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18 July 2025

Chandrananda R Chennamreddy

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

The attached LIM provides you with information about 9 Angus Way, Paraparaumu.

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

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

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

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

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



Steve Cody  
**Building Team Manager**

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# Land Information Memorandum (LIM)

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

**9 Angus Way, Paraparaumu**

## Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

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

## Application details

<b>Applicant</b>	Chandrananda R Chennamreddy
<b>LIM number</b>	L250761
<b>Application date</b>	10/07/25
<b>Issue date</b>	18/07/2025

## Property details

<b>Property address</b>	9 Angus Way, Paraparaumu
<b>Legal description</b>	LOT 117 DP 442630 CT 552375
<b>Area (hectares)</b>	0.4271

## Valuation information

<b>Valuation number</b>	1515007857
<b>Capital value</b>	\$1,210,000
<b>Land value</b>	\$450,000
<b>Improvements value</b>	\$760,000

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**

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

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

<b>Current rates year</b>	Current Rates Year 2025 to 2026
<b>Annual rates</b>	The estimated annual rates for 2025/26 rating year are \$4,348.58
	This includes Greater Wellington Regional Council rates. The final figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.
<b>Next instalment date</b>	09/09/25
<b>Arrears for previous years</b>	\$0.00
<b>Water rates</b>	Not Applicable
<b>Water balance due</b>	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**

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

### **Building Consents**

12/09/13      BUILDING CONSENT 130599 : Erection of new single storey home with attached double garage on lifestyle block. Includes septic tanks & 2x 22,000 : Code Compliance Certificate issued 10/02/14

### **Engineer's report**

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

### **Wind**

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

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

### **Swimming Pools: Compliance with the Building Act 2004**

No pool registered to this property.

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

### **Registered Environmental Health Premises and Licences**

No information located.

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

## **3. Weathertightness**

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

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

#### **4. Land use and Conditions**

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

##### **Planning/Resource Management**

District Plan Zone/Precinct/Development Area: Rural Lifestyle

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

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

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

##### **District Plan Features and Overlays**

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned Rural Lifestyle in the Operative District Plan (2021).

This property was created via subdivision in 2011 under resource consent number RM100103. A copy of the Decision is provided with this LIM.

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

This property is shown to be appurtenant to a right of way, rights to electricity, gas and water supply, telephone and sewage drainage easements.

Copies of the Deposited Plan (DP 442620) and Record of Title are provided with this LIM.

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

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

RESOURCE CONSENT RM100103: 13 lot subdivision (Lot 1 DP 407685) at Anlaby Road/Angus Way, Nikau Valley, Paraparaumu.

RESOURCE CONSENT RM010212: Staged subdivision of 42 rural lots - Nikau Valley Stage 5 - earthworks associated with road.

RESOURCE CONSENT RM950421: Proposed subdivision 26 Rural Residential Lots at Main Road North, Paraparaumu.

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

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

The adjacent land and road carriageway (Angus Way) are shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

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

The transmission lines are subject to the Ministry for the Environment National Environmental Standard for Electricity Transmission Activities. This standard sets out a framework of permissions and consent requirements for activities on existing electricity transmission lines, for example a network utility operator can operate, maintain and upgrade the existing lines. More detail can be found on the Ministry for the Environment website: [www.mfe.govt.nz](http://www.mfe.govt.nz)

Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan. Please contact Transpower or a suitably qualified engineer for assistance with clearance requirements in NZECP 34:2001.

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

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

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

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

## 5. Special Features and Characteristics of the land

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

### 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](http://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/](http://www.gw.govt.nz/).

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\).](http://Operative District Plan 2021 (kapiticoast.govt.nz).)

### **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 areas residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at [www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).

### **Other Information**

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

## **6. Other land and building classifications**

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

No information located.

## **7. Private and Public stormwater and sewerage drains**

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

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

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

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

## **8. Drinking water supply**

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

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**

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

Contact Electra for power availability and Vector for gas availability.

## **10. Other information about the property**

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

### **Cultural and Archaeological**

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:  
[www.kapiticoast.govt.nz/Our-District/Tangata-Whenua](http://www.kapiticoast.govt.nz/Our-District/Tangata-Whenua)

### **Development Impact Fees**

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

Further information on the range of Development Impact Fees can be found on  
[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://Development impact fees - Kāpiti Coast District Council (kapiticoast.govt.nz))

## **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**

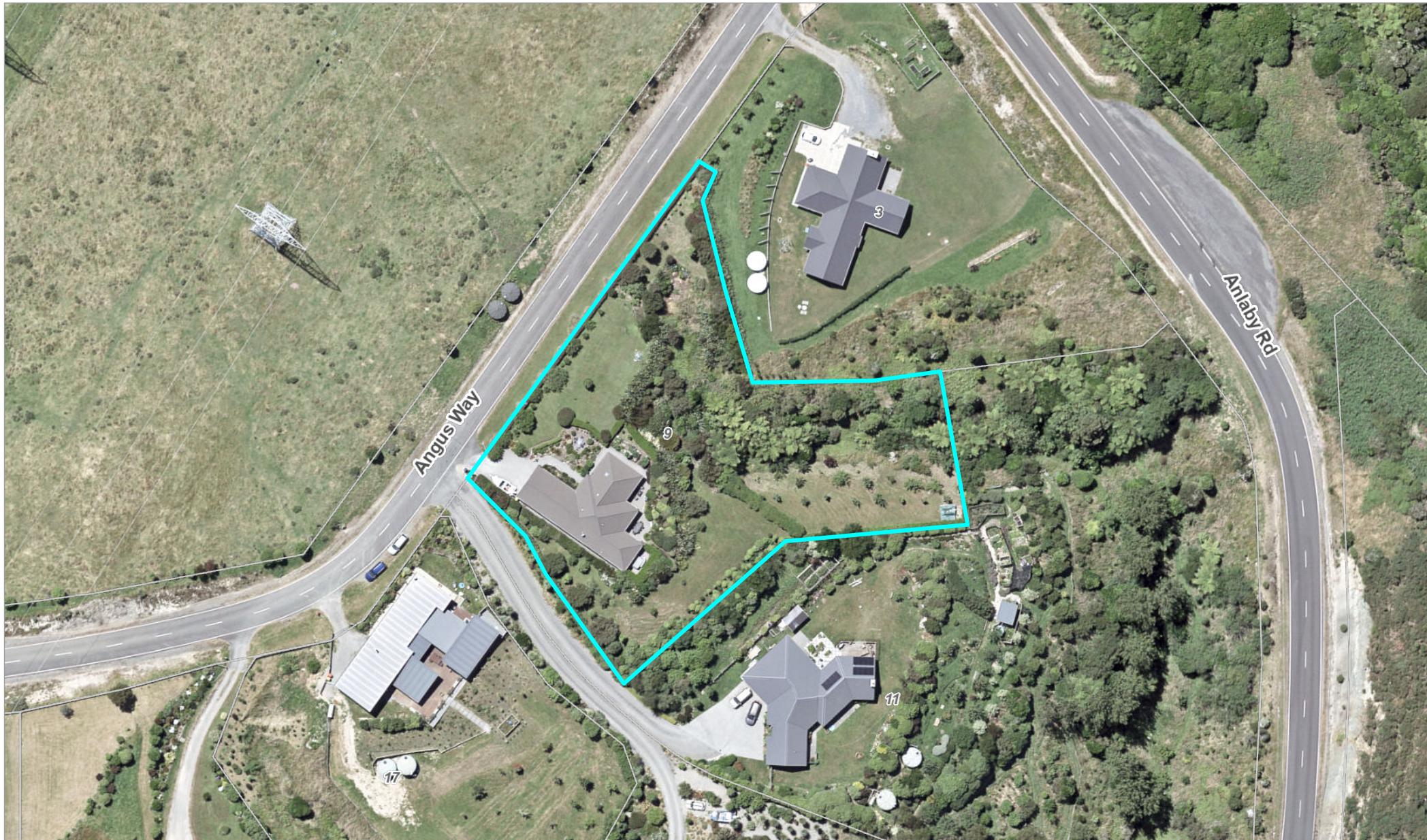
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing,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

9 Angus Way, Paraparaumu (LOT 117 DP 442630 CT 552375)



0 20 40 Metres  
Scale @ A4 - 1:1,000

Date Printed: July 17, 2025

Kapiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



**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** **552375**

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

**Date Issued** 21 September 2011

**Prior References**

426937

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**Estate** Fee Simple

**Area** 4271 square metres more or less

**Legal Description** Lot 117 Deposited Plan 442630

**Original Registered Owners**

Mahaki Holdings Limited

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**Interests**

B349886.5 Mortgage to Bank of New Zealand - 24.3.1994 at 2.57 pm

Appurtenant hereto is a water supply right specified in Easement Certificate B400853.7 - 25.10.1994 at 9.46 am

B531004.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 26.7.1996 at 12.34 pm

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

Land Covenant in Transfer B686032.7 - 24.9.1998 at 10.05 am

Appurtenant hereto is a right of way and rights to electricity supply, water supply, gas supply, telephone and sewage drainage specified in Easement Certificate B812888.7 - 29.11.2000 at 3.00 pm

The easements specified in Easement Certificate B812888.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer B812888.12 - 29.11.2000 at 3.00 pm

6144832.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.9.2004 at 9:00 am

Land Covenant in Transfer 6766028.1 - 24.2.2006 at 9:00 am

8870232.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.9.2011 at 3:28 pm

516880 Subject to reservations as to coal, gold and silver - 15.8.1962 at 2:25 pm (affects part formerly CT WN8B/846)

Land Covenant in Easement Instrument 8870232.7 - 21.9.2011 at 3:28 pm

9531861.1 Discharge of Mortgage B349886.5 - 18.10.2013 at 4:25 pm

9531861.2 Transfer to GH (Kapiti Coast) Limited - 18.10.2013 at 4:25 pm

9531861.3 Transfer to Barry Michael John Vinten and Hayley Vinten - 18.10.2013 at 4:25 pm

9531861.4 Mortgage to New Zealand Home Lending Limited - 18.10.2013 at 4:25 pm

10185209.1 Discharge of Mortgage 9531861.4 - 10.9.2015 at 3:28 pm

10185209.2 Mortgage to Westpac New Zealand Limited - 10.9.2015 at 3:28 pm

10843304.1 Discharge of Mortgage 10185209.2 - 15.8.2017 at 1:36 pm

10843304.2 Transfer to James Peter Feely (1/2 share) and Jean Marilyn Feely (1/2 share) - 15.8.2017 at 1:36 pm  
12524394.1 Transfer to Chandrananda Reddy Chennamreddy and Kalyani Bhumireddy - 11.8.2022 at 11:58 am  
12524394.2 Mortgage to ASB Bank Limited - 11.8.2022 at 11:58 am



## Title Plan - DP 442630

**Survey Number** DP 442630

**Surveyor Reference** Nikau Heights 3A

**Surveyor** Robert Graham Longley

**Survey Firm** Pritchard Group Limited (Otaki)

**Surveyor Declaration** I Robert Graham Longley, being a licensed cadastral surveyor, certify that:  
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and  
(b) the survey was undertaken by me or under my personal direction.

