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4 December 2025

Brad and Vanessa Jefferies

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 62 Awanui Drive, Waikanae.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

62 Awanui Drive, 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	Brad and Vanessa Jefferies
LIM number	L251271
Application date	26/11/25
Issue date	04/12/25

Property details

Property address	62 Awanui Drive, Waikanae
Legal description	LOT 2 DP 578379
Area (hectares)	0.0883

Valuation information

Valuation number	1495104802
Capital value	\$900,000
Land value	\$510,000
Improvements value	\$390,000

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 \$4,944.76
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$287.82 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

10/04/25 BUILDING CONSENT 250084: 3-bedroom dwelling
: Code Compliance Certificate issued 05/11/25

Building Consent 250084 has been granted under Section 72 of the Building Act 2004. A notification, that is registered against the title, identifies a hazard in respect to inundation as a natural hazard.

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021) ([kapiticoast.govt.nz](https://www.kapiticoast.govt.nz/))

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 2023 under resource consent number RM200047. A copy of the Decision, Deposited Plan (DP 578379) and Record of Title is provided with this LIM.

This property is subject and/or appurtenant to a right of way, a right to convey electricity, water, and telecommunications, and a right to drain water and sewage.

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

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

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 file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

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

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

These features are:

Ecological Site: an area with significant native vegetation or habitat for native fauna. (K133) Nga Manu Sanctuary (Wetland, swamp forest, Kohekohe Forest, Tawa Forest).

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform. SAL19 Ngarara Dunes Special Amenity Landscape (A sequence of dune ridges and intervening wetlands and dune lakelets).

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

All of the property is shown to be subject to and adjacent 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.

Part of the property is shown to be subject to and adjacent to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

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

Part of the property is shown to be subject to and adjacent 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.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

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

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

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

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

Stormwater 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.

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

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: November 27, 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 **1070273**
Land Registration District **Wellington**
Date Issued 14 March 2023

Prior References
WN26D/477

Estate Fee Simple
Area 883 square metres more or less
Legal Description Lot 2 Deposited Plan 578379
Original Registered Owners
Bradford Eric Jefferies, Vanessa Anne Jefferies and TMF Trustees Services (2005) Limited

Interests

Land Covenant in Transfer 675506.8 - 7.3.1985 at 9:45 am
Subject to sewage drainage rights (in gross) over part marked A on DP 578379 in favour of The Horowhenua County Council created by Transfer 675506.6 - 7.3.1985 at 9:45 am
The easement created by Transfer 675506.6 is subject to Section 309 (1) (a) Local Government Act 1974
10944684.1 Mortgage to ANZ Bank New Zealand Limited - 29.11.2017 at 3:49 pm
12651467.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.3.2023 at 11:02 am
Subject to a right (in gross) to drain water over part marked I on DP 578379 in favour of Kapiti Coast District Council created by Easement Instrument 12651467.4 - 14.3.2023 at 11:02 am
The easements created by Easement Instrument 12651467.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey telecommunications over parts marked A, E, I and M all on DP 578379 in favour of Chorus New Zealand Limited created by Easement Instrument 12651467.5 - 14.3.2023 at 11:02 am
The easements created by Easement Instrument 12651467.5 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity over parts marked A, E, I and M in favour of Electra Limited created by Easement Instrument 12651467.6 - 14.3.2023 at 11:02 am
The easements created by Easement Instrument 12651467.6 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way, a right to convey electricity, water and telecommunications and a right to drain water over parts marked A, E, I and M and a right to drain sewage over part marked S all on DP 578379 created by Easement Instrument 12651467.7 - 14.3.2023 at 11:02 am
Appurtenant hereto is a right of way, a right to convey electricity, water and telecommunications and a right to drain water and sewage created by Easement Instrument 12651467.7 - 14.3.2023 at 11:02 am
The easements created by Easement Instrument 12651467.7 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12651467.8 - 14.3.2023 at 11:02 am (Limited as to duration)
12809088.1 Application pursuant to Section 90 Land Transfer Act 2017 vesting the Grantor in Transfer 675506.6 in the Kapiti Coast District Council - 30.8.2023 at 9:20 am
13152097.1 Discharge of Mortgage 10944684.1 - 14.11.2024 at 5:32 pm

13403149.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation as a natural hazard - 10.9.2025 at 7:00 am



Title Plan - DP 578379

Survey Number	DP 578379
Surveyor Reference	2425 Awanui Drive
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 Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 19 Jan 2023 06:13 PM

Survey Details

Dataset Description	Lots 1 to 3 being a subdivision of Lot 2 DP 57092		
Status	Deposited		
Land District	Wellington	Survey Class	Class A
Submitted Date	19/01/2023	Survey Approval Date	03/02/2023
		Deposit Date	14/03/2023

Territorial Authorities

Kapiti Coast District

Comprised In

RT WN26D/477

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area S Deposited Plan 578379	Easement		
Area X Deposited Plan 578379	Covenant - Land		
Area Y Deposited Plan 578379	Covenant - Land		
Area Z Deposited Plan 578379	Covenant - Land		
Area T Deposited Plan 578379	Easement		
Lot 1 Deposited Plan 578379	Fee Simple Title	1.0881 Ha	1070272
Lot 2 Deposited Plan 578379	Fee Simple Title	0.0883 Ha	1070273
Lot 3 Deposited Plan 578379	Fee Simple Title	0.0929 Ha	1070274
Area A Deposited Plan 578379	Easement		
Area B Deposited Plan 578379	Easement		
Area C Deposited Plan 578379	Easement		
Area D Deposited Plan 578379	Easement		
Area E Deposited Plan 578379	Easement		
Area F Deposited Plan 578379	Easement		
Area G Deposited Plan 578379	Easement		
Area H Deposited Plan 578379	Easement		
Area I Deposited Plan 578379	Easement		
Area J Deposited Plan 578379	Easement		
Area K Deposited Plan 578379	Easement		
Area L Deposited Plan 578379	Easement		



Title Plan - DP 578379

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area M Deposited Plan 578379	Easement		
Area N Deposited Plan 578379	Easement		
Area O Deposited Plan 578379	Easement		
Area P Deposited Plan 578379	Easement		
Area Q Deposited Plan 578379	Easement		
Area R Deposited Plan 578379	Easement		
Total Area		<hr/> 1.2693 Ha	

Land Registration District

Wellington

Plan Number

DP 578379

Territorial Authority

Kapiti Coast District Council

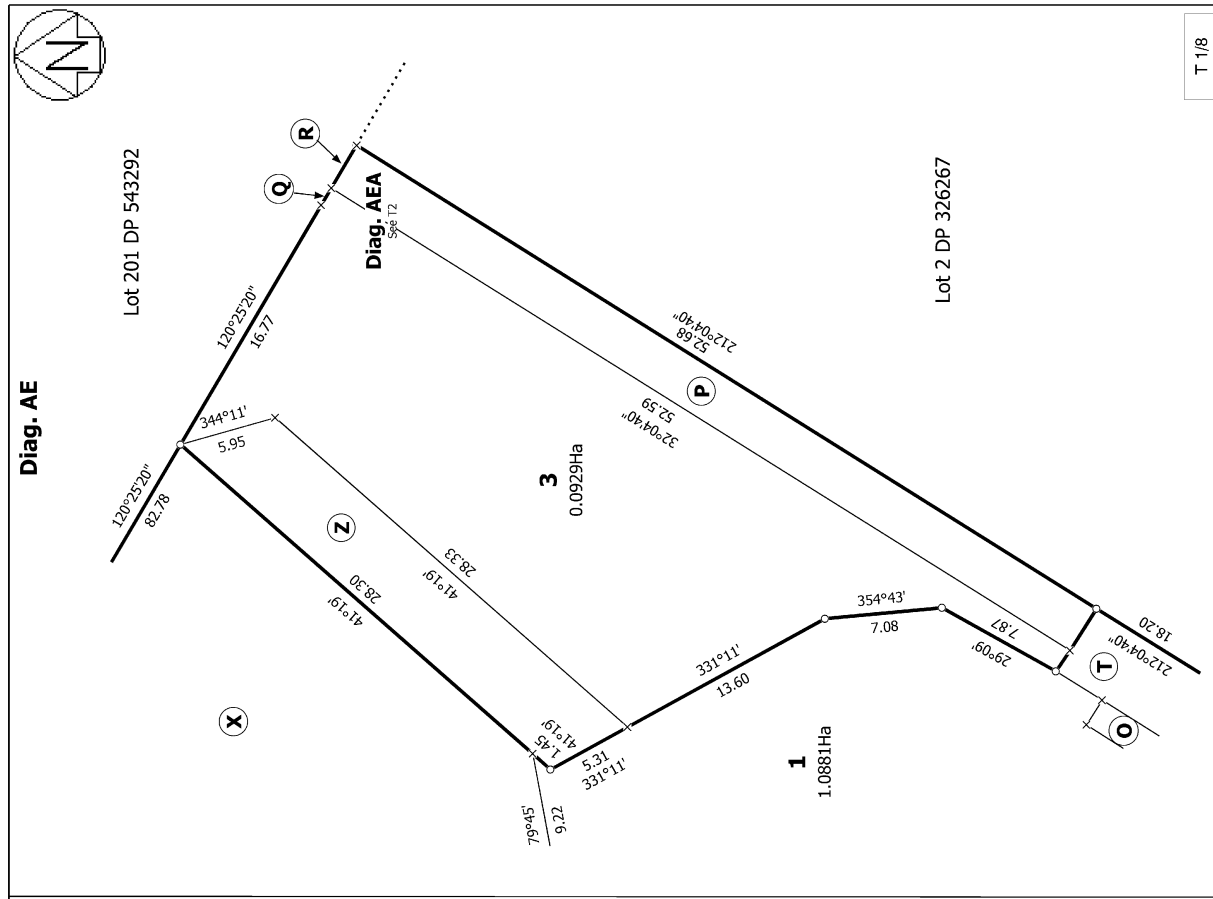
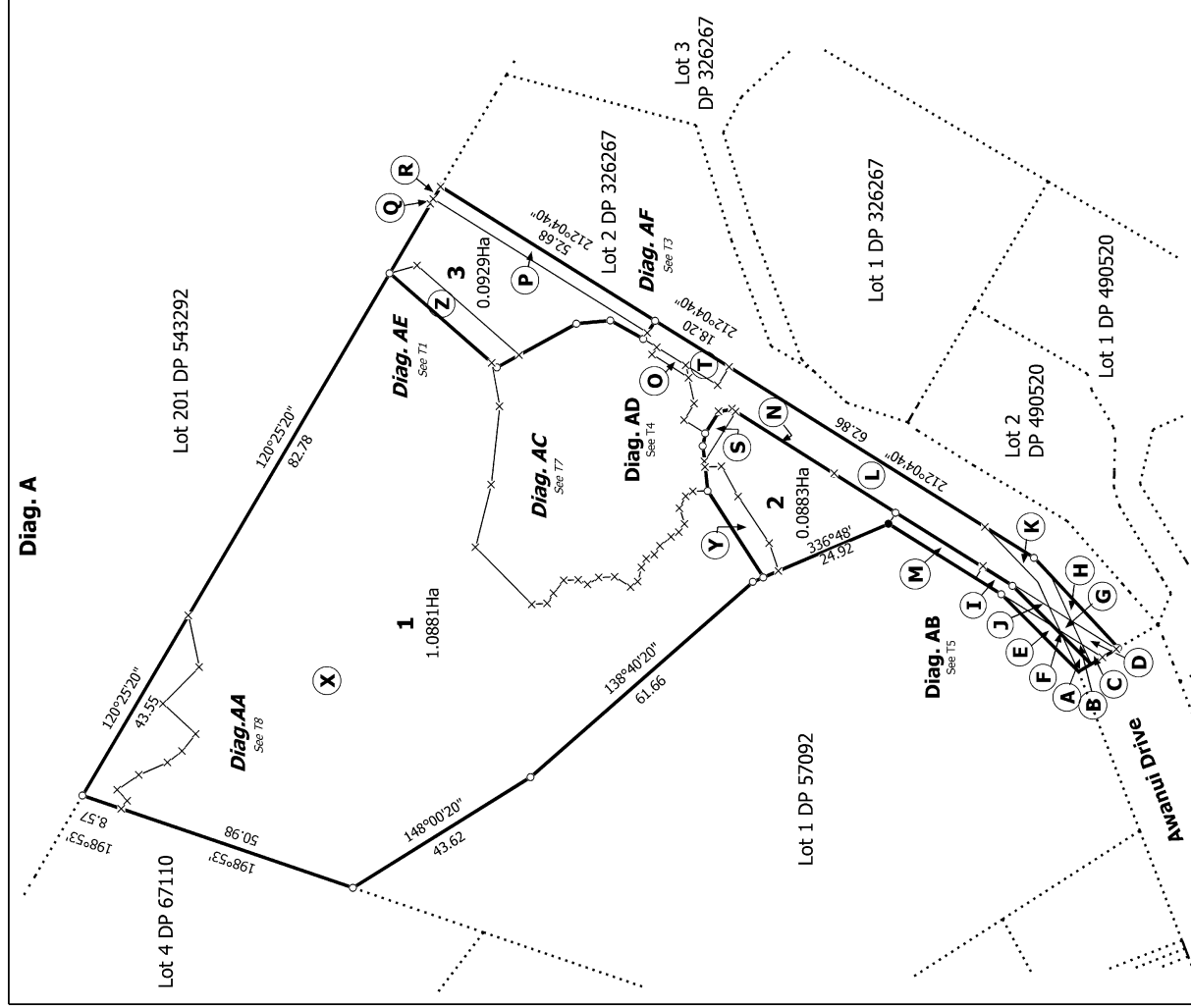
Memorandum of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right of way	A, E, I, M	Lots 2 hereon	Lots 1 & 3 hereon
Right to convey electricity			
Right to convey water		Lot 1 hereon	Lots 2 & 3 hereon
Right to convey telecommunications			
Right to drain water	B, C, D, F, G, H, J, K, L, T		
Right to drain sewage	T	Lot 1 hereon	Lot 2 hereon
	P, R	Lot 3 hereon	Lots 1 & 2 hereon
	S	Lot 2 hereon	Lot 1 hereon
Right to drain water	O, T	Lot 1 hereon	Lots 2 & 3 hereon
Right to convey water	N	Lot 1 hereon	Lot 2 hereon
Right to drain sewage			

Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to drain sewage	P	Lot 3 hereon	Kapiti Coast District Council
	T	Lot 1 hereon	
Right to convey telecommunications	B, C, D, F, G, H, J, K, L, N, T	Lot 1 hereon	Chorus New Zealand Limited
	A, E, I, M	Lot 2 hereon	
Right to convey electricity	B, C, D, F, G, H, J, K, L, N, T	Lot 1 hereon	Electra Limited
	A, E, I, M	Lot 2 hereon	
Right to drain water	D, G, J	Lot 1 hereon	Kapiti Coast District Council
	I	Lot 2 hereon	
Right to convey water	B, C, D, F, G, H, K, L, N, T	Lot 1 hereon	Kapiti Coast District Council

Schedule of Existing Easements in Gross			
Purpose/Interest	Shown	Burdened Land (Servient Tenement)	Creating Document
Sewage Drainage Rights	A	Lot 2 hereon	T675506.6
	B, G, K	Lot 1 hereon	
	Q, R	Lot 3 hereon	T520411.1

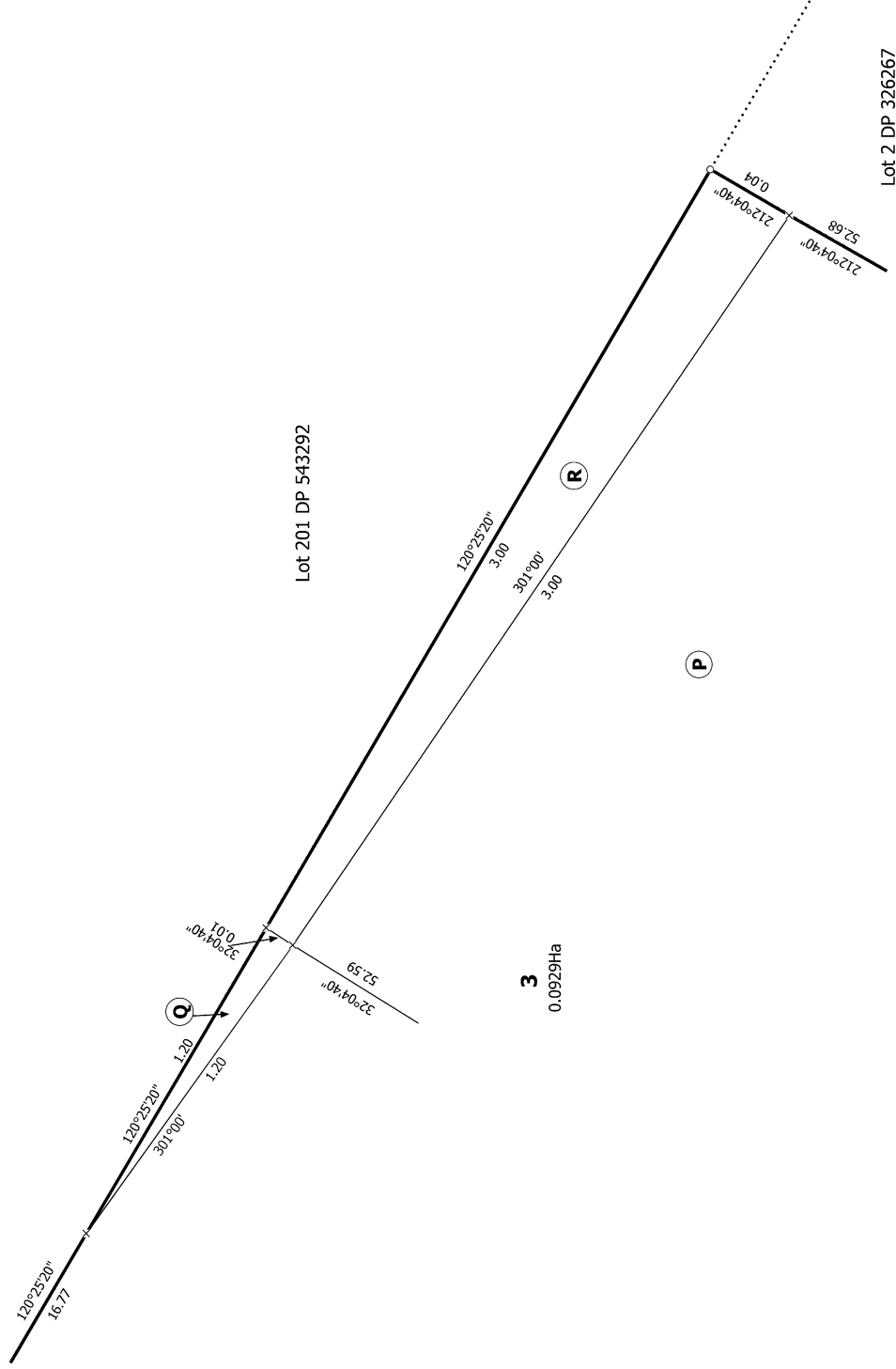
Land Covenants
Areas shown as X, Y & Z hereon are to be subject to Land Covenant (Consent Notice, Ecological Sites).
Lots 1, 2 and 3 hereon are to be subject to a covenant created by T675506.8

