Paul Watson @ Rheem

Sheffield House

86 Emerald Glen Road,
Raumati, Kapiti Coast

Plumbing & Drainage Plan

194SHE07 / 5.01

of 1

Drawn By: LS

Checked By: GC

Document Issue: C

ARC File Name: 080131_CD_SHE

Use figured dimensions: Do not scale.

Contractor liable for all measurements on site.

Carry out all works in accordance with drawings and specifications.

Copyright of this document in all forms rests with architectureRobinsonCrimp Ltd.

Proposed electric mains pressure (6 bar) 180Ltr squat HWC located in ceiling cavity (exact location t.b.c by installer) to service Utilities 1.1, Galley 1.3 & Ensuite 1.4.

ensure was basin drainage line below threshold of door

approx location of small gas bottle to feed Galley 1.3 hob.
note: gas line to run above door / utilities window

existing 180 Ltr Electric Mains Pressure HWC to be insulated and re-located into ceiling cavity to service existing bathroom



1 Plumbing & Drainage Plan
5.01 Scale: 1:100

**APPROVAL OF A RIGHT OF WAY UNDER SECTION 348 OF
THE LOCAL GOVERNMENT ACT 1974
CONSENT NO: RM150129**


APPLICANT:	The Property Group Limited
LOCATION OF ACTIVITY:	86 Emerald Glen Road & 528 State Highway 1 Paekakariki
DESCRIPTION OF ACTIVITY:	Right Of Way Easement

DECISION:

Pursuant to section 348 of the Local Government Act 1974, Officers acting under Delegated Authority from Council, hereby **GRANT** Right of Way easements in gross shown marked "AB", "AD", and "AC" on Survey Office Plan 445092 for access over Section 3-4 Survey Office Plan 460802 (Computer Freehold Register 714385) and Lot 5 Deposited Plan 33688 (Computer Freehold Register WN10C/639) respectively, with the following advice notes.

ADVICE NOTES

- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.



Tony Thomas
Team Leader Resource Consents

3 November 2015

Date: 15 July 2015

RM: 150129

**APPLICATION FOR APPROVAL TO A RIGHT OF WAY
PURSUANT TO SECTION 348 OF THE LOCAL GOVERNMENT ACT 1974**

Applicant:	The New Zealand Transport Agency
Site Address:	528 State Highway 1 & 86 Emerald Glen Road, Paekakariki
Legal Description:	Part Section 1 Survey Office Plan 36580 (CFR WN40A/774) & Lot 5 DP 33688 (CFR WN10C/639)
Applicant's Address for Service:	C/- The Property Group PO Box 2874 Wellington 6140 Attn: Iain Smith
Proposal:	Create Right of Way easements in gross for access
Land Owners:	Department of Conservation & Martin Llewellym Sheffield, Maree Eileen Sheffield and Harkness & Peterson Trustees Limited (the Sheffields).
Zone:	Rural

Report prepared by: Jenny Grimmett, Consultant Planner
Report peer reviewed by: Tony Thomas
Team Leader

PREAMBLE

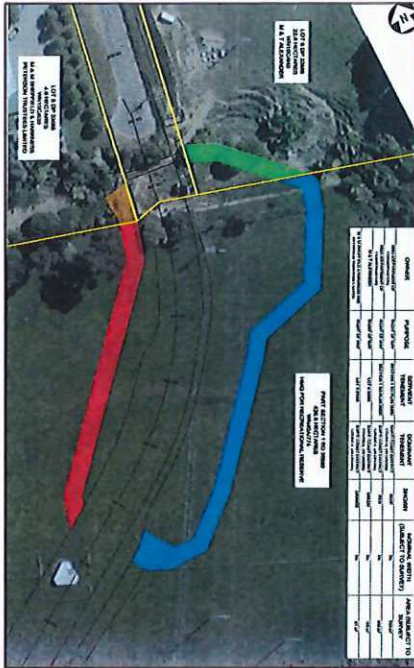
This report provides an analysis of the issues relating to an application pursuant to section 348 of the Local Government Act 1974 for consent to the creation of three Right of Way Easements in Gross in favour of Kāpiti Coast District Council, shown on SO 445092 as follows:

- Areas AB and AD over Part Section 1 Survey Office Plan 36580 (otherwise known as 528 State Highway 1, and over Sections 2 and 3 respectively on SO 445092); and
- Area AC over Lot 5 DP 33688 (otherwise known as 86 Emerald Glen Road).