Declared on 11 Aug 2011 11:30 AM

### Survey Details

**Dataset Description** Lots 116 to 123, 128 and 129 being Subdivision of Lot 1 DP 407685

**Status** Deposited

**Land District** Wellington

**Survey Class** Class B

**Submitted Date** 11/08/2011

**Survey Approval Date** 23/08/2011

**Deposit Date** 21/09/2011

### Territorial Authorities

Kapiti Coast District

### Comprised In

CT 426937

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 116 Deposited Plan 442630	Fee Simple Title	0.4308 Ha	552374
Lot 117 Deposited Plan 442630	Fee Simple Title	0.4271 Ha	552375
Lot 118 Deposited Plan 442630	Fee Simple Title	0.9489 Ha	552376
Lot 119 Deposited Plan 442630	Fee Simple Title	1.6604 Ha	552377
Lot 120 Deposited Plan 442630	Fee Simple Title	0.4130 Ha	552378
Lot 121 Deposited Plan 442630	Fee Simple Title	0.4053 Ha	552379
Lot 122 Deposited Plan 442630	Fee Simple Title	1.0674 Ha	552380
Lot 123 Deposited Plan 442630	Fee Simple Title	1.0303 Ha	552381
Lot 128 Deposited Plan 442630	Fee Simple Title	15.3651 Ha	552382
Lot 129 Deposited Plan 442630	Fee Simple Title	0.5154 Ha	
Area A Deposited Plan 442630	Easement		
Area B Deposited Plan 442630	Easement		
Area C Deposited Plan 442630	Easement		
Area D Deposited Plan 442630	Easement		
Area E Deposited Plan 442630	Easement		
Area F Deposited Plan 442630	Easement		
Area G Deposited Plan 442630	Easement		



## Title Plan - DP 442630

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### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area H Deposited Plan 442630	Easement		
Area I Deposited Plan 442630	Easement		
Area J Deposited Plan 442630	Easement		
Area K Deposited Plan 442630	Easement		
Area L Deposited Plan 442630	Easement		
Area M Deposited Plan 442630	Easement		
Area N Deposited Plan 442630	Easement		
Area O Deposited Plan 442630	Easement		
Area P Deposited Plan 442630	Easement		
Area Q Deposited Plan 442630	Easement		
Area R Deposited Plan 442630	Easement		
Area S Deposited Plan 442630	Easement		
Area T Deposited Plan 442630	Easement		
Area U Deposited Plan 442630	Easement		
Area V Deposited Plan 442630	Easement		
Area W Deposited Plan 442630	Easement		
Area X Deposited Plan 442630	Easement		
Area Y Deposited Plan 442630	Easement		
Area Z Deposited Plan 442630	Easement		
Area BA Deposited Plan 442630	Easement		
Area BB Deposited Plan 442630	Easement		
Area BC Deposited Plan 442630	Easement		
Area BD Deposited Plan 442630	Easement		
Area BE Deposited Plan 442630	Easement		
Area BF Deposited Plan 442630	Easement		
Area BG Deposited Plan 442630	Easement		
Area BH Deposited Plan 442630	Easement		
Area BI Deposited Plan 442630	Easement		
Area BJ Deposited Plan 442630	Easement		
<b>Total Area</b>		22.2637 Ha	

## Schedule / Memorandum

Nikau Heights 3A

11-Aug-11

Plan Number

**DP 442630**

### Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Creating Document or Easement Certificate
Gas Pipeline (in gross)	S, T, K, J, V, W, P, Z, Y, BA	Lot 128 DP 442630	Transfer 871349.1
	R, S, J, I, U, V, N, X, Y	Lot 128 DP 442630	Doc 900461 Varied by B 065547.1
Right to Drain Water (Stormwater Drainage) (in gross)	D, E, F	Lot 128 DP 442630	E.I. 7532913.8
	A	Lot 118 DP 442630	E.I. 7943259.9
	B, C	Lot 119 DP 442630	
Right to Drain Sewage (in gross)	G, H, I, J, K, L	Lot 128 DP 442630	E.I. 7943259.7
	BB	LOT 123 DP 442630	
Right to Convey Electricity (in gross)	G, M, N, O, P, Q	Lot 128 DP 442630	E.I 7943259.10
	BB	Lot 123 DP 442630	
Right to Convey Telecommunications and Computer Media (in gross)	G, M, N, O, P, Q	Lot 128 DP 442630	E.I 7943259.11
	BB	Lot 123 DP 442630	

### Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Drain Water (Stormwater Drainage)	BJ	Lot 119 DP 442630	Lot 118 DP 442630

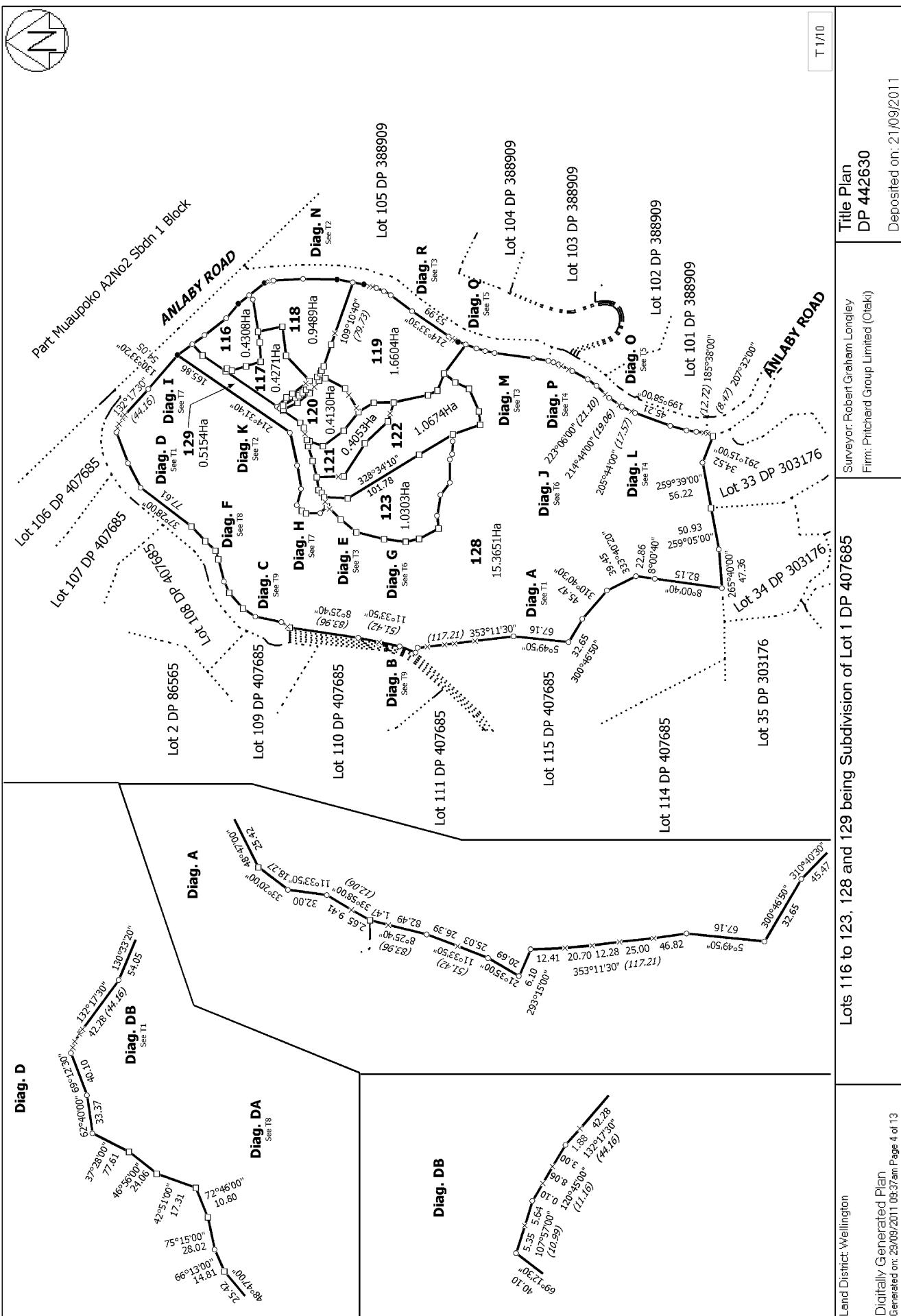
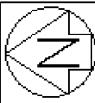
### Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)

Purpose	Shown	Servient Tenement	Grantee
Right to Drain Water (Stormwater Drainage)	BH	Lot 120 DP 442630	Kapiti Coast District Council
	BI	Lot 123 DP 442630	

**Areas to be subject to Land Covenants: BC, BD, BE, BF, and BG.**

Easement Tables

1 of 1

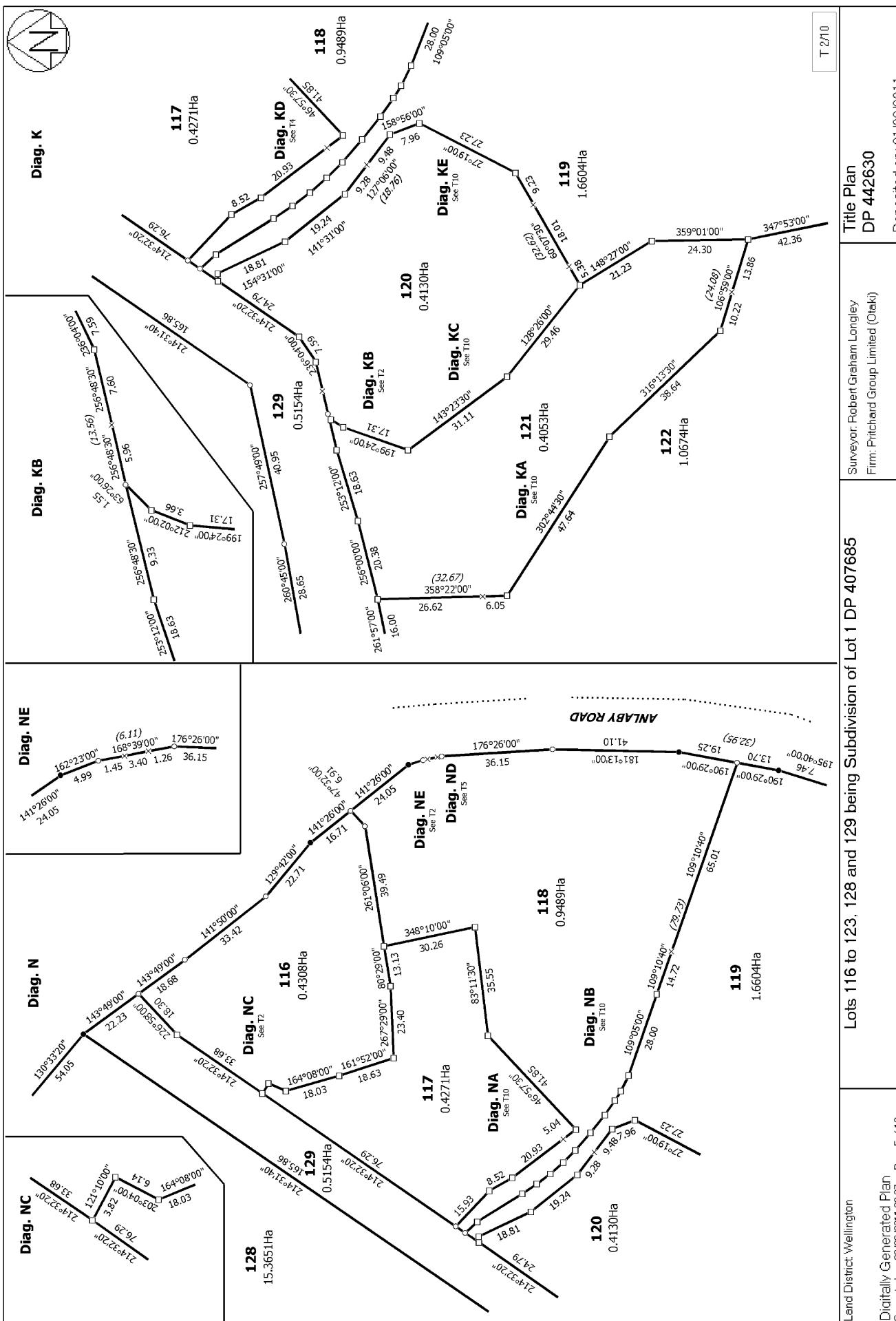
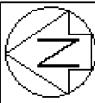