LL File: 2425 Awanui
TA File: RM200047



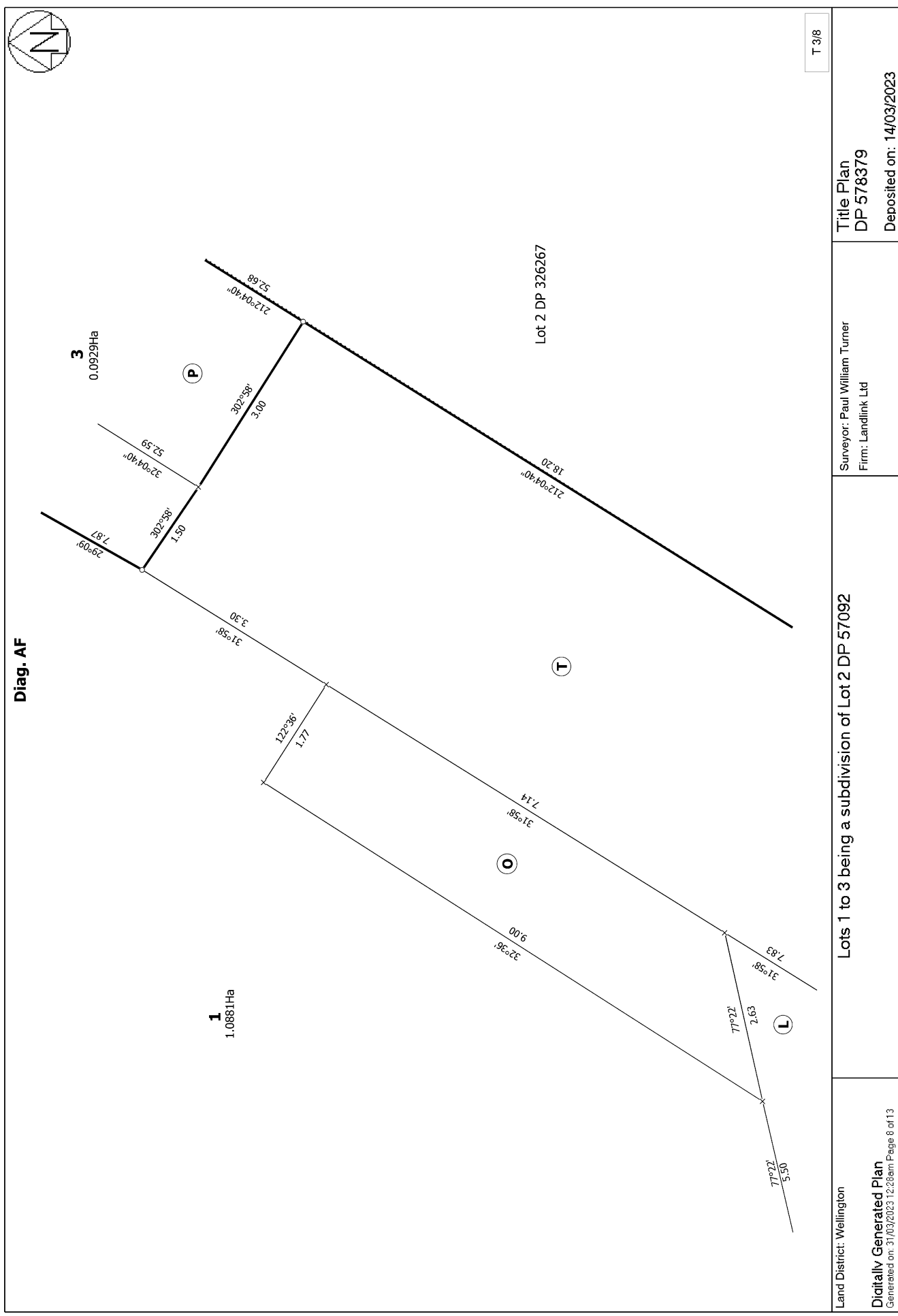


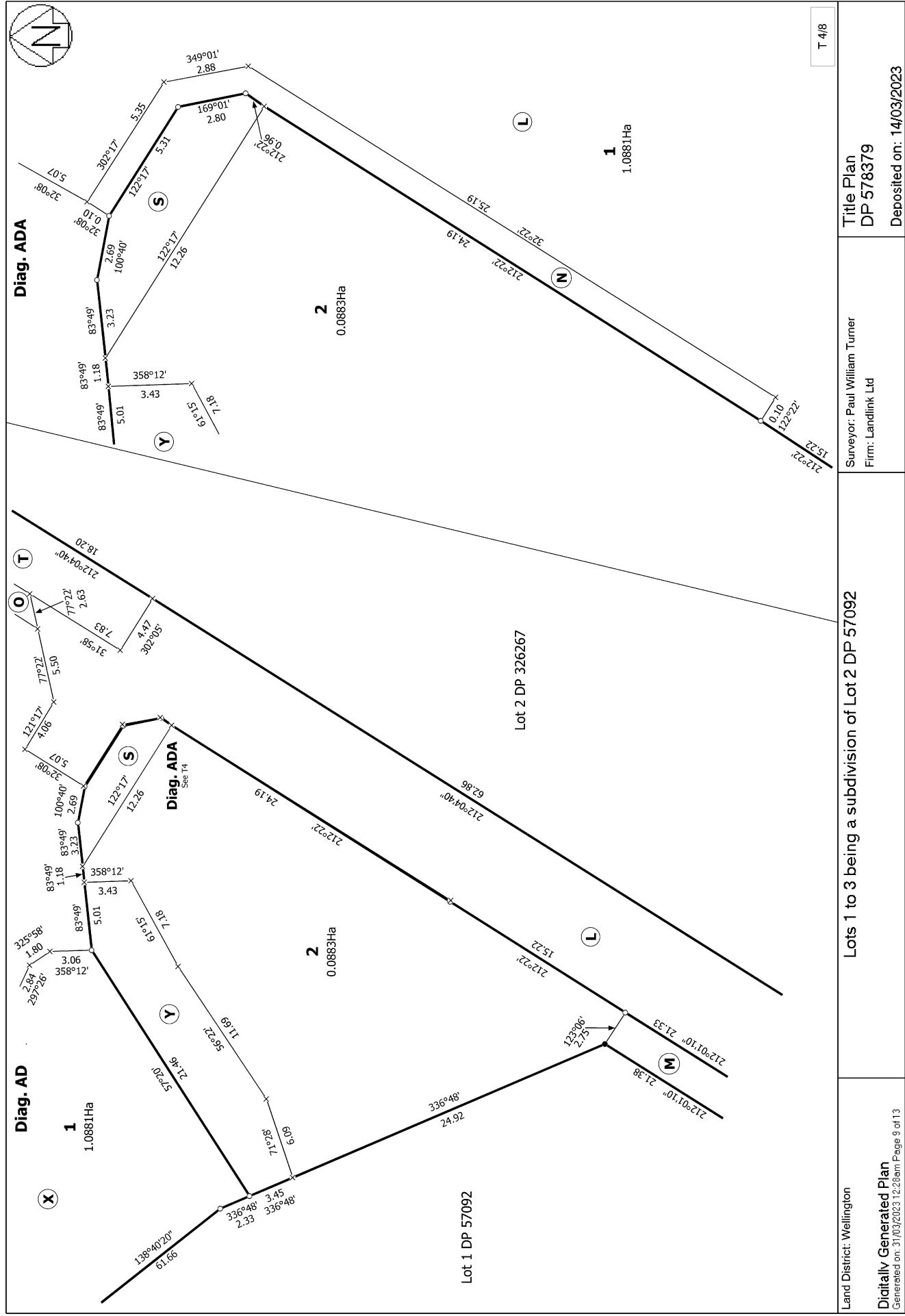
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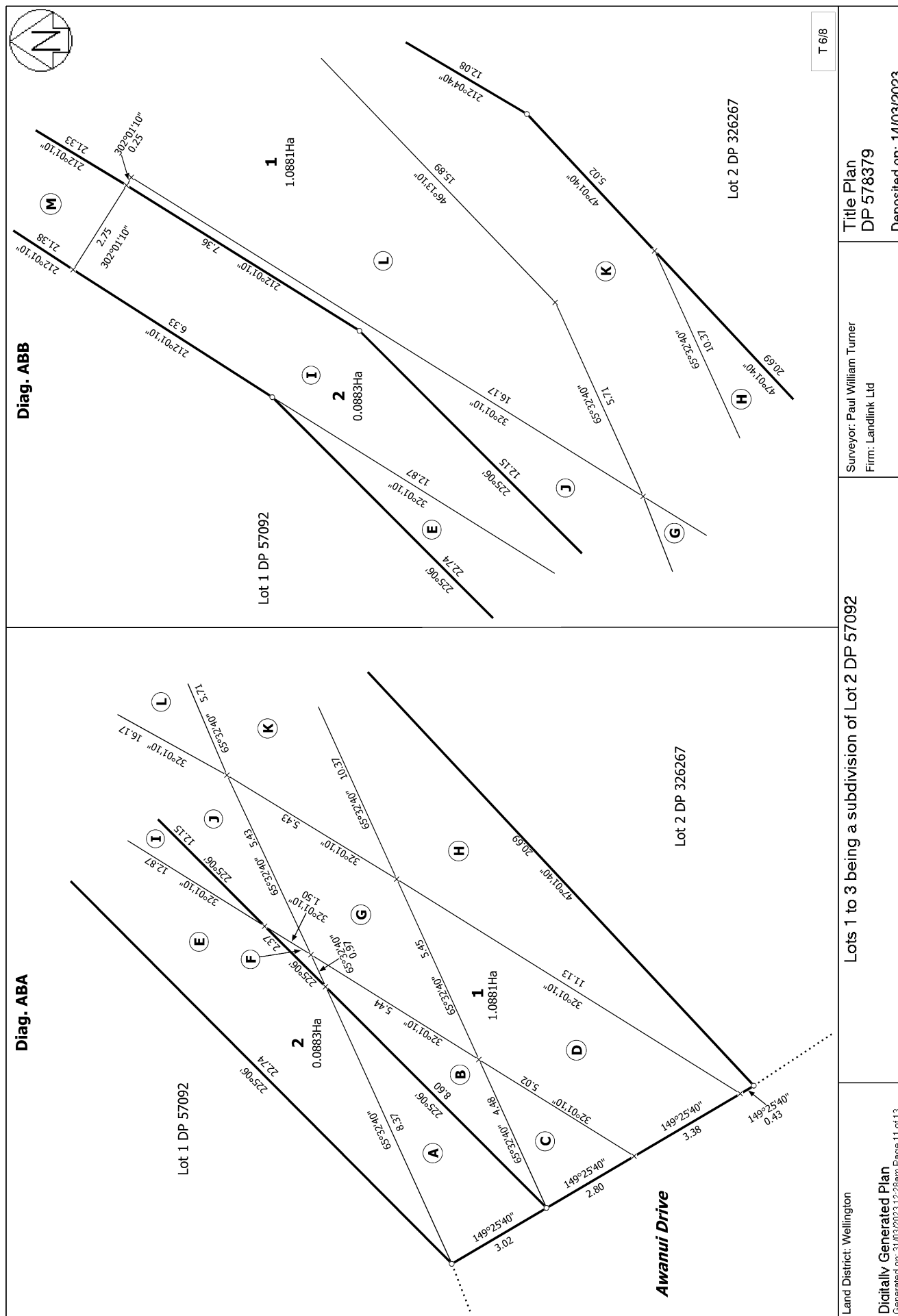


T 2/8

Land District: Wellington	Lots 1 to 3 being a subdivision of Lot 2 DP 57092	Surveyor: Paul William Turner Firm: Landlink Ltd	Title Plan DP 578379 Deposited on: 14/03/2023
Digitally Generated Plan Generated on: 31/03/2023 12:28am Page 7 of 13			









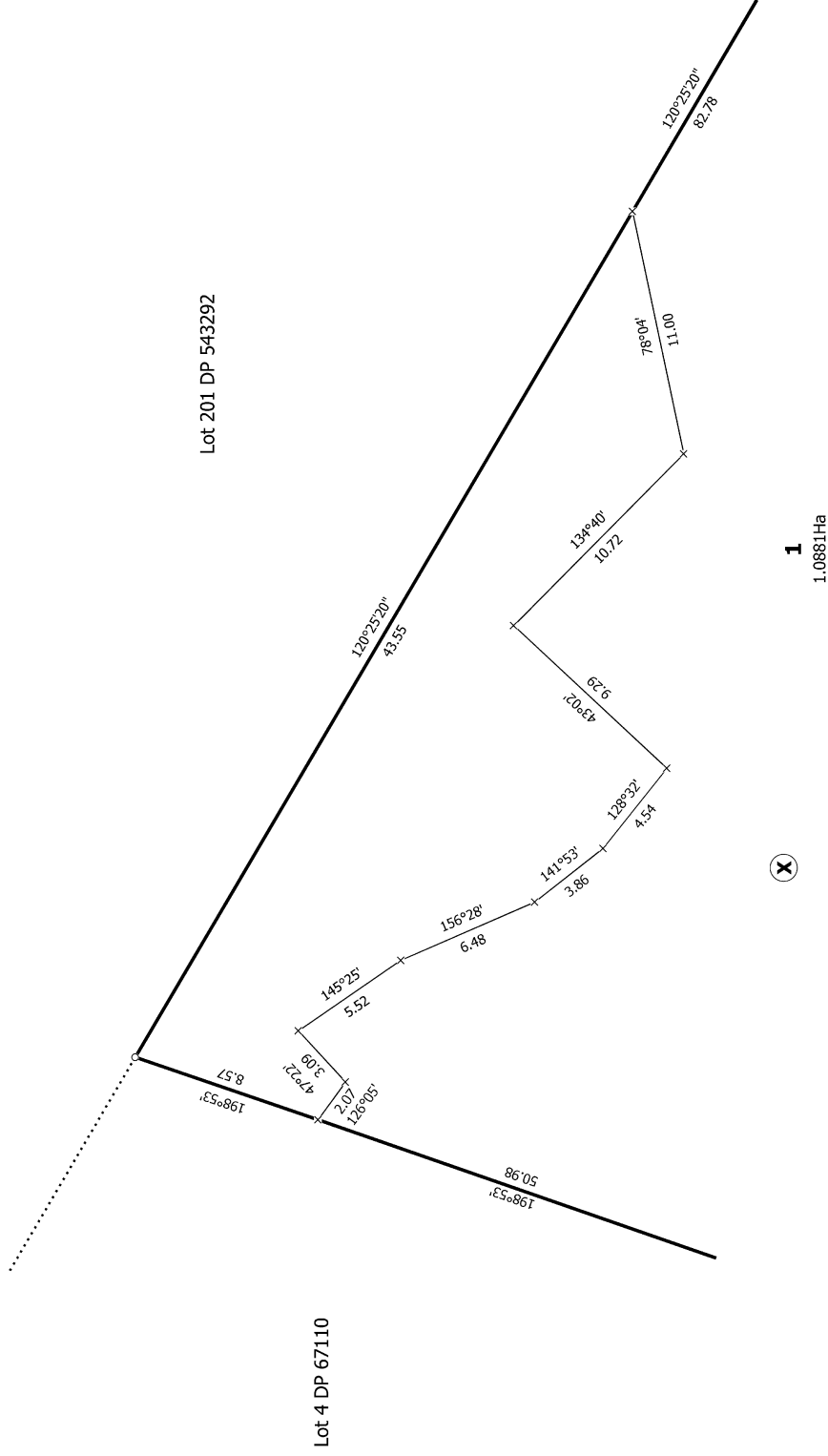
Lots 1 to 3 being a subdivision of Lot 2 DP 57092

Surveyor: Paul William Turner
Firm: Landlink Ltd

Deposited on: 14/03/2023



Diag. AA



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

Land District: Wellington	Lots 1 to 3 being a subdivision of Lot 2 DP 57092	Surveyor: Paul William Turner Firm: Landlink Ltd	Title Plan DP 578379 Deposited on: 14/03/2023
Digitally Generated Plan Generated on: 31/03/2023 12:28am Page 13 of 13			

Operative District Plan 2021 - Zones and Precincts

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

-  Precinct
-  General Residential Zone
-  Waikanae North Development Area



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Scale @ A4 - 1:1,000

Date Printed: November 27, 2025



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

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

-  Notional Roads
-  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.