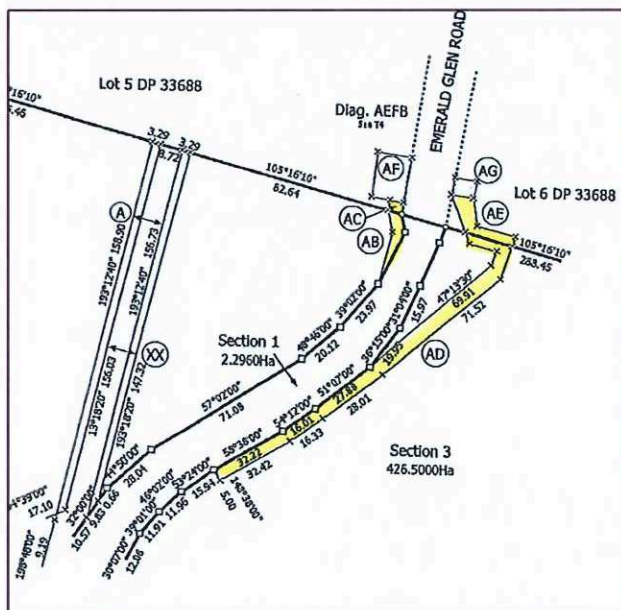
This application has been assigned Kapiti Coast District Council reference RM150129.

THE PROPOSAL

The application seeks the creation of three Right of Way easements AB, AC and AD over the land described above. The easement areas are illustrated approximately in blue, red and orange respectively on the Proposed Easement Plan by Opus (extract on the following page) reference: Drawing 5/2573/1/5504 prepared for the New Zealand Transport Agency.



Aerial Images: Left (extract from applicant's Easement plan), Right (Aerial Image - KCDC online GIS Database) – showing Emerald Glen before and after road extension from 86 Emerald Glen Rd to SH1



All three proposed easements have a nominal width of 5 metres. The orange shaded area on the left hand image is Area AC (over the Sheffield's land). The areas over Department of Conservation land are shown as a red shaded area (AB) and a blue shaded area (AD).

The areas on the above easement plan extract are subject to survey. The final details are shown on LINZ approved Title Plan SO445092 (Sections 1 to 3 and Easements over Lots 5 and 6 DP 33688) approved on 26 January 2012. Refer extract to the left:

Note: A further area shown in green is still under negotiation and does not form part of this application. This is Area AE on the approved Title Plan.

The Right of Way areas denoted AB, AC and AD (and the future area AE, which is not part of this application) are proposed to provide ong-going access for stream protection works associated with the completed road formation and reconfiguration works undertaken on Emerald Glen Road by the New Zealand Transport Agency.

Emerald Glen Road was extended circa 2013 from the cul-de-sac formation shown in the left hand aerial image above, to the through road formation shown in the right hand aerial image. The work was undertaken to facilitate the removal of a level crossing at Waterfall Road to the north of the site and an associated central turning bay on State Highway 1. These had become a safety concern to the Transport Agency. The completed road extension is shown on the approved SO4405092 plan. The applicant advises that "Although the road extension

has been constructed for some years ... it has not yet been legalised. This is expected to occur shortly".

The need for the proposed easements arises because the new section of Emerald Glen Road crosses a stream near the northern boundary of the Department of Conservation Land (where the former cul-de-sac carriageway previously terminated). Stream protection works were required to be installed as part of the new road formation, including a culvert and erosion/scour facilities (at points marked AF and AG on the SO Plan extract above). The proposed easements AB, AC and AD are required to be created to enable access to the separate components of the Stream Protection Works either side of the road formation. Access is required on both sides of the road carriageway due to the gradient of the stream bank.

The applicant has advised (and provided a copy) of agreements in place with the two affected landowners the subject of this application to provide for the construction of the easement areas to a four wheel drive standard and for gates to be installed on the boundaries of the easement with other properties. The applicant has further advised, that while gravelling of the surface is provided for, physical formation of the right of way is unlikely to be undertaken because the land is flat, unfenced pasture.

This application therefore is essentially an administrative exercise to match the works with the legal paperwork.

THE SITE

The site (Part Section 1 Survey Office Plan 36580 and Lot 5 DP 33688) which is to be subject to the proposed Right of Way areas AB, AC and AD as Easements in Gross in favour of Kāpiti Coast District Council comprises a mixture of rolling and flat rural pastureland, with some rural buildings and a dwelling on Lot 5 (number 86 Emerald Glen Road).

At the southern end of the Department of Conservation land, there is an information site and access to walking and cycling recreation areas. The extension of Emerald Glen Road connects the former cul-de-sac formation through to a new grade separated interchange with State Highway 1 south of the site. There are gravelled walkway/cycleways either side of the new road formation.