Land District Wellington

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Deposited on: 21/09/2011



Land District Wellington

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1

Title Plan  
DP 442630

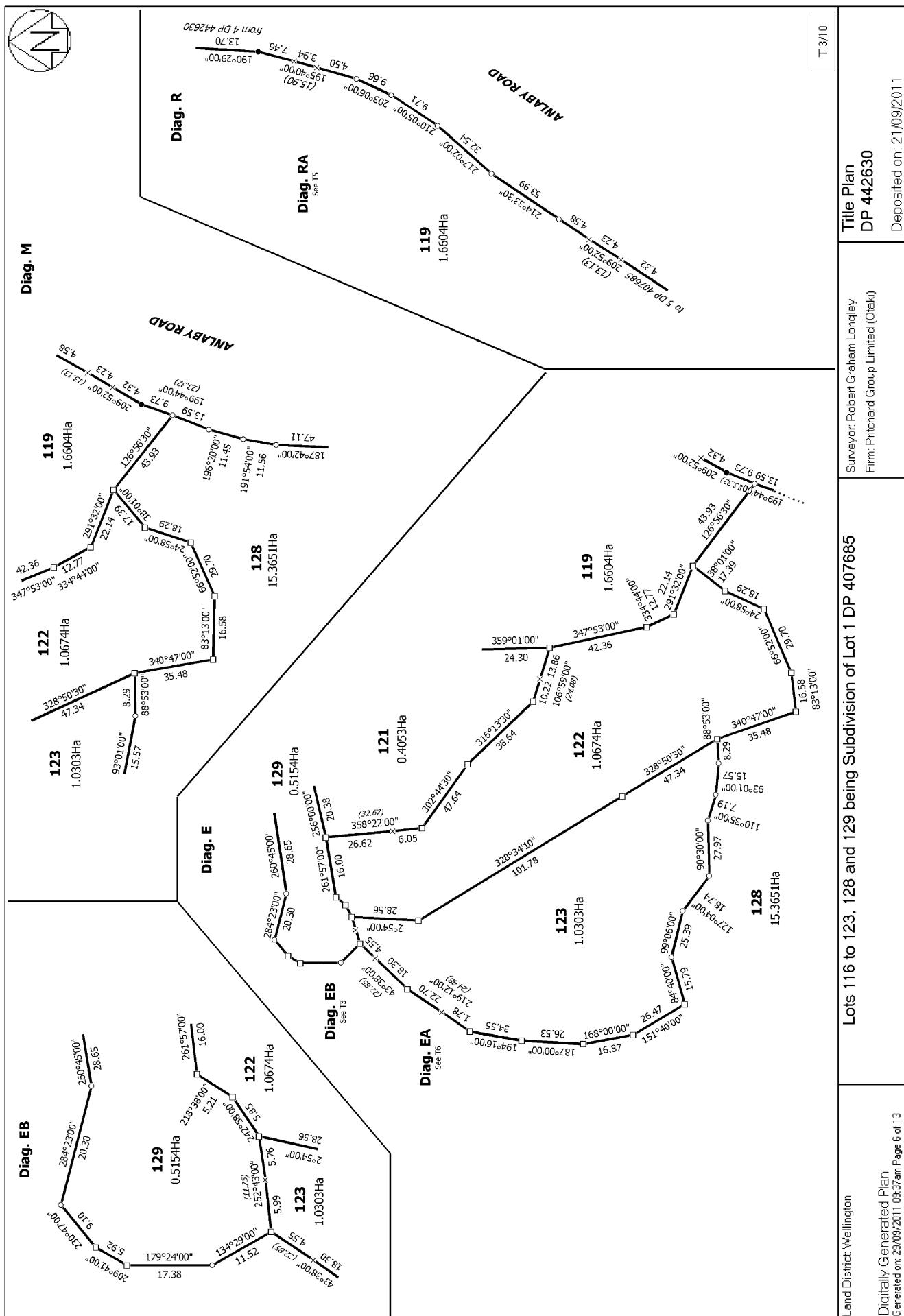
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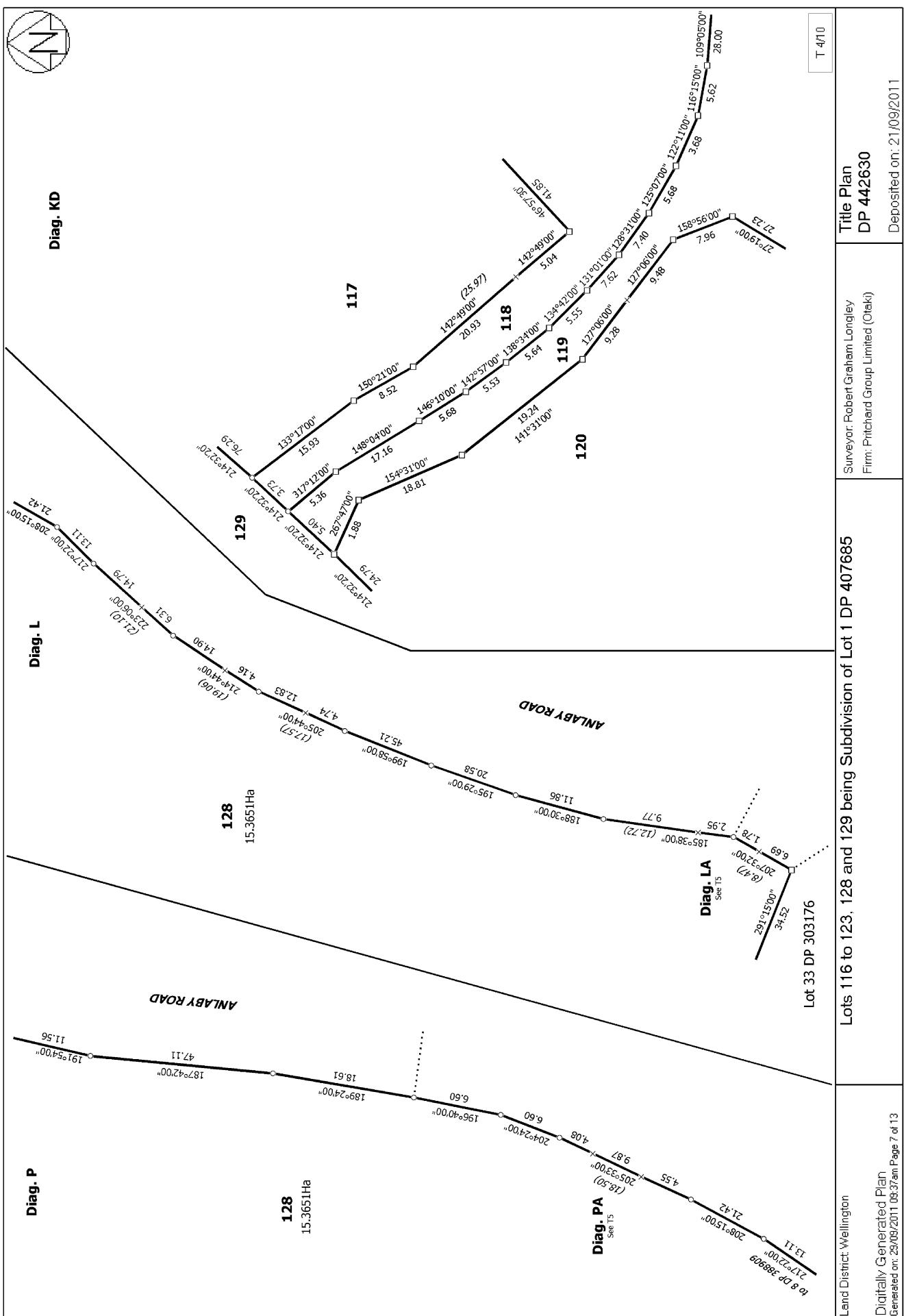
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Firm: Pritchard Group Limited (Otaki)

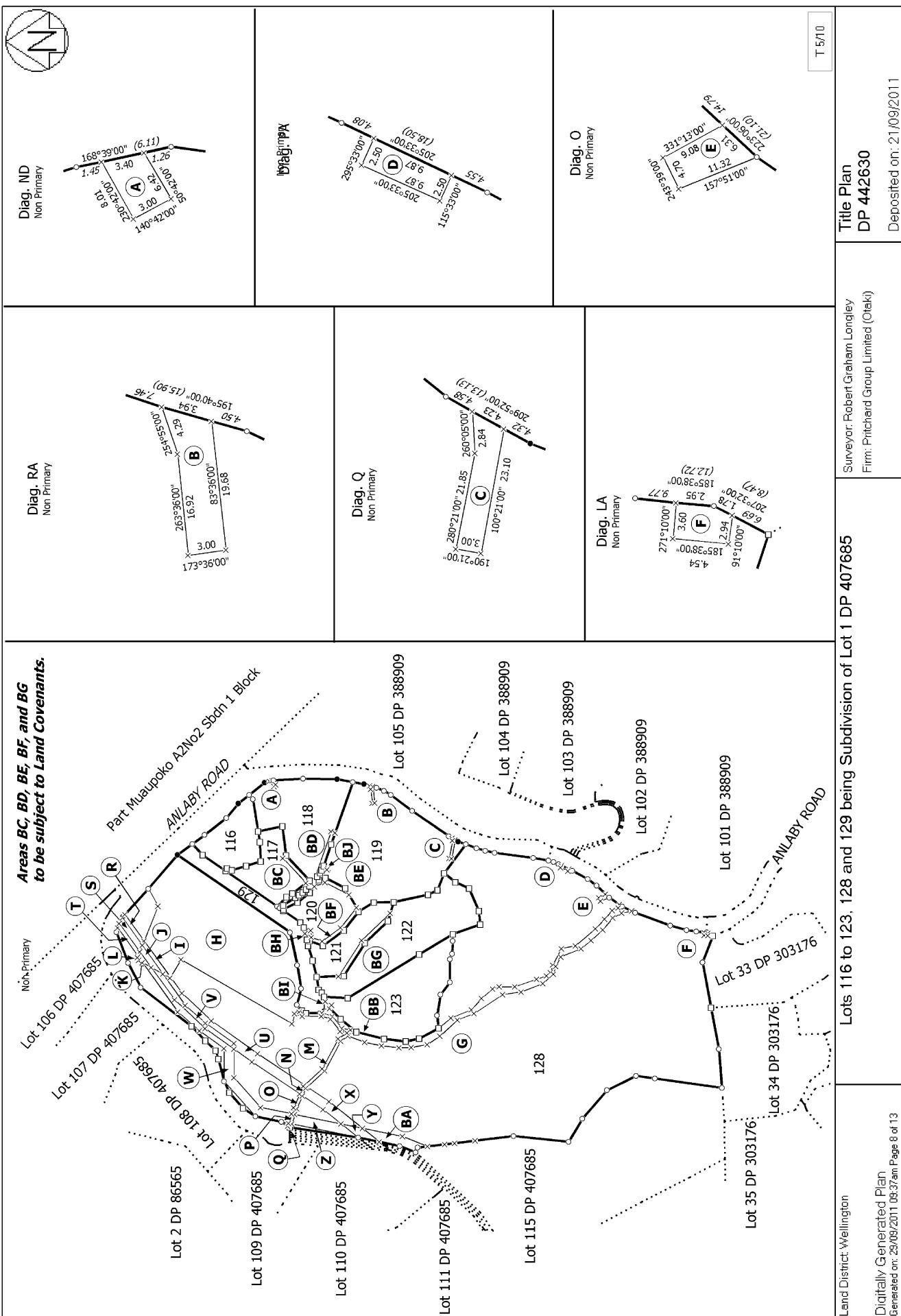
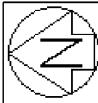
Lots 116 to 123, 128 and 129 being Subdivision of Lot 1 DP 407685