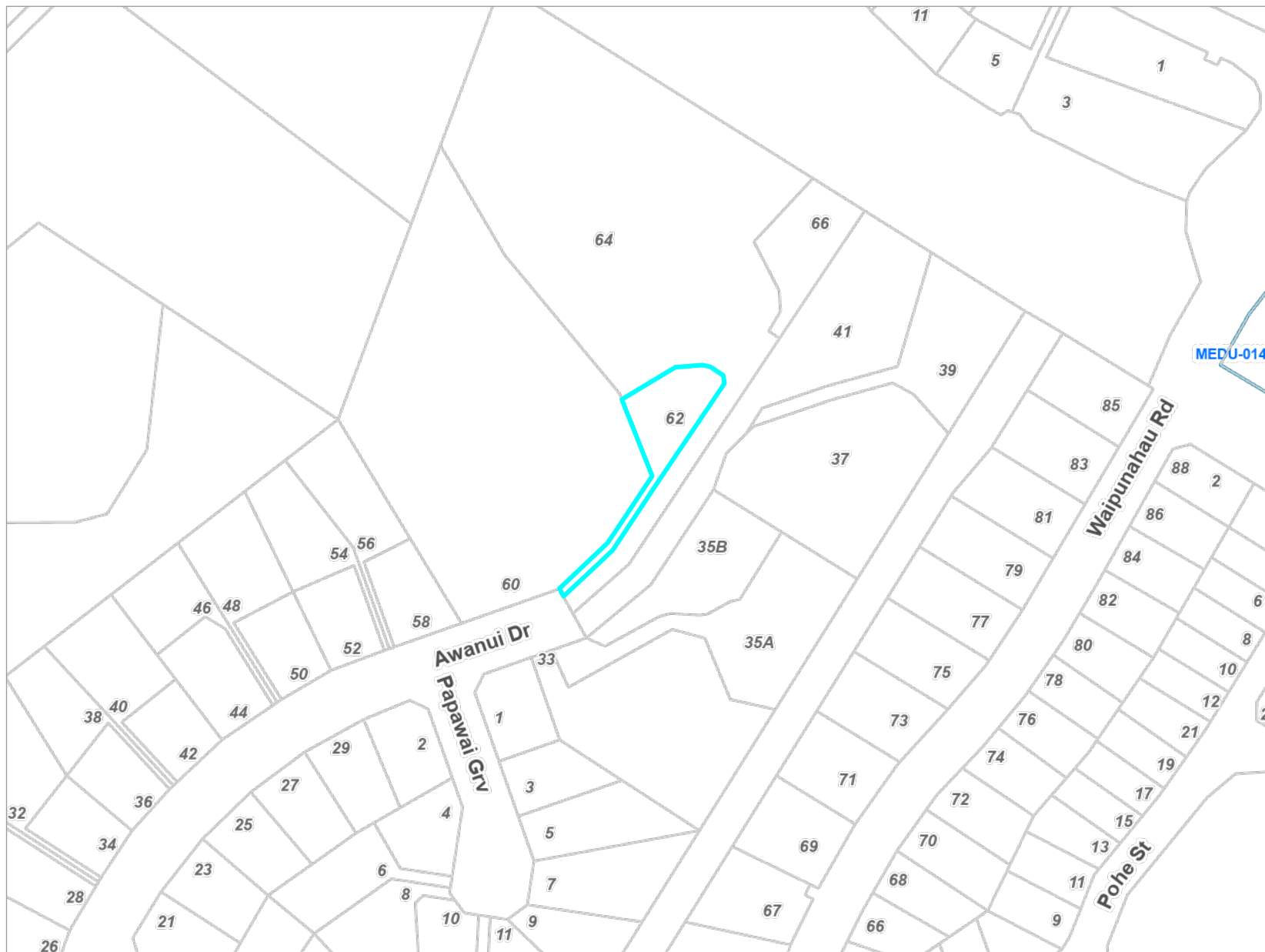
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Operative District Plan 2021 - Designations & Miscellaneous Features

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

 Designation

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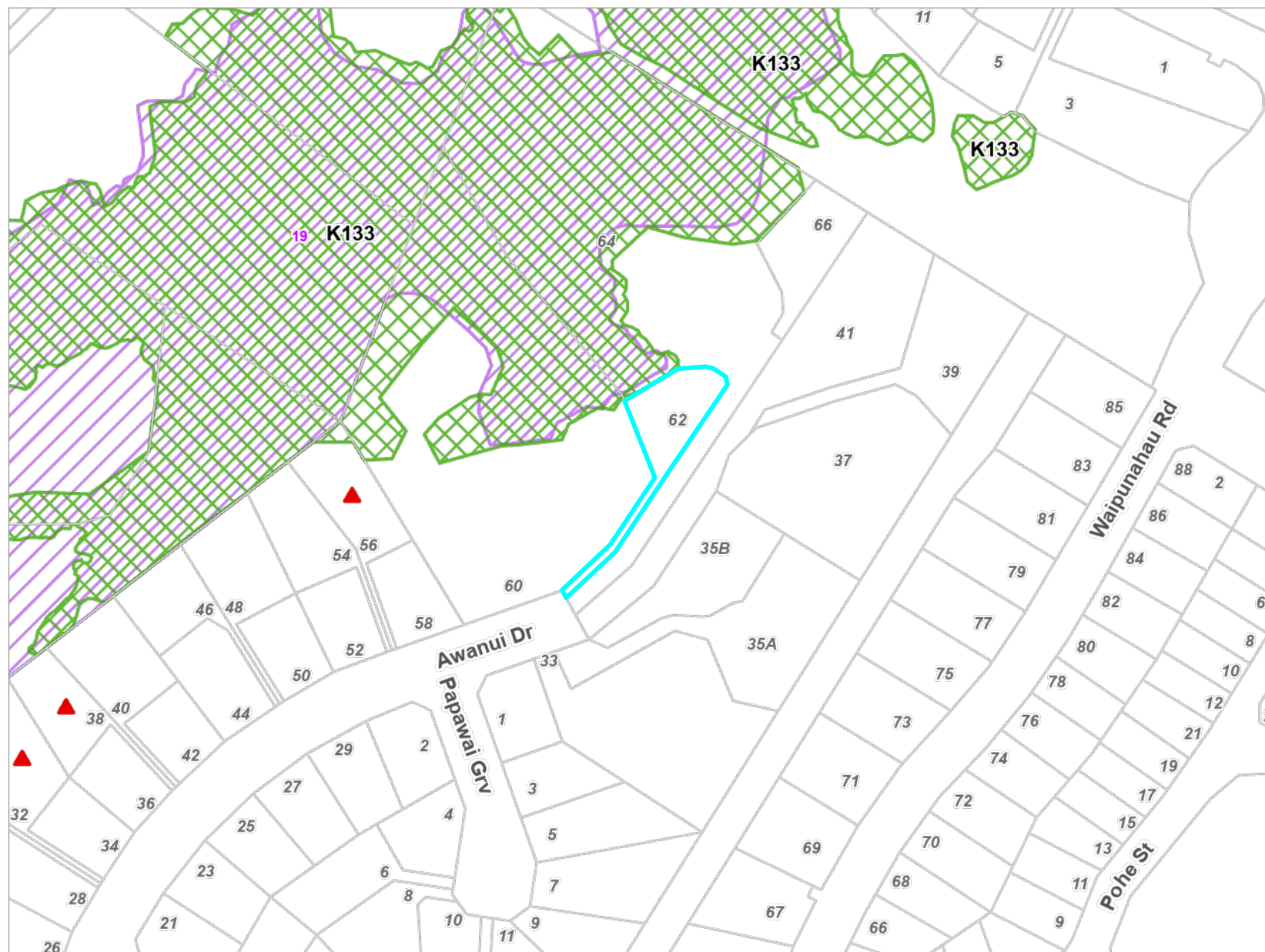
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Operative District Plan 2021 - Natural Features

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

-  Ecological Sites
-  Special Amenity Landscapes
-  Key Indigenous Trees

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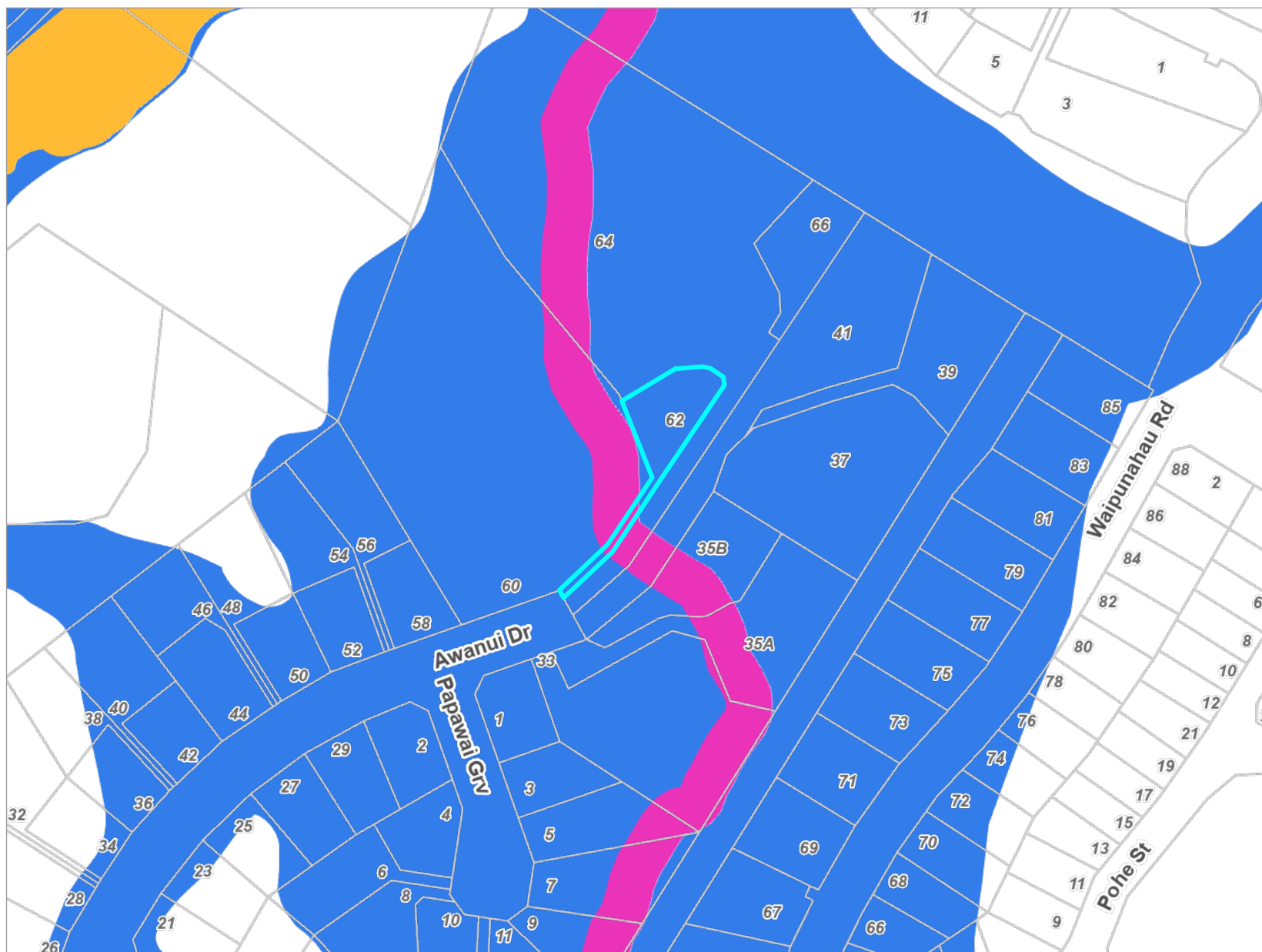
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Operative District Plan 2021 - Natural Hazards