A stream crosses the new road extension just south of the former cul-de-sac head location outside number 86. The proposed easement areas provide access to the stream protection installations in this location, from both sides of the new road formation. They will be easements in gross, in favour of Kāpiti Coast District Council.

RELEVANT STATUTORY PROVISIONS

Section 348 of the Local Government Act 1974 sets out the powers of Council with respect to Private Roads and Private Ways and states:

348 Powers of council with respect to private roads and private ways

- (1) *Except with the prior permission of the council, no person shall lay out or form any private road or private way, or grant or reserve a right of way over any private way, in the district.*
- (2) *Subject to section 347, in granting any such permission the council may—*
 - (a) *impose such conditions as to widths, levels, entrances, courses, formation, cost of formation, maximum number of buildings to be erected fronting any such private road or private way, minimum distances between any 2 buildings, position of building line, and otherwise in all respects whatsoever as the council thinks fit; and*

- (b) *require the owner or owners to whom permission is given to enter into a bond to comply with any conditions imposed by the council. Every such bond shall be deemed—*
 - (i) *to be an instrument creating an interest in each parcel of land to which the conditions apply within the meaning of section 62 of the Land Transfer Act 1952, and may be registered accordingly; and*
 - (ii) *to be a covenant running with each such parcel of land, and shall bind subsequent owners.*
- (3) *Any permission of the council under subsection (1) to lay out or form any private road or private way as aforesaid shall be deemed to lapse on the expiration of 3 years after the grant thereof, unless the work has then been completed to the satisfaction of the council; but may from time to time be extended by the council for a period or periods not exceeding 1 year at any one time.*
- (4) *With respect to any private road, the council—*
 - (a) *may require any projection or obstruction in or over any part thereof to be removed at the expense of the person causing the same or to whom the same belongs;*
 - (b) *may by notice in writing require the owners of land or buildings abutting on the private road to construct or repair the road, with the footways, kerbing, and channelling thereof, and every such owner shall be liable for the construction and repair of so much of the private road as the council thinks fit;*
 - (c) *in case of default, may execute the said works, and recover the cost from the owners in the aforesaid proportions.*
- (5) *Subsection (4) shall apply to every private way which for the time being serves as an approach to 2 or more allotments that are separately owned or separately occupied or to any allotment on which there are 2 or more buildings that are separately occupied.*
- (6) *Nothing in this section applies to a private road or right of way lawfully created as part of a subdivision under the Resource Management Act 1991.*

ASSESSMENT

The land over which the three ^sRights of Way are to be created is zoned Rural (District Plan Map 19), and Hill Country (Rural Subdivision Map 05). There are Well Defined and Constrained Fault Avoidance Zones running parallel and to the east of easement Area AD but clear of the easement.

The stream protection works areas which the Right of Way will provide access to are within the Rural Zone/Hill Country Overlay area.

Based on the information provided by the applicant, and my site visit observations, there are no physical works required to form the access over the proposed easement area as this is suitable terrain for four wheel drive vehicles. It is possible that some gravel surfacing may be involved at a later date, and this has already been approved by the affected landowners and covered in separate agreement documents.

The application has been circulated to the Council's Senior Development Engineer who has reported to me by email that he has no objections to the proposal and no conditions to recommend.

The easements provide necessary access to maintain stream protection works around the bridge formation that is part of the Emerald Glen Road extension.

I consider that there would be no adverse effects and no difficulties associated with creating, maintaining and using ROW access areas AB, AC and AD on the application site. I consider that there is no need to impose any conditions, given the access is readily available now. I therefore conclude that the ROW approval can be granted.

RECOMMENDATION/DECISION

Pursuant to Section 348 of the Local Government Act 1974, the undersigned Officers acting under Delegated Authority from Council, hereby **GRANT** consent for Right of Way Easements in Gross in favour of Kāpiti Coast District Council, shown on Title Plan SO 445092 (Sections 1 to 3 and Easements over Lots 5 and 6 DP 33688), as follows:

- Areas marked AB and AD over Part Section 1 Survey Office Plan 36580 (Sections 2 and 3 respectively on SO 445092); and
- Area AC over Lot 5 DP 33688.

and stamped "Final Approved Plans" on 15/07/15.

ADVICE NOTES

- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.

DECISION: APPROVED

RM 150129

DATE: 15 July 2015



Jenny Grimmett
Consultant Planner



Tony Thomas
Acting Resource Consents & Compliance Manager