Land District: Wellington

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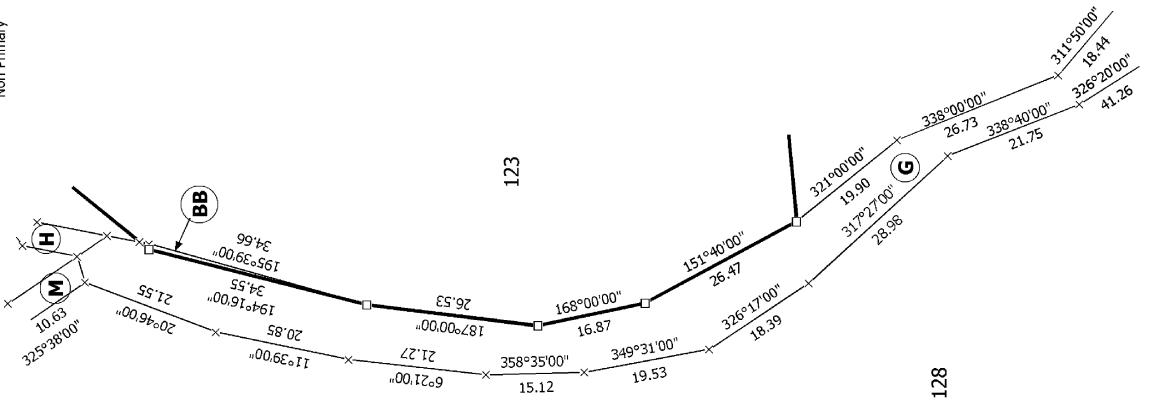




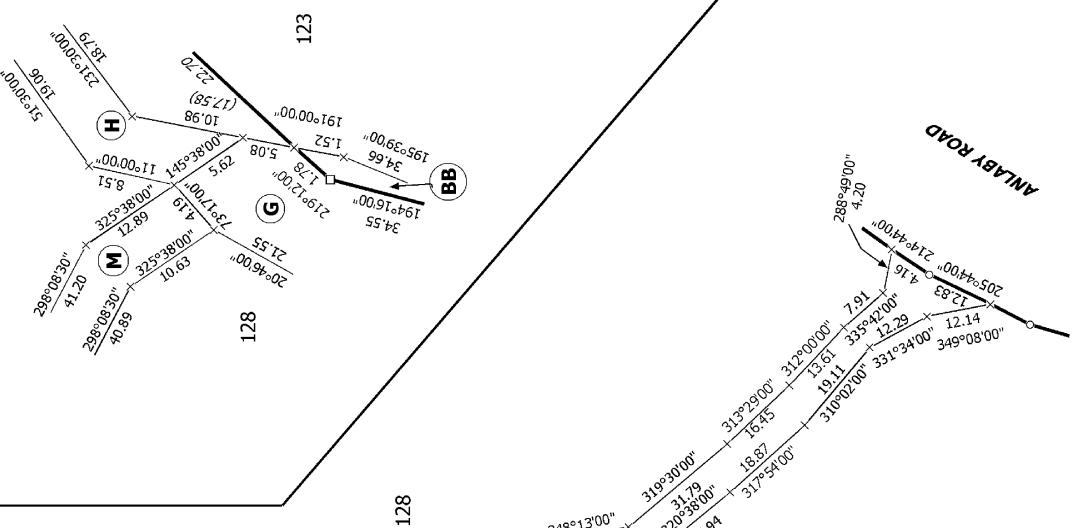


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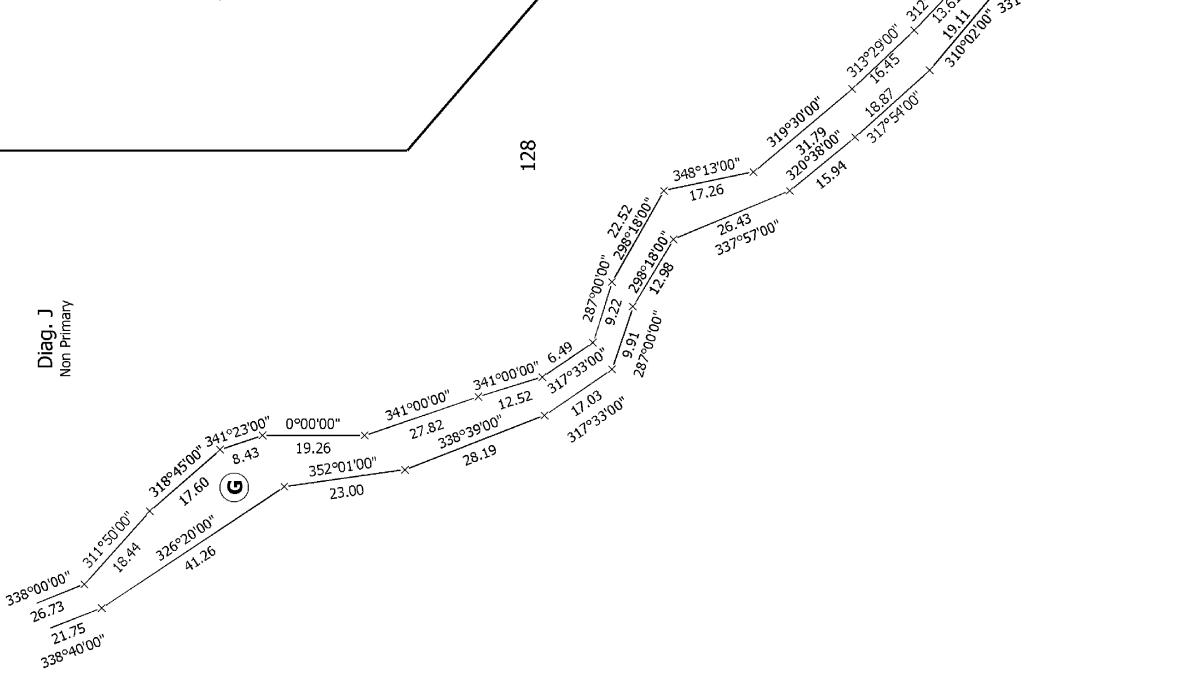
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Diag. EA



Diag. J  
Non Primary



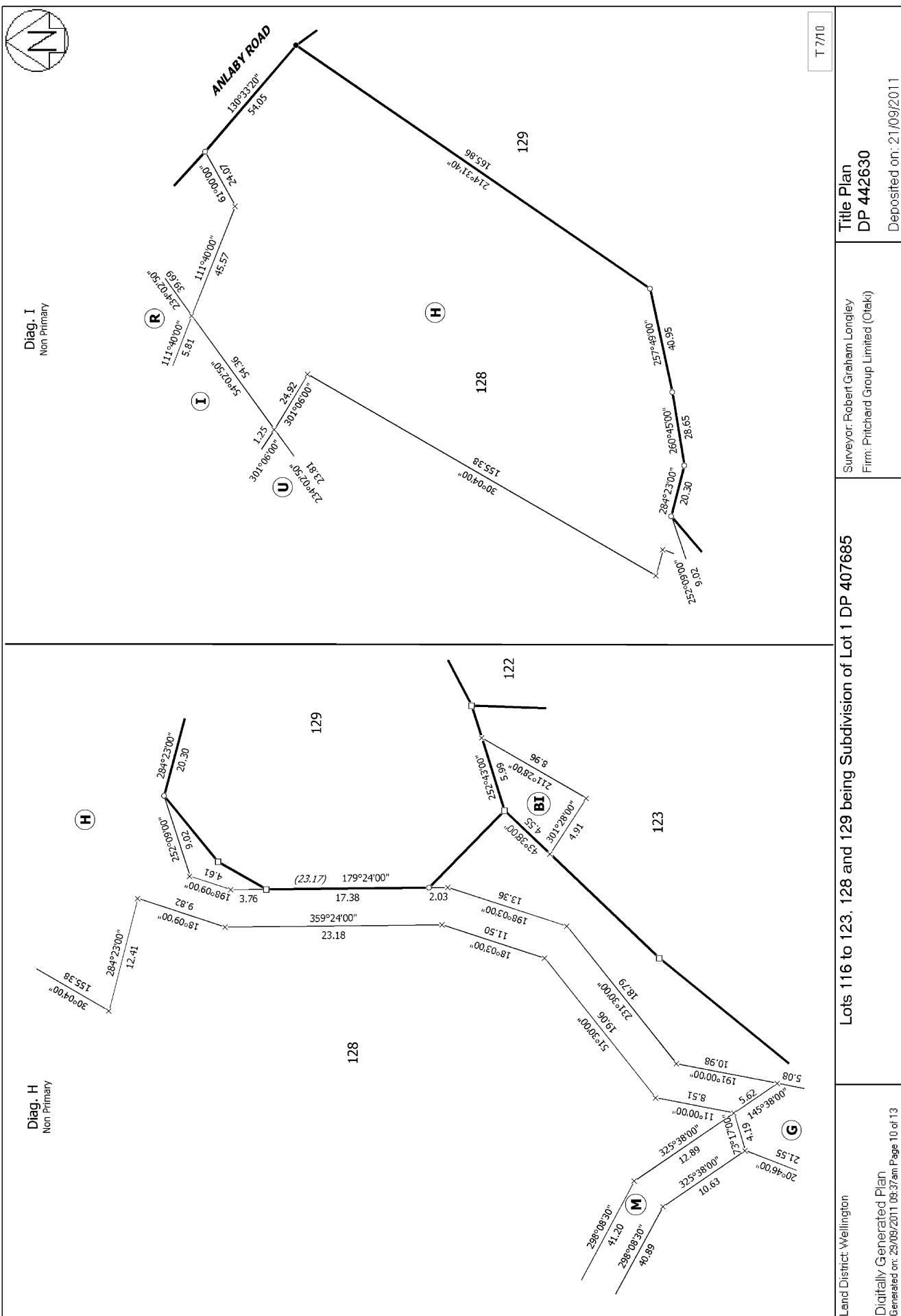
Lots 116 to 123, 128 and 129 being Subdivision of Lot 1 DP 407685