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

-  Stream Corridor
-  Flood Storage Area
-  Ponding Area

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



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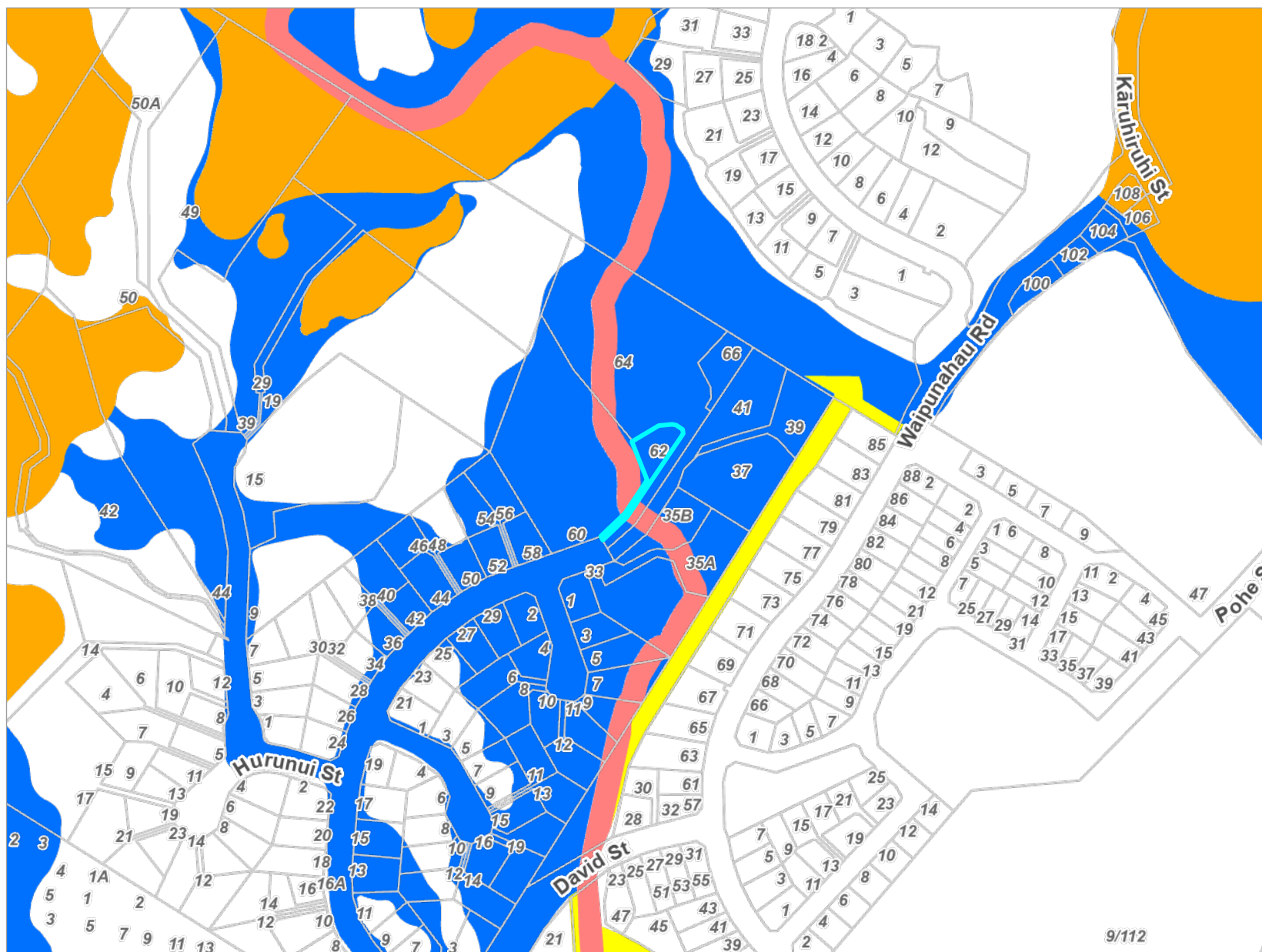
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Latest Flood Hazards

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

- Stream Corridor
- Overflow Path
- Storage
- Ponding

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



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9/112

Resource Consents Map

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



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.



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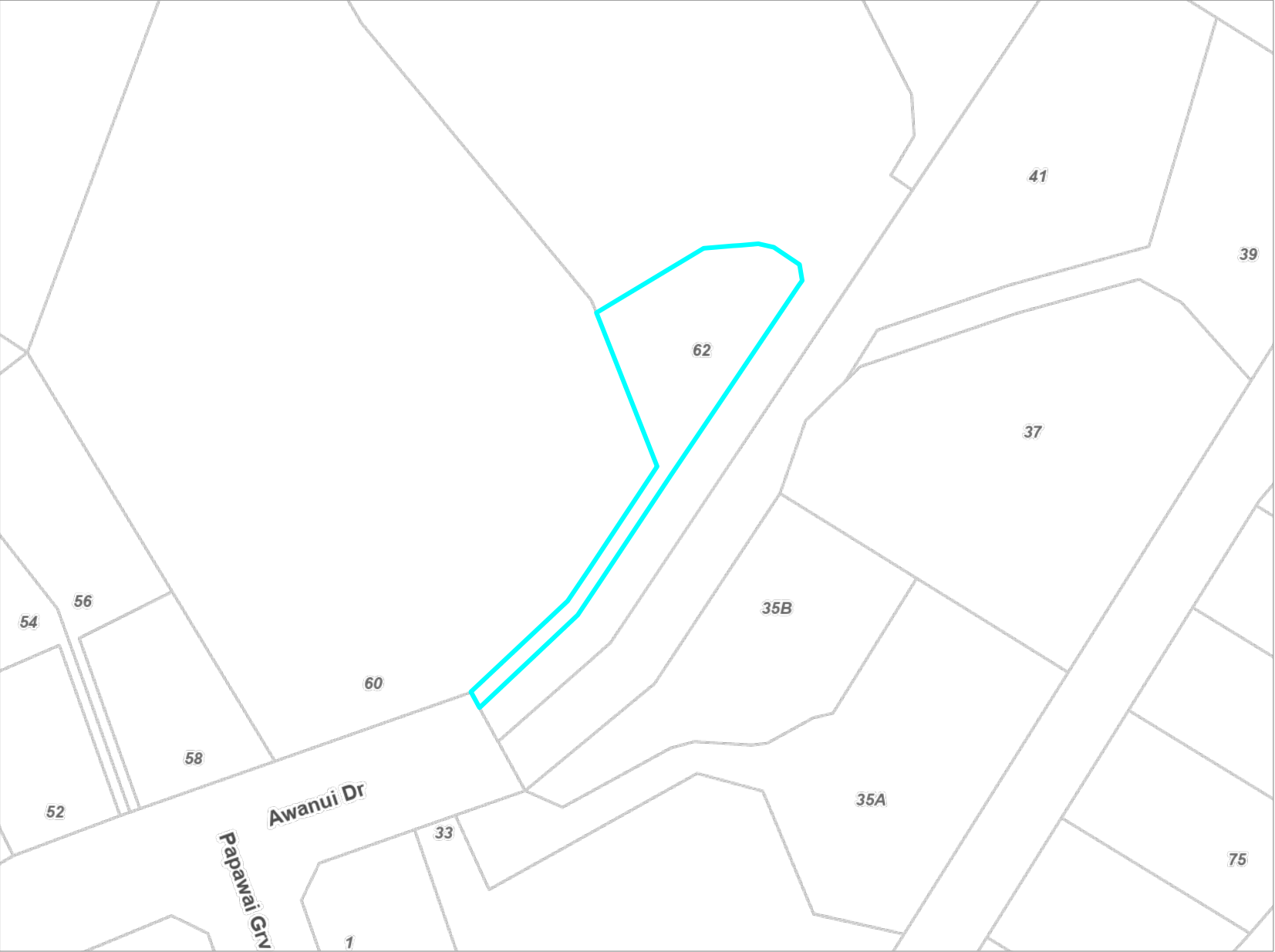
Resource Consents Report

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
000156	37 Awanui Drive, Waikanae	1495104600	LOT 3 DP 57092 -SUBJ TO SEWAGE /DRAINAG	SC	SUBDIVISION INTO ONE ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	27/7/2000	8/5/2000
030004	37 Awanui Drive, Waikanae	1495104600	LOT 3 DP 57092 -SUBJ TO SEWAGE /DRAINAG	SN	THREE ADDITIONAL LOTS AND EARTHWORKS WITHIN 20M OF WATERBODY	N	N	s.221 Consent Notice	12/3/2003	10/1/2003
120101	33 Awanui Drive, Waikanae	1495104400	LOT 1 DP 65951 CT 35B/1	SD	Proposed 2 lot subdivision at 33/35 Awanui Drive, Waikanae	N	N	s.224 Issued	30/7/2012	3/8/2012
130013A	35A Awanui Drive, Waikanae	1495104401	LOT 1 DP 459351 CT 599943	Vari	Application for change of conditions for the subdivision at	N	N	Decision Issued	3/2/2015	5/12/2014
130013B	35A Awanui Drive, Waikanae	1495104401	LOT 1 DP 459351 CT 599943	SD	Boundary adjustment between Lots 1 and 2 to reflect the	N	N	Decision Issued	18/9/2015	26/8/2015
130013	33 Awanui Drive, Waikanae	1495104400	LOT 1 DP 65951 CT 35B/1	LSC	2 Lot subdivision and earthworks at 35 Awanui Drive,	N	N	s.224 Issued	22/3/2013	12/2/2013

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
140187	60 Awanui Drive, Waikanae	1495105000	LOT 1 DP 57092 -SUBJ TO TRANSFER ORMER EA	LD	To modify and remove naturally occurring indigenous vegetation.	N	N	Decision Issued	22/10/2014	25/9/2014
150254	54 Awanui Drive, Waikanae	1495105400	LOT 59 DP 57386-SUBJ TO and INT IN ROW-	LD	Removal of Protected Matai Tree	N	N	Decision Issued	29/1/2016	14/12/2015
180143	35A Awanui Drive, Waikanae	1495104401	LOT 1 DP 490520 CT 708561	LD	The construction of a dwelling which does not comply with	N	N	Decision Issued	2/10/2018	13/7/2018
180135	35A Awanui Drive, Waikanae	1495104401	LOT 1 DP 490520 CT 708561	LD	To construct a dwelling that does not comply with the	N	N	Application Returned incomplete		2/7/2018
200047	64 Awanui Drive, Waikanae	1495104801	LOT 1 DP 578379	SD	Undertake a three lot residential subdivision	N	N	Letter Generated	12/2/2021	18/3/2020
190062	35A Awanui Drive, Waikanae	1495104401	LOT 1 DP 490520 CT 708561	LD	To construct an accessory building in a ponding area that	N	N	Decision Issued	8/5/2019	29/3/2019
240149	66 Awanui Drive, Waikanae	1495104803	LOT 3 DP 578379	LDR	Earthworks to enable a building foundation and associated	N	N	Decision Issued	15/10/2024	11/9/2024
PB210038	56 Awanui Drive, Waikanae	1495105200	LOT 60 DP 57386 -SUBJ TO and INT IN ROW-	PB	Construct additions to existing building that will encroach	N	N	End of Deferral under S.37	18/6/2021	25/5/2021

Health and Alcohol Licenses

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

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



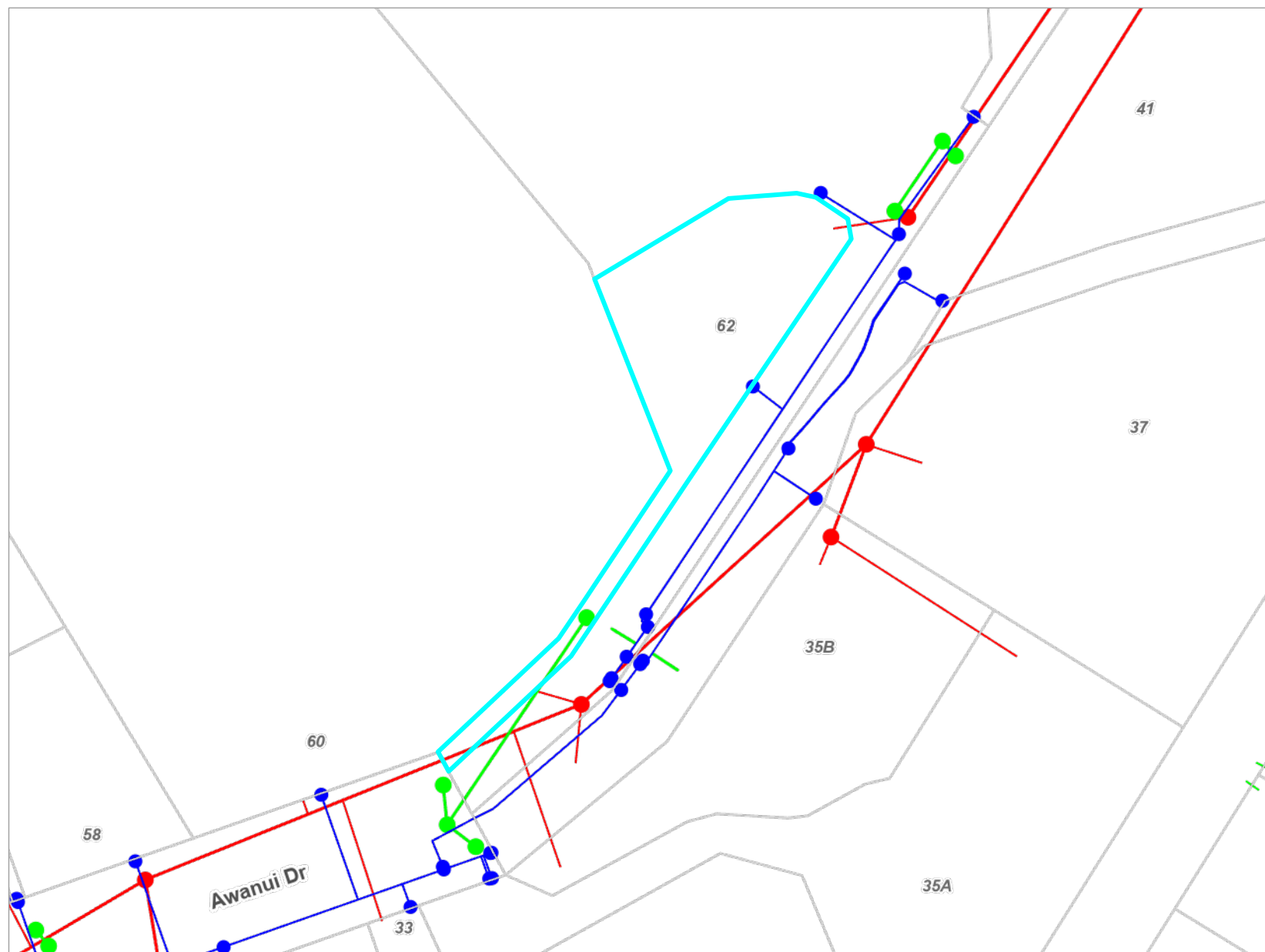
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Services Network