—and District Wellington

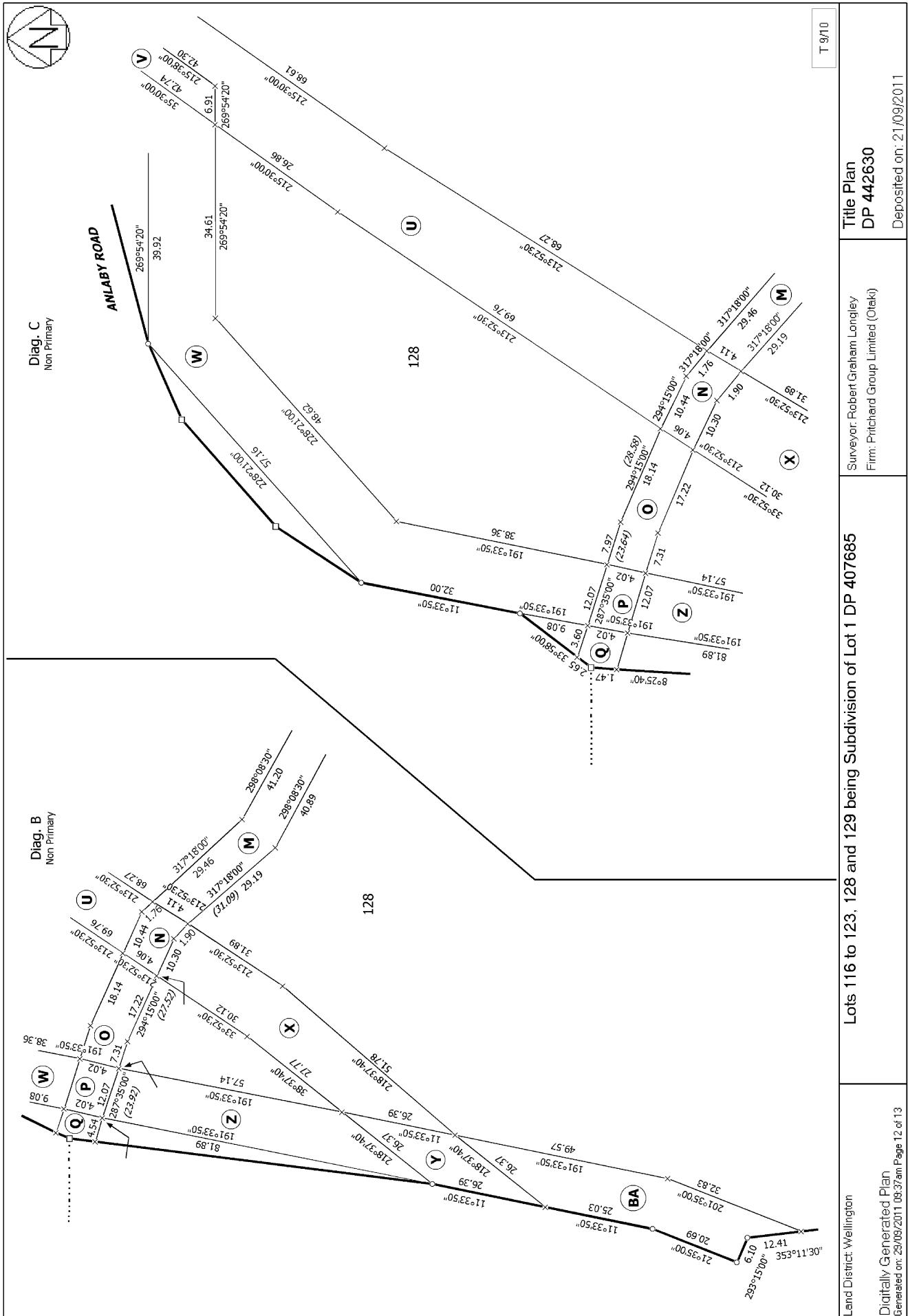
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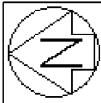
Deposited on: 21/09/2011

Firm: Phrichard Group Limited (Utak)  
D1 442030  
Deposited on: 21/08/2011







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44°35'28"  
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137°08'00"

Diag. KE  
Non Primary

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Diag. NB

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(BD)

(BJ)

119

(BD)

119

(BD)

(BD)

119

119

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121

121

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48.11

Lots 116 to 123, 128 and 129 being Subdivision of Lot 1 DP 407685

Surveyor: Robert Graham Longley  
Firm: Pritchard Group Limited (Oak)

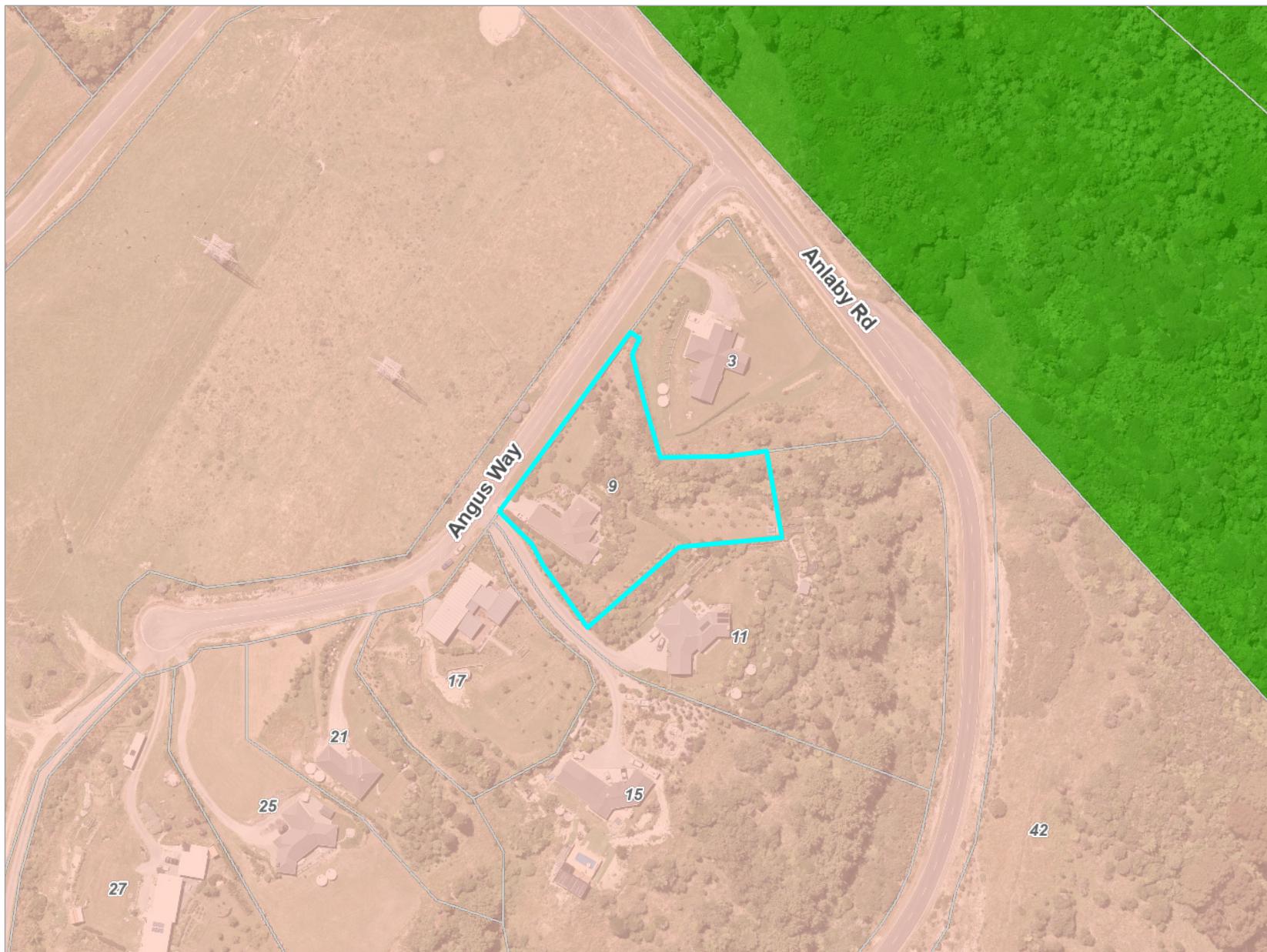
Title Plan  
DP 442630

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# Operative District Plan 2021 - Zones and Precincts

9 Angus Way, Paraparaumu (LOT 117 DP 442630 CT 552375)



## Key to map symbols

-  Rural Lifestyle Zone
-  Natural Open Space Zone



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

Date Printed: July 17, 2025

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### Key to map symbols

- National Grid Lines
- Natural Gas

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

9 Angus Way, Paraparaumu (LOT 117 DP 442630 CT 552375)



## Key to map symbols

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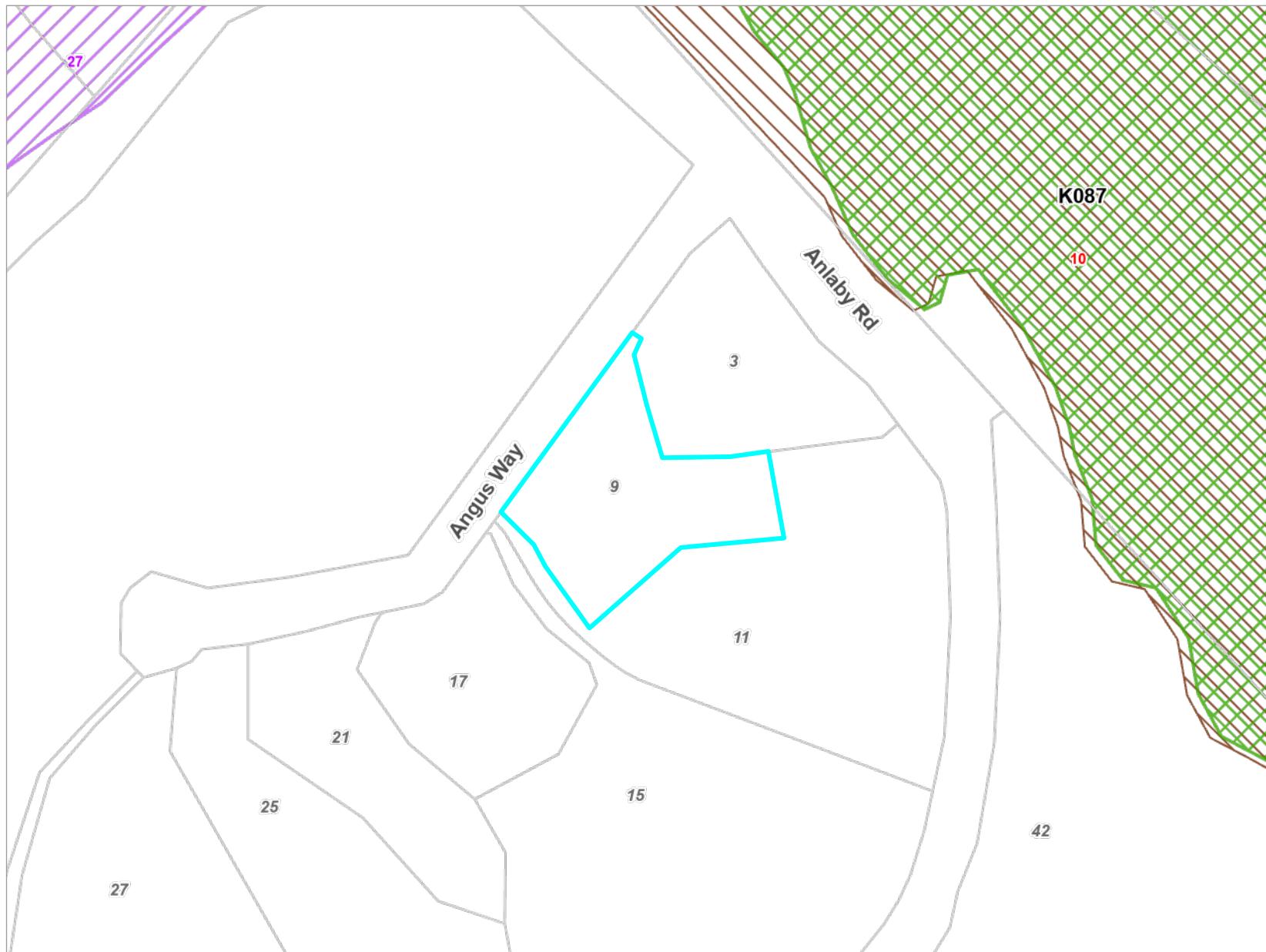
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# Operative District Plan 2021 - Natural Features

9 Angus Way, Paraparaumu (LOT 117 DP 442630 CT 552375)



## Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  Special Amenity Landscapes

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#### Key to map symbols

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# Latest Flood Hazards

9 Angus Way, Paraparaumu (LOT 117 DP 442630 CT 552375)



## Key to map symbols

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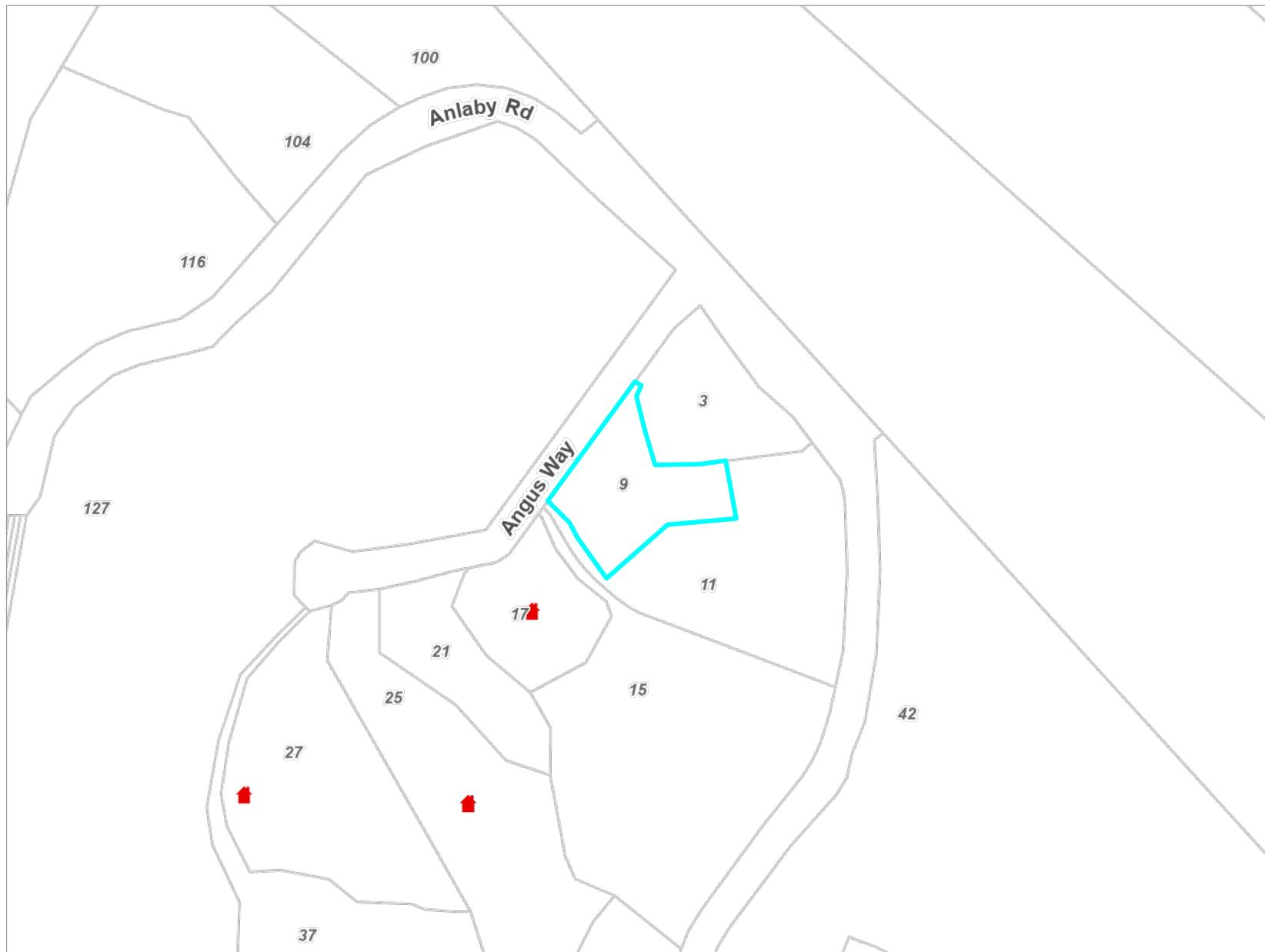
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# Resource Consents Map

9 Angus Way, Paraparaumu (LOT 117 DP 442630 CT 552375)



## 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
100103	127 Anlaby Road, Parapar aumu	1515007850	LOT 128 DP 464701 CT 617409	SD	13 Lot subdivision (Lot 1 DP407685) at Anlaby Road/Angus	N	N	s.224 Issued	8/7/2010	14/6/2010
150132	25 Angus Way, Parapar aumu	1515007852	LOT 122 DP 442630 CT 552380	LD	Earthworks to cut back the bank located next to the garage	N	N	Decision Issued	31/7/2015	30/6/2015
150118	25 Angus Way, Parapar aumu	1515007852	LOT 122 DP 442630 CT 552380	LD	Earthworks to cut back the bank located next to the garage	N	N	Application Returned incomplete		15/6/2015
140241	17 Angus Way, Parapar aumu	1515007854	LOT 120 DP 442630 CT 552378	LD	Construction of a new dwelling with yard encroachment at 17	N	N	Decision Issued	30/1/2015	11/12/2014



## 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.



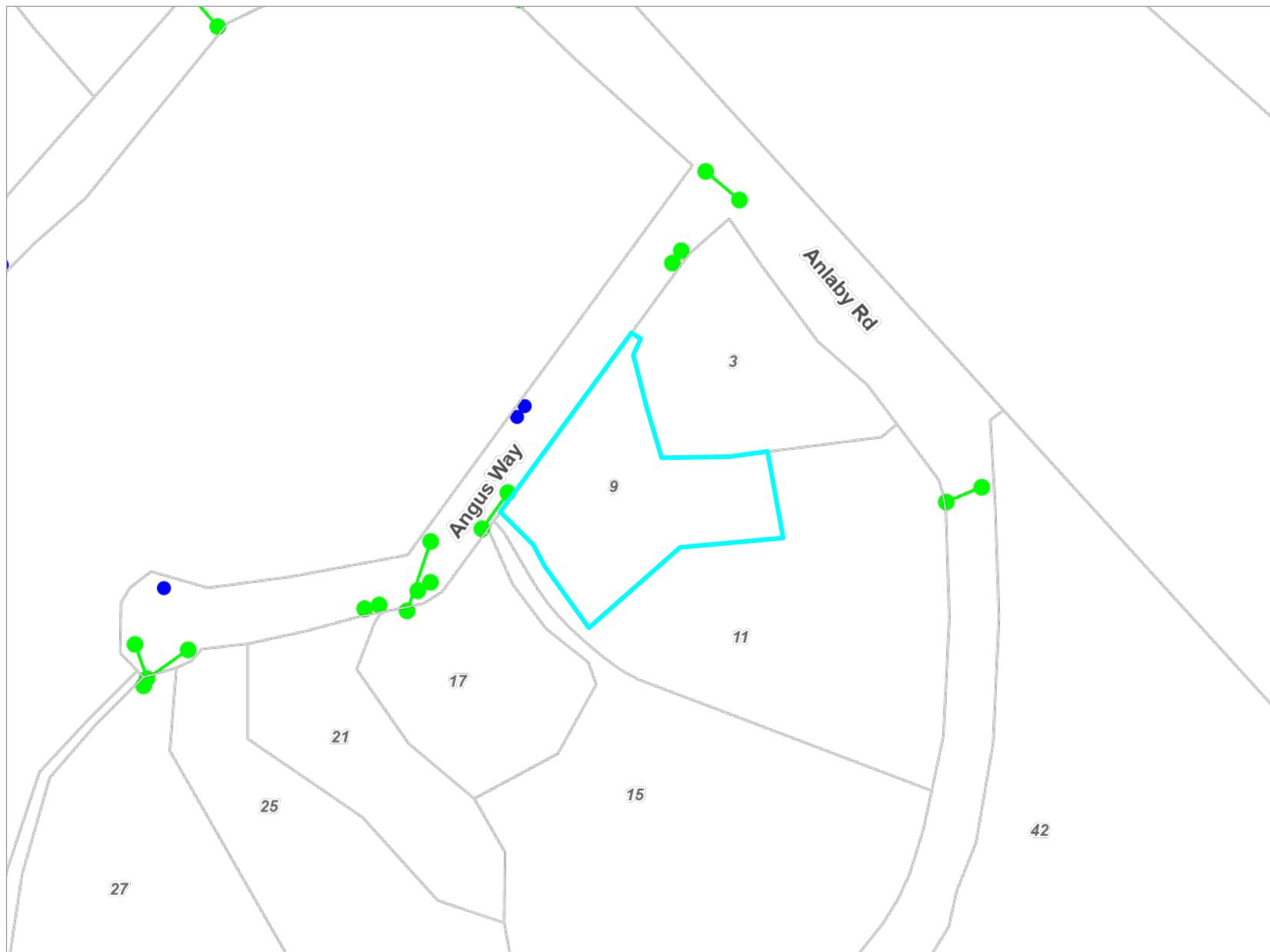
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# Services Network

9 Angus Way, Paraparaumu (LOT 117 DP 442630 CT 552375)



## Key to map symbols

- WS Node
- 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.



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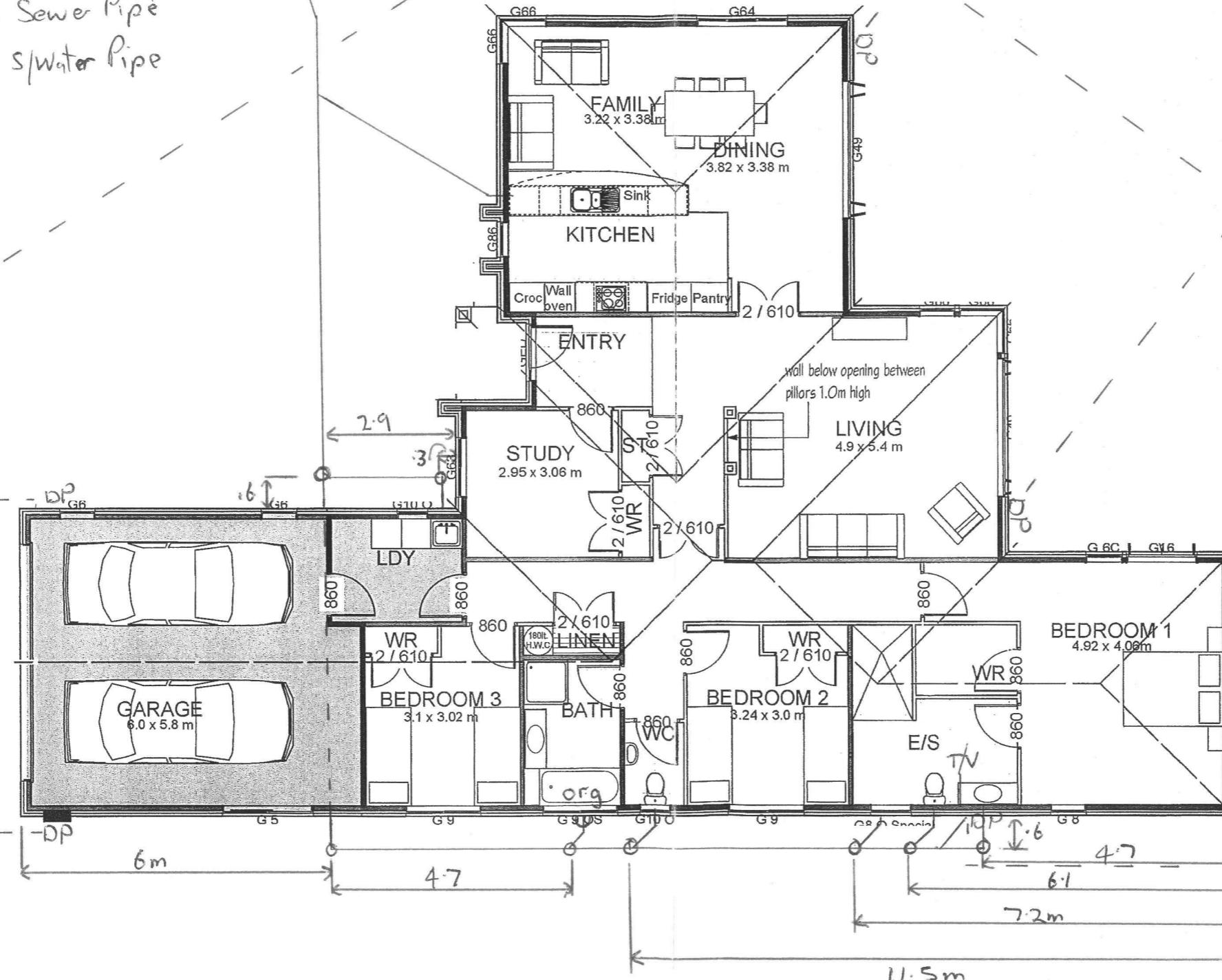
✓ Septic Tank