62 Awanui Drive, Waikanae (LOT 2 DP 578379)



Key to map symbols

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

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

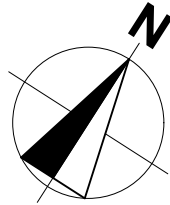


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BC250084
Received by
Kapiti Coast District Council
06/10/2025
via Simpli

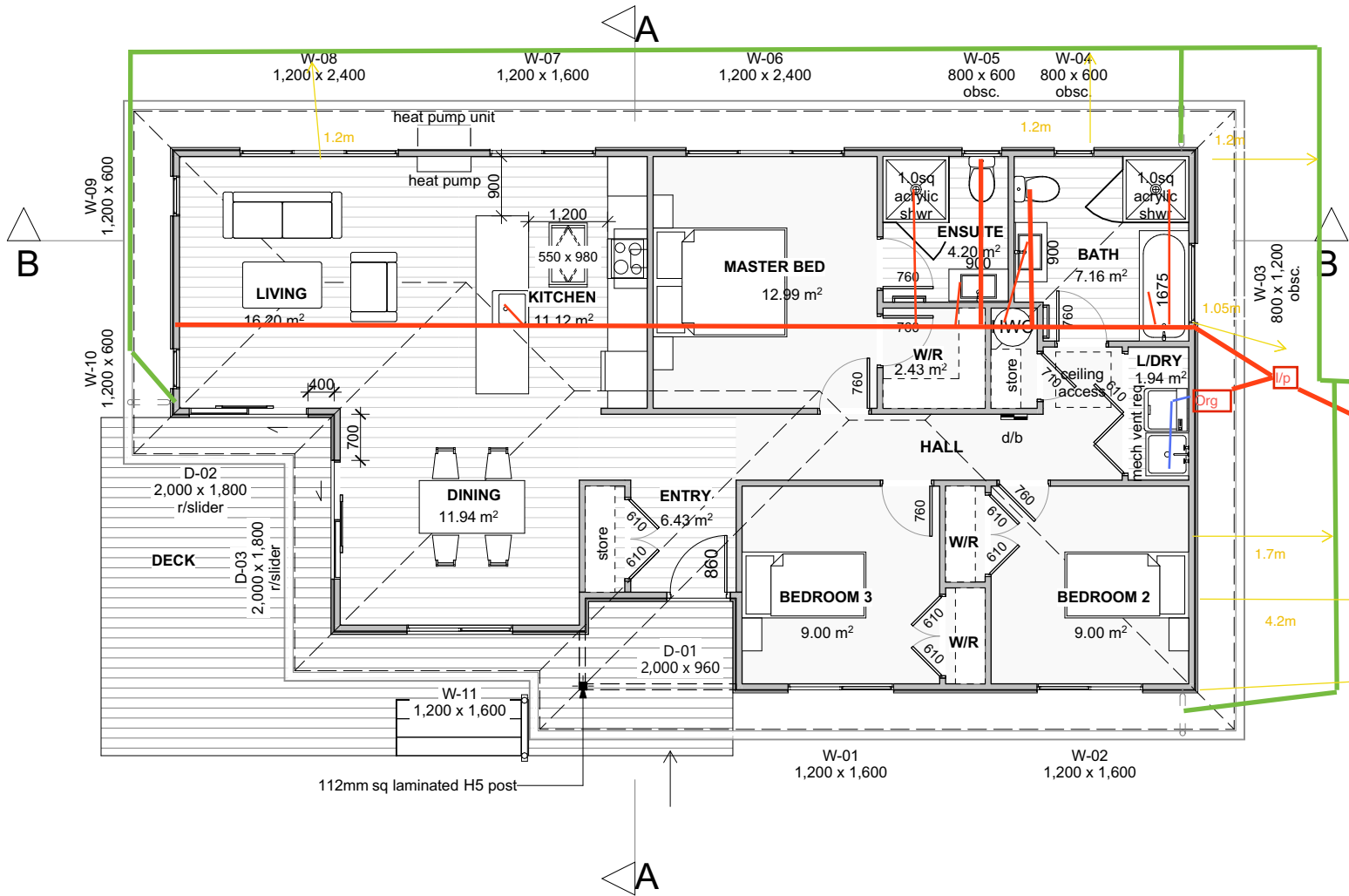
Cautionary Notes:
Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only.
Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

Construction Notes:
Electric hobs with vented r/hood.
Polybutylene water supply pipes.
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0
Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 50°C
*Check cylinder height for under stair locations

Tapered edge joints in ceilings
To reduce the risk of cracks caused by substrate movement, back-blocking of tapered edge joints is required in the following situations.
• When timber battens have been used:
Any area containing 3 or more tapered joints
• When steel battens have been used:
Any area containing 6 or more tapered joints



10,000L water tank

Soak pit

Stairs to comply with NZBC:D1 access; main private max 190rise, min 280 tread. Wall mounted grab rail @900ht from tread nosing

A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers - NZBC D1/AS1: Access routes

FLOOR FINISHES:

- Carpet**
- Master Bedroom
 - Bedroom 2
 - Bedroom 3
 - W/R, storage
 - Hall, storage

- Vinyl**
- Living
 - Dining
 - Kitchen
 - Bath
 - Ensuite
 - Entry
 - Laundry
 - Storage

FLOOR AREAS:
o/frame area = 110.02 m²

CLADDING KEY:
JH Linea weatherboard

Note:
2420 stud ht. throughout

BC250084
Received by
Kapiti Coast District Council
06/03/2025

12 February 2021

Brad & Vanessa Jefferies
C/- Landlink Ltd
PO Box 370
Waikanae 5250

By email to: ben@landlink.co.nz

Dear Brad & Vanessa Jefferies

RM200047: Undertake a three lot residential subdivision

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 Manager no later than 15 working days from the date of receiving this consent.

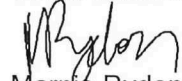
If you have any concerns regarding the conditions, please contact me prior to lodging an objection to discuss on (04) 2965 508 as it may be possible to make minor amendments or corrections outside of the objection process.

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 would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Marnie Rydon

Principal Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM200047**

APPLICANT:	Brad & Vanessa Jefferies
LOCATION OF ACTIVITY:	64 Awanui Drive, Waikanae
DESCRIPTION OF ACTIVITY:	Undertake a three lot residential subdivision

DECISION:

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent to undertake a three lot residential subdivision at 64 Awanui Drive, Waikanae (being Lot 2 DP 57092) subject to the following conditions which were imposed under sections 108 and 220 of the Resource Management Act 1991 on 12 February 2021.

Conditions:

General

1. The e-survey dataset shall be in general conformity with the Landlink Plan *Proposed Subdivision of Lot 2 DP 57092, Drawing No. 2425-P1-001-G* stamped as 'Final Approved Plans' on 12 February 2021 except where modified by conditions of consent.
2. The proposed activity shall be undertaken in general accordance with the specifications lodged with the application RM200047 and the further information supplied by Landlink Limited on 11 and 18 December 2020 and 28 January 2021 except where modified by conditions of consent and the following Landlink Plans:
 - Proposed Subdivision of Lot 2 DP 57092, Drawing No. 2425-P1-001-G;
 - Concept Water Supply & Wastewater Disposal Design, Drawing No. 2425-P1-003-E;
 - Concept Roding Plan, Drawing No. 2425-P1-004-F;

All stamped as 'Final approved Plans' on 12 February 2021.

Note: This includes the provision of flood free building platforms on Lots 2 and 3 and the provision of documentation with a section 224(c) application to demonstrate this work has been undertaken.

Fees and Contributions

3. A Reserve Contribution is payable and has been assessed at \$14,165.33 per additional lots (**total \$28,330.66**).

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

4. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$628.00 plus \$314.00 per lot (**total \$1,570.00**) 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.

Engineering

5. The consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements 2012 (SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
6. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012 (SDPR:2012).

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, 2012 and to enable accurate construction and include copies of onsite permeability tests.

7. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with 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.
8. 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:

- Civil Engineering

- Water/Wastewater Engineering

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.

9. Prior to commencement of the following stages of work, the consent holder shall notify Council's Development Engineer so that the Council's Development Engineer, or their authorised representative, are able to be present on site to inspect certain stages of the works. These stages are as follows:
 - a. Commencement of works or recommencement after a substantial lapse;
 - b. Water reticulation connections and services prior to back fill;
 - c. Wastewater services and construction of new manholes prior to back fill;
 - d. Finished base course before the commencement of road/ ROW sealing;
 - e. Roads/ ROW during Benkelman Beam testing (and NDM if required);
 - f. Final inspection.

Foundations and Geotechnical

10. Foundation design and construction for any new building or additions and alterations to a building on each lots shall take into account the findings and recommendations within the Engineering Report prepared by Landlink Re: Engineering report for 3 lot subdivision, Brad and Vanessa Jefferies at 64 Awanui Drive, Waikanae" Dated 13 March 2020.

Note: A Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

Access

11. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991 the consent holder shall locate and construct the vehicle access and Right of Way for Lots 1-3 in accordance with NZS4404:2010 which specifies passing bays, access points, and turning head for accesses serving three or more rear lots. This layout is to be in general accordance with the Landlink Consultants Plan titled "Concept Roding Plan", drawing number 2425-P-1 004 F, dated 09 December 2020.
12. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991 the consent holder shall remove the section of existing driveway within Lot 2.

Stormwater

13. The consent holder shall provide a stormwater attenuation/disposal system on Lot 2 and Lot 3 which shall comply with the requirements and intent of the report titled "Engineering report for 3 lot subdivision, Brad and Vanessa Jefferies at 64 Awanui Drive, Waikanae" prepared by Landlink Limited and dated 13 March 2020 and the further information supplied on 11 December 2020.

As a secondary overflow path is not available or is through private property, on-site storm water disposal shall be designed to cater for a 100 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.
14. The minimum floor level to the underside of the floor joist or underside of the slab of any habitable building constructed on Lot 2 and Lot 3 shall be 16.3 and 15.8 metres respectively above the 1953 Wellington MSL datum.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of the minimum building level to the underside of the floor joist or underside of the slab which is to be complied with on an on-going basis.

Wastewater

15. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide Lot 2 and Lot 3 with a new wastewater lateral which complies with the Council wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of SDPR: 2012.

Water Supply

16. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each lots with a metered water supply which complies with the Part 3, section G & Part 4 Schedule 6 of SDPR: 2012.

Power and Telecommunications

17. The subdivision shall be serviced with electric power & telecommunication to lot boundaries. If alternative means of providing electrical and telecommunications

services are proposed by the consent holder and approved by Council, or it is unlikely that services will be required, then a consent notice under Section 221 will be lodged on the title noting this.

Note: For the avoidance of doubt, 'serviced to lot boundaries' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.

Ecology

18. The extent of ecological site K133 shall be uniquely identified on the e-survey dataset giving effect to this subdivision consent, including the buffer areas shown on the Final Approved Plans detailed in condition 1.
19. The following is prohibited within the areas detailed above:
 - Planting of exotic fauna;
 - Planting of fauna not from the Foxton Ecological District;
 - Buildings and structures.

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.

20. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site or into the ecological site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.
21. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites to the satisfaction of the Council's Development Engineer.

As-built Information Upon Completion of Works

22. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012. 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.

Plans and Meeting of Conditions

23. The consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Easements

24. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is condition on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Note: An easement is required where the sewer main passes through Lot 2.

Advice Notes:

- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- 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.

- 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.
- Earthworks within 20m of a waterbody are not permitted under this consent.
- No trimming or modification (as defined in the Proposed District Plan Appeals Version 2018) of protected vegetation is permitted by this consent.

- All costs arising from any of the above conditions shall be borne by the consent holder.
- If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- The approval of any works within the road reserve 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.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner is required under the Heritage New Zealand Pouhere Taonga Act 2014:-
 - cease operations;
 - inform local Iwi (Ati Awa ki Whakarongotai)
 - inform the Heritage New Zealand and apply for an appropriate authority if required;
 - take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.

Note: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage New Zealand is required if the site is to be modified in any way.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2019/2020 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 the consent was lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading & Transport – Districtwide	\$2,019.40
Water Treatment – Waikanae	4,945.18
Water Reticulation - Waikanae	2,201.50
Wastewater Treatment - Waikanae	597.43
Wastewater Reticulation - Waikanae	1,176.45
Stormwater - Districtwide	501.27
Stormwater Collection & Management - Waikanae	805.10
Community Infrastructure - Districtwide	1,716.59
Subtotal	\$13,962.92
Total (for two allotments)	\$27,925.84

There are two 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).

Reasons for Decision:

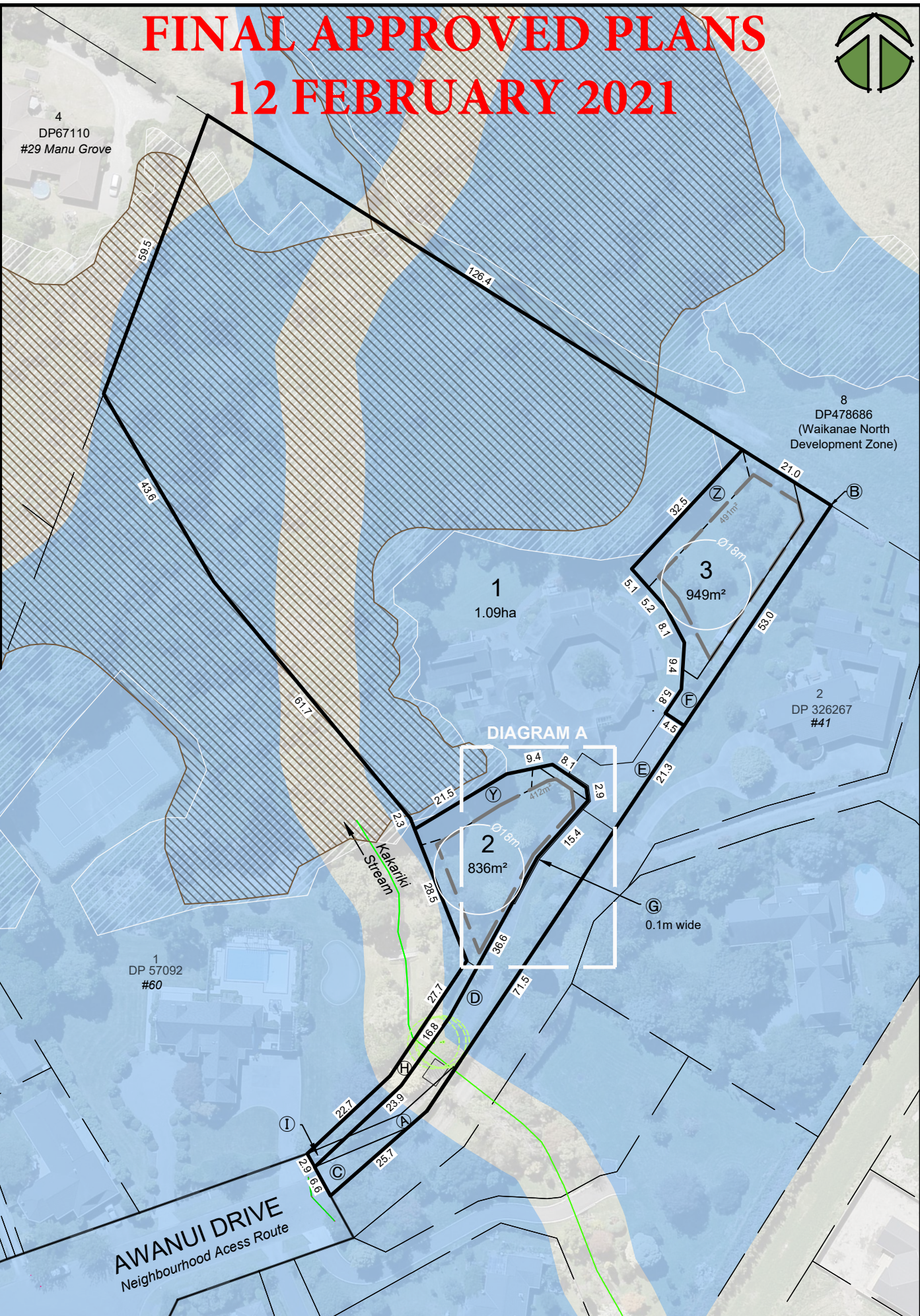
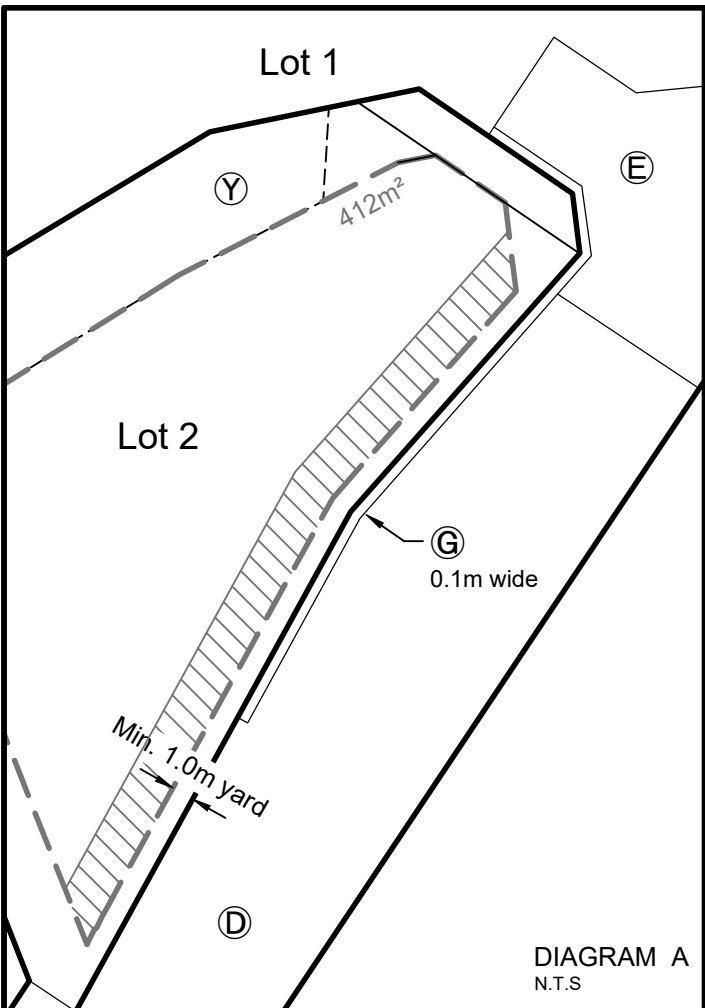
In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be 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.


Marnie Rydon

Principal Resource Consents Planner

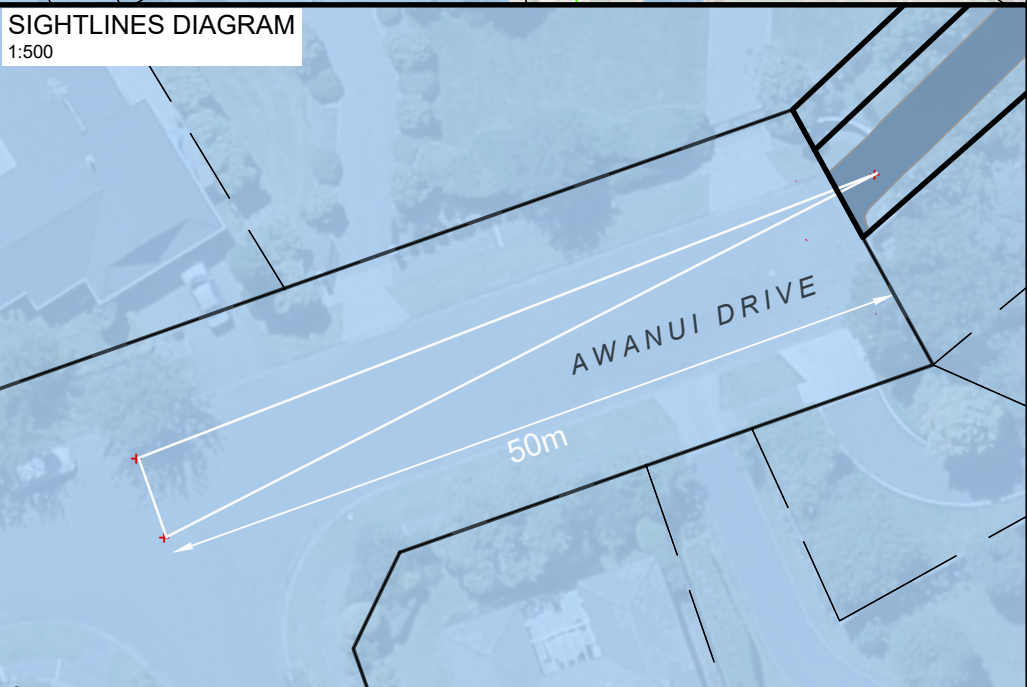
FINAL APPROVED PLANS
12 FEBRUARY 2021



SCHEDULE OF EXISTING EASEMENTS			
Purpose / Interest	Shown	Burdened Land	Creating Document
Sewage Drainage	A & I	Lot 1	675506.6
	B	Lot 3	520411.1
MEMORANDUM OF PROPOSED EASEMENTS			
Purpose / Interest	Shown	Burdened Land	Benefitted Land
Right of way, Right to convey water, electricity and telecommunications, Right to drain water.	A, C, D & E	Lot 1	Lots 2 & 3
Right to convey water, electricity and telecommunications, Right to drain water.	G	Lot 1	Lot 2 & 3
	H & I	Lot 2	Lots 1 & 3
Right to drain sewage	E & G	Lot 1	Lot 2
	B & F	Lot 3	Lot 1 & 2
MEMORANDUM OF PROPOSED EASEMENTS IN GROSS			
Purpose / Interest	Shown	Burdened Land	Grantee
Right to convey electricity	A, C, D & E	Lot 1	Electra Limited
Right to convey telecommunications	A, C, D & E		Chorus Limited
Right to convey water	A, C, D & E		KCDC
Right to drain sewage	E	Lot 1	KCDC
	F	Lot 3	

KEY	
	Ecological Site K133
	5m Ecological Site Setback
	Ngarara Dunes Special Amenity Landscape
	Flood Ponding Hazard
	Stream Corridor
	3x Protected Kohekohe Trees to be retained
	2.0m yard encroachment (Min. 1.0m yard)

- NOTES**
- Plan is in terms of New Zealand Transverse Mercator
 - Boundaries are from Quickmap
 - Areas and dimensions subject to cadastral survey
 - Aerial photography, Underground Services, Ecological Site, Flood Hazard and Special Amenity Landscape is from Kapiti Coast District Council and approximate only
 - Entire site is within the Coastal Environment
 - Areas Y and Z to be subject to consent notice



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Client		Issue Description				
Brad & Vanessa Jefferies		-	CC	BA	BP	9/12/2020
Title		Surveyed	Designed	Drawn	Checked	Date
Proposed Subdivision of Lot 2 DP 57092		Scale: 1:1000				A3
Project		Drawing No.				
64 Awanui Drive, Waikanae		2425-P1		001	G	

8
DP 478686

2
226267

Lot 3

Lot 1

NEW GATE VALVE-
(Detail to be confirmed)

NEW 20mm (ID) PE80B PN 12.5-
WATER LATERAL OFF RIDER MAIN
(located to connect with existing supply)

NEW 20mm (ID)
PE80B PN 12.5
WATER LATERAL
OFF RIDER MAIN

New
WWMF

EX.
LATERAL

NEW 20mm (ID)—
PE80B PN 12.5
WATER LATERAL
OFF RIDER MAIN

Lot 2

1
DP 57092

NEW HYDRANT-
(Detail to be confirmed)

NEW 100mm mPVC-
PN12 SERIES 2

~~Ex. HYDRANT~~
KWSN036007

—Ex. WWMH
KWWN001447
IL - 12.53
LL- 15.97

Ex. WWMMH
KWWN010232
IL - 14.86
LL - 16.46


-Ex. WWMMH
KWWN001446
IL - 13.67
LL- 16.27

AWANUI
DRIVE

Ex. Ø100
RETICULATION MAIN

DRAFT

KEY

 Existing Wastewater
 Proposed Wastewater
 Existing Water Supply
 Proposed Water Supply

NOTES

- Plan is in terms of New Zealand Transverse Mercator
- Boundaries are from Quickmap
- Aerial photography and Underground Services are from Kapiti Coast District Council and approximate only
- NZS4404:2010 clearances to be maintained and will be confirmed at engineering approval.
- New fire hydrant, valve and manhole details to be confirmed at engineering approval.