by others

S/Water overflow is  
to natural water  
way

— — — 100mm Sewer Pipe  
— - - 100mm S/Water Pipe

— — — 100mm S/water Pipe



## Floor Plan

Barry and Hayley Vinten  
Lot 117 - DP442630  
Paraparaumu

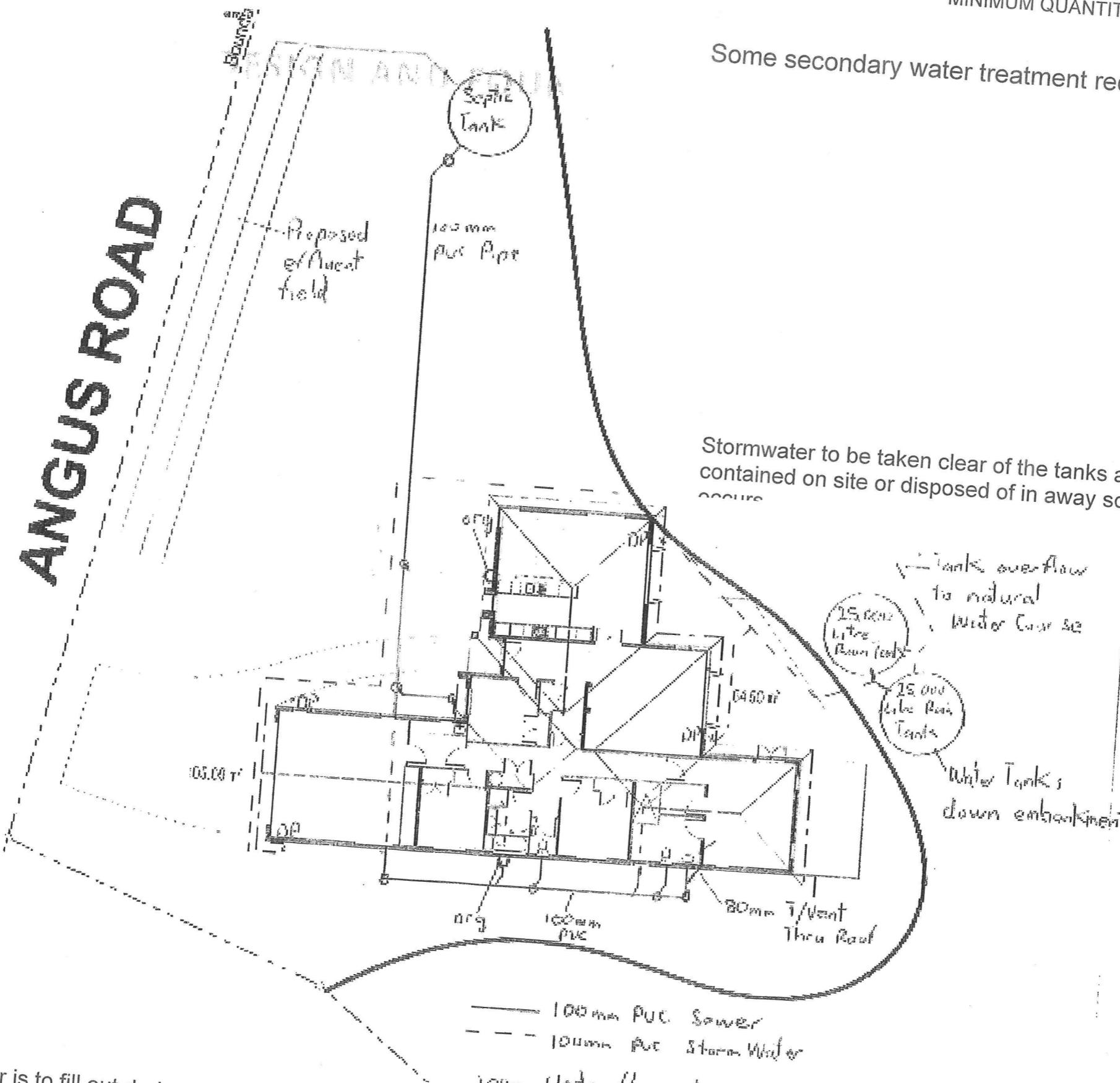
DRAWN BY ROD	CHECKED BY MARTY
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GENERATION KAPITI COAST NZ

E AUG 13 SCALES: 1:100 EC183 - dw

Table 1. Summary of the main characteristics of the four groups of patients.

MAKE PROVISION FOR THE STORAGE OF POTABLE WATER  
MINIMUM QUANTITY 30,000 LITRES



DRAINAGE PLAN	
Barry and Hayley Vinten Lot 117 - DP442630 Paraparaumu	
DRAWN BY ROD	CHECKED BY MARTY
GENERATION KAPITI COAST NZ	
DATE AUG 13	SCALES: 1:100
EC183 - dwg 11	



DB 28/3/02

FILE: RM010212

28 March 2002

Mahaki Holdings Ltd  
c/- Pritchard Group Ltd  
20 Addington Road  
RD1  
OTAKI

Dear Sir/Madam

**RM010212: SUBDIVISION CONSENT FOR STAGE V NIKAU VALLEY  
SUBDIVISION**

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

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

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

The deposit for an objection is \$370 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless your representative submits a survey plan to Council within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

Once Council has approved the survey plan, you then have 3 years to deposit the survey plan with Land Information New Zealand. Before the plan can deposit, your representative will have to obtain a certificate from Council which states that you have complied with all the conditions of the consent. Again, the consent will expire unless this timetable is met.

You are also advised that before development can take place, you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

If you have any concerns or enquiries about the conditions please do not hesitate to contact the writer on ext 759.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully



Mike Jacobson  
RESOURCE CONSENTS PLANNER

for

Chris Shaw  
RESOURCE CONSENTS MANAGER



## RESOURCE CONSENT NUMBER: RM010212

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant Subdivision and Land Use Resource Consents to:

**MAHAKI HOLDINGS LTD, C/- PRITCHARD GROUP LTD, 20 ADDINGTON ROAD, RD1, OTAKI**

to undertake a staged subdivision, involving earthworks and a new road, of Lot 3 DP 303176 at the end of Maui Pomare Road, Paraparaumu as shown on the Pritchard Group Ltd amended Scheme Plan SP.3 NV.5, amended Earthworks Plan EW.2 NV.5 and Staging Plan STP.1 NV.5 and as described in the application and further information provided for resource consent application No. RM 010212 subject to the following conditions:

1. The proposal shall proceed in accordance with the Pritchard Group Ltd amended Scheme Plan SP.3 NV.5 and amended Earthworks Plan EW.2 NV.5 stamped "Final Approved Plans, 20/3/02" and the accompanying assessment of environmental effects and information submitted with resource consent application RM010212 except as otherwise modified by the requirements of the conditions of this consent set out below.

The subdivision may be staged in the following stages:

Stage A of 10 lots:

- Development of Lots 59 -68
- Installation of network utilities
- Formation of approximately 155 metres of Maui Pomare Road
- Construction of ROW A

Stage B of 17 lots (16 lots as amended)

- Development of Lot 3 and Lots 69 - 85
- Installation of network utilities
- Formation of approximately 360 metres of Maui Pomare Road
- Formation of the public car park facility in the reserve area
- Construction of ROW's B & C
- Development and vesting in Council of the reserve, Lot 2

Stage C of 16 lots

- Development of Lots 86 – 101
- Installation of network utilities
- Formation of remaining 165 metres of Maui Pomare Road
- Construction of ROW's D & E

2. While Stage A may proceed immediately, the section 224 certificates for Stages B & C will not be released, and no building shall occur on the allotments in Stages B & C, prior to the construction of the new underpass at the intersection of State Highway One and Nikau Palm Road, unless written approval for development to proceed is obtained from Transit New Zealand.
3. In accordance with section 125, this staged consent shall lapse 5 years after the date this consent is granted.
4. Further subdivision of the lots (other than boundary adjustments as defined within the District Plan) shall be prohibited. A consent notice will be issued by the Council pursuant to Section 221 of the Resource Management Act 1991 noting this requirement.
5. The sale and purchase agreements for the lots in the subdivision shall make reference to the requirements of any Section 221 notices and other restrictive covenants arising from the conditions of this consent
6. The provision of the reserve lot, Lot 2, and the works in the reserve lot agreed between Council and the applicant satisfy the reserve contribution requirements for the Stage 5 subdivision, and also form part of the reserve contribution for the future stages of the Mahaki subdivision. The reserves agreement formalizing the understanding over reserve contribution requirements for Stage V and future stages shall be prepared and signed prior to the issuing of the section 224 certificate for Stage B of this consent.
7. Lot 3 shall be widened sufficiently that it provides for both the formed and metalled vehicle access and the 2 metre wide planted buffer strip. The end of Right of Way B shall also be widened as it approaches Lot 3 to provide for the vehicle access.

Lot 3 shall be transferred to the Department of Conservation to become part of the Paraparaumu Scenic Reserve. The land transfer plan of the subdivision shall be endorsed with the following amalgamation condition, with any changes required by the District Land Registrar:

“That Lot 3 hereon be transferred to the owner of Part Muaupoko A2 Sec 2 Subd. 1 (Scenic Reserve Gaz 1991 1536 ML 1597).”

8. A consent notice pursuant to section 221 of the Resource Management Act shall be registered on the titles of Lot 61, Lot 88 and Lot 95 restricting the location of any building on those lots. The consent notice shall state that all buildings on Lot 61, Lot 88 and Lot 95 shall be located within the nominated building sites as shown on Pritchard Group Ltd amended Scheme Plan SP.3 NV.5 stamped “Final Approved Plans, 20/3/02”.
9. A real estate sign 2.4 metres by 1.2 metres may be placed on the site of Stage V. The location, design and wording for the sign are to be approved by the Resource Consents Manager prior to the issue of the section 224 certificate for Stage A.