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Client

Brad & Vanessa Jefferies

Title

Concept Water Supply & Wastewater Disposal Design

Project

64 Awanui Drive, Waikanae

Issue Description	New Boundary and Easement
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-	BP	CC	PT	08/12/2020
Surveyed	Designed	Drawn	Checked	Date

Scale: 1:500

Drawing No.

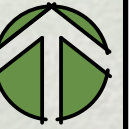
2425-P1

003

E

RM200047

FINAL APPROVED PLANS
12 FEBRUARY 2021



8
DP 478686

DIAGRAM A
1:250

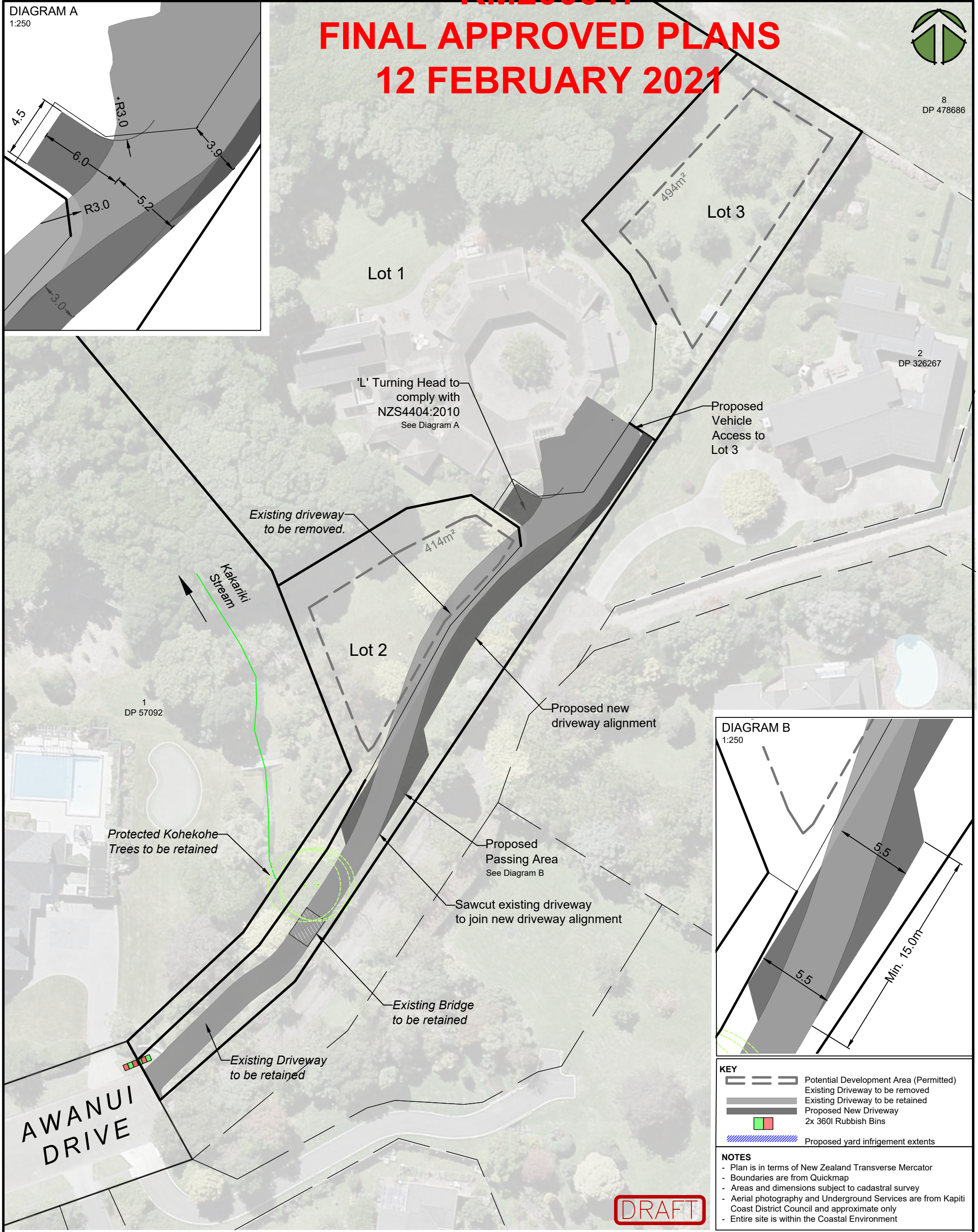
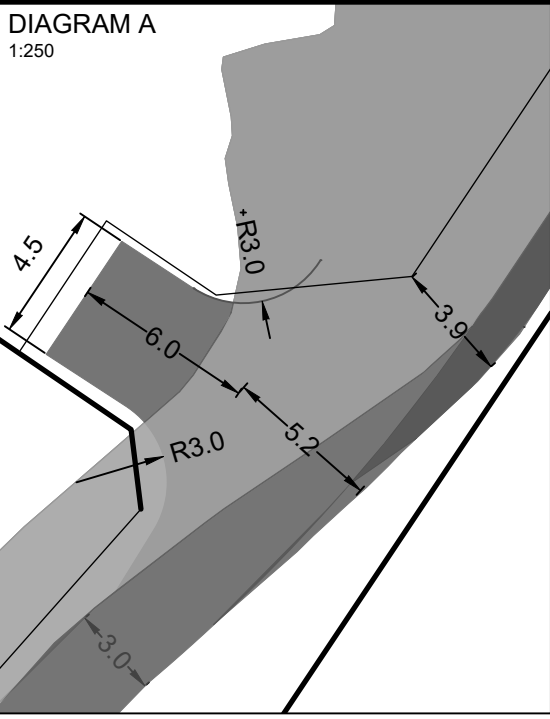
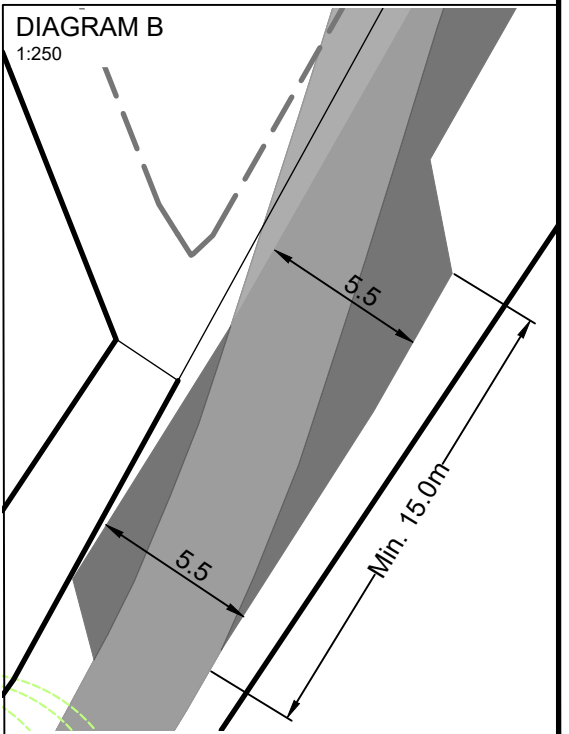


DIAGRAM B
1:250



KEY				
Potential Development Area (Permitted)				
Existing Driveway to be removed				
Existing Driveway to be retained				
Proposed New Driveway				
2x 360l Rubbish Bins				
Proposed yard infringement extents				

- NOTES**
- Plan is in terms of New Zealand Transverse Mercator
 - Boundaries are from Quickmap
 - Areas and dimensions subject to cadastral survey
 - Aerial photography and Underground Services are from Kapiti Coast District Council and approximate only
 - Entire site is within the Coastal Environment

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Client

Brad & Vanessa Jefferies

Title

Concept Roding Plan

Project

64 Awanui Drive, Waikanae

Issue Description

New Boundary and Easement

-	BP	CC	PT	09/12/2020
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Surveyed	Designed	Drawn	Checked	Date
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Scale: 1:500 A3

Drawing No.

2425-P1

004

F

**POST OR FAX THIS COMPLETED PAGE AT LEAST 48 HOURS
BEFORE CONSTRUCTION TAKES PLACE**

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM200047
Site Address:	64 Awanui Drive, Waikanae LOT 2 DP 57092 -SUBJ TO SEWAGE/DRAINAGE EASEMENTS-
Proposal:	Undertake a three lot residential subdivision

Construction will take place on (date):

Owner's Contact Details

Name:

Postal Address:

Telephone:

Mobile:

Contractor's Contact Details (e.g. house relocation contractors)

Name:

Telephone:

Mobile:

SIGNED:

.....
NAME

.....
DATE

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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 578379
AND RESOURCE CONSENT NO. RM200047**

**(being the subdivision of Lot 2 DP 57092)
At 64 Awanui Drive, Waikanae
For Vanessa Anne Jefferies**

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 1-3 the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 1-3:** 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 Engineering Report prepared by Landlink Re: Engineering report for 3 lot subdivision, Brad and Vanessa Jefferies at 64 Awanui Drive, Waikanae” dated 13 March 2020 and submitted to Council in relation to application No. RM200047. 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. [RESCON-1917568819-45330](#).
2. **With respect to Lots 2 and 3:** As a secondary overflow path is not available or is through private property, on-site storm water disposal shall be designed to cater for a 100-year return event. The lot owners shall provide a stormwater attenuation/disposal system which shall comply with the requirements and intent of the report titled “Engineering report for 3 lot subdivision, Brad and Vanessa Jefferies at 64 Awanui Drive, Waikanae” prepared by Landlink Limited and dated 13 March 2020 and the further information supplied on 11 December 2020 and submitted to Council in relation to application No. RM200047. 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. [RESCON-1917568819-45330](#).

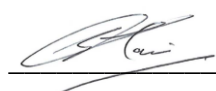
The certified stormwater disposal design as an option for compliance and it shall be the ongoing responsibility of the owner to construct and maintain a system which meets the above performance standard as it applied at the time of approval.

3. **With respect to Lots 2 and 3:** The minimum floor level to the underside of the floor joist or underside of the slab of any habitable building shall be 16.3 and 15.8 metres respectively above the 1953 Wellington MSL datum.
4. **With respect to Lots 1-3:** The following activities are prohibited within the Ecological Site K133 and the buffer areas identified as X, Y and Z:
- Planting of exotic fauna;
 - Planting of fauna not from the Foxton Ecological District;
 - Buildings and structures.

Issued in respect of application No. RM200047 on this 8th day of November 2022.



SOPHAS UCH
AUTHORISED OFFICER



Sashin Nair
AUTHORISED OFFICER