10. A two metre wide buffer strip shall be planted within Lot 2 along the boundary with ROW B, and within Lot 3 along the boundary of Lot 72, and within Lot 72 along the boundary of the Paraparaumu Scenic Reserve, as shown on the Pritchard Group Ltd Plan "Proposed Car Parking Facility and Walkway to the Paraparaumu Scenic Reserve" dated 05.12.01. All plants within the buffer strip shall be low growing, low maintenance native trees and shrubs, with species to be set out in a plant list for the approval of the Resource Consents Manager after consultation with the Department of Conservation.
11. The native trees remaining on the site, on Lots 60, 69, 70, 73, and 88 as shown on Pritchard Group Ltd Plan SP.3 NV.5, are to be protected from all harm. Owners and occupiers shall not cut down, damage or harm, or permit to be cut down, damaged or harmed, any of these protected native trees. A consent notice will be issued by the Council pursuant to Section 221 of the Resource Management Act 1991 noting this requirement.
12. A public car park and walkway shall be provided as described in the further information dated 13 December 2001 and shown on the Pritchard Group Ltd Plan "Proposed Car Parking Facility and Walkway to the Paraparaumu Scenic Reserve" dated 05.12.01. Lockable gates shall be installed at the boundary between Lot 3 and ROW B and at the boundary between Lot 3 and the Scenic Reserve to prevent public vehicular access to the reserve.
13. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.
14. Plans for engineering development (including earthworks) of the subdivision shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
15. The payment of Council engineering fees of \$211.50 (GST inclusive) per new lot created, plus a one only \$90.00 (GST inclusive) inspection and internal reporting fee.
16. The Developer shall either:

Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

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

17. In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.
18. A financial contribution of \$403.50 (GST inclusive) for every new lot created towards a Community Facilities fund.
19. A financial contribution of \$328.50 (GST inclusive) for every new lot created towards a water services fund.
20. Lot 1 is to vest as road, shall be 20 metres wide unless otherwise approved by the Subdivisional Engineer and be formed, metalled and two coat sealed to Council standard requirements. The sealed carriageway shall be 5.5 metres wide and a permanent turning circle shall be provided. One metre wide shoulders shall be provided each side of the sealed carriageway. The sealed width at the curve, between lots 69 and 76, shall be 6 metres wide.

The requirement for a second coat seal shall be met by lodging a cash contribution with Council calculated at \$3.33 (GST inclusive) per square metre of the area of first coat seal.

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

Vehicle access to the DOC reserve shall be formed and metalled, complete with drainage channels and not less than 4.5 metres wide.

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

Culvert installations within road to vest shall be designed to cater for the Q10 (10% annual probability) storm event without causing any inundation of the sealed width of the road to vest. Galvanised steel culverts will not be permitted.

Additional calculations shall be provided to determine the headwater depth arising from the Q<sub>100</sub> storm event and the effect that this will have on the culvert installations including possible overland (upstream) flow. Stilling basins may be required at outlets to reduce scour velocities.

Culvert installations at rights-of-way shall cater for the Q<sub>5</sub> storm event without causing inundation of the sealed width.

Lot boundaries will not be permitted in locations which straddle any watercourse.

If insitu concrete head and tail walls are to be installed these will require a building consent and specific design by a suitably qualified person if the head / tail walls exceed 1 metre in height from the top of the apron to the top of the wall.

Safety rails shall be provided at each end of the culverts within roads to vest in compliance with clause F4 of the N Z Building Code for low risk areas. Debris arrestors shall be installed if calculated stream velocities transport stone or soil particles.

22. Where the existing landform or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind or scour erosion of soil, sand or other material does not become a nuisance.

An earthworks plan shall be provided which clearly shows areas of cut and fill with estimated quantities and in particular, the location of the surplus fill disposal area.

All batters shall be self-supporting.

Testing and certification of compaction/filling and the stability of batter slope shall be carried out by a suitably qualified person experienced in soils engineering.

Cut face batter slopes shall be hydroseeded and establish a satisfactory strike of vegetative cover.

If there is any likelihood of watercourses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required.

Earthworks shall comply with the requirements of the current issue of NZS 4431.

23. All sections shall have drive-on access no steeper than 1 in 5 to a permitted, notional or nominated house site.

24. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983 unless Transit New Zealand agree to subsidise a lesser standard. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.

25. The subdivision shall be reticulated to provide a restricted, low-flow, public water supply delivering approximately 1,000 litres per day to each lot. Provision shall be made for appropriate storage capacity, pumping facilities complete with all necessary pipes and fittings. The existing system shall be upgraded if necessary to meet Council requirements for storage and pump capacity.

The consent holder shall provide evidence that storage available will be not less than 8 hours per lot otherwise it shall be upgraded so that it meets that standard.

26. A report shall be provided to Council by a suitably qualified person which addresses the means of providing, maintaining and monitoring an on site effluent disposal system. The form of sewage disposal on site that will be approved shall be practicable and environmentally acceptable. Site investigations and tests shall relate to the nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site sewage disposal. The recommendations for and constraints on effluent disposal shall be included in a consent notice to be issued by Council pursuant to section 221 of the Resource Management Act 1991. The consent notice shall include reference to the owners' responsibility to maintain and monitor their effluent disposal system.

The system shall be designed, constructed and operated to meet the following performance criteria:

- the system shall be designed with sufficient effluent retention time to enable adequate treatment in relation to any constraints identified in the site investigation;
- the effluent shall be evenly distributed to the entire filtration surface of the disposal field;
- the bottom of the effluent disposal system shall be sufficiently above the groundwater at its highest level, in relation to any constraints identified in the site investigation, to prevent any contamination of groundwater;
- the area available for on-site treatment shall be appropriate for the volume of the discharge and any constraints identified in the site investigation.

Refer to Rule 7 of the Proposed Regional Plan for Discharges to Land, Wellington Regional Council.

#### ALTERNATIVELY

An approved community on-site disposal system shall be provided to dispose of effluent from individual households which must demonstrate that any adverse effect on the environment is minor, to the satisfaction of the Subdivisional Engineer.

27. The rights-of-way shall be made a memorandum of easement and shall be formed and metalled. The entrance at the road reserve shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer.

The sealed width of right-of-way A & C shall be not less than 4.5 metres and the gradient shall not be steeper than 1 in 6 unless otherwise approved by the Subdivisional Engineer.

The sealed width of right-of-way B, D & E shall be not less than 4 metres.

Right-of-way details shall be included in the plans, and specific consideration shall be given to water-tables and potential scour damage.

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

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense. An easement will be required in favour of Council over the proposed retention pond.

29. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.

30. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.

31. A buffer zone on each side of the Ohariu Fault shall be created. This shall be 20 metres wide each side of the fault line south west of trench T01/3 but widening to 25 metres towards the north east at lots 74 and 73 and shall be identified on the land transfer plan. Consent notices shall be recorded on each of the certificates of titles affected which prohibits any dwelling or on-site effluent disposal system being located in this area. Other legally binding restrictions having the same effect may be acceptable.

32. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, stormwater, and roading assets including streetlights.

33. All costs arising from any of the above conditions shall be at the expense of the Developer.

ISSUED: 28 March 2002



Mike Jacobson  
RESOURCE CONSENTS PLANNER

for

Kevin Jefferies  
CONSENTS & COMPLIANCE MANAGER



## Kāpiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

Tel (04) 296 4700  
or 0800 486 486  
Fax (04) 296 4830 ■  
kapiti.council@kapiticoast.govt.nz ■  
www.kapiticoast.govt.nz ■

8 July 2010

Mahaki Holdings Ltd  
c/- Land Matters  
20 Addington Road  
RD 1 Otaki 5512  
**Attn: Ross Titchener**

Dear Mahaki Holdings Ltd

**RM100103: 13 LOT SUBDIVISION (LOT 1 DP407685) AT ANLABY ROAD, NIKAU VALLEY, PARAPARAUMU.**

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

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

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

There is no deposit for an objection. However, a fee of \$200.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

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

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 856.

Thank you for dealing with the Kāpiti Coast District Council.

Yours sincerely

Natasha Reid  
Resource Consents Planner

delivering on the community's plan



Kāpiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

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## RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991

### CONSENT NO: RM100103

**APPLICANT:** Mahaki Holdings Ltd

**LOCATION OF ACTIVITY:** Anlaby Road, Nikau Valley

**DESCRIPTION OF ACTIVITY:** 13-lot subdivision

#### DECISION:

Granted subject to conditions on 8 July 2010.

**The following conditions were imposed under Section 108 of the Resource Management Act 1991:**

#### Conditions:

##### Monitoring and Review

1. The consent holder shall notify the Council's 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 fax (04) 2964-830 or by post to Private Bag 601, Paraparaumu) the form that is attached to the decision letter.
2. 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.

##### General

3. The e-survey data set shall be in general accordance with the scheme plan titled "Proposed Subdivision of Lot 1 DP 407685" drawing number MAHA 1 Rev 00 stamped "Final Approved Plans 6/07/2010" and all other specifications lodged with the application RM100103 except where modified by conditions of consent.
4. The consent holder shall pay Council Engineering Fees of \$500.00, plus \$300 per lot, (total \$4,400 GST inclusive) for work that may be required for plan approvals, site

delivering on the community's plan

inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2008. **Note:** The current charge out rate is \$100.00 (GST inclusive) per hour.

5. There are **twelve (12)** additional allotment created by this subdivision. The consent holder shall pay a Rural South Reserves Contribution of \$27,843.72 (GST inclusive) prior to the Section 224(c) certification.
6. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005, unless alternatives are proposed by the consent holder and approved by the Council.
7. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.

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

8. The Developer's Representative shall notify the Subdivision Engineer of each stage of the work. A minimum of 24 hours notice is required, excluding weekends and public holidays. The stages for which notification of works is required are as follows:
  - Commencement of works or recommencement after a substantial lapse
  - Completed earthworks and prepared subgrade (roading and footpaths)
  - Finished basecourse before the commencement of road sealing
  - Road sealing – waterproof and final seal coat
  - Roads during Benkelman Beam testing
  - Final inspection

All work required to be tested by or in the presence of the Subdivision Engineer (or his authorised representative) shall have been pre-tested by the Developer's Representative and proved to be satisfactory before any notification is made.

9. The consent holder shall either:
  - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 2004.

This certification shall be in the form of Schedule 2A NZS 4404:2004, Land Development and Subdivision Engineering, and confirm that a safe bearing pressure of soil supporting foundations is not more than 600mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report by the suitably qualified person.

Or

(b) Supply to Council a report by the suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for each allotment. In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued by Council recording the soil conditions and foundation recommendations on the certificate of title.

10. A bench mark, level reference point, with respect to mean sea level, (Wellington) shall be provided within close vicinity of the subdivision to the approval of the Subdivision Engineer.
11. All lots shall have drive-on access formed at a gradient no steeper than 1 in 5 to a permitted, notional, nominated or existing house site, unless otherwise approved by the Subdivision Engineer
12. Rights-of-way shall be formed, metalled and sealed in accordance with a design included within the engineering drawings to be submitted to Council for the Subdivision Engineer's approval. Provision shall be made for passing at suitable distances along their length and turning areas at their ends.
13. A storm water disposal design for the road and ROW shall be submitted with the engineering drawings and in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, for approval by the Council.
14. Lot 129 shall vest or be dedicated as road, shall be at least 17 metres wide, and shall be formed, metalled and second coat sealed to Council standard requirements. The sealed carriageway shall be 6.0 metres wide and a turning circle shall be provided. Half metre wide shoulders shall be provided each side of the sealed carriageway. The requirement for a second coat seal shall be met by lodging a cash contribution with Council calculated at \$6.50 (GST inclusive) per square metre of the area of first coat seal. A prime/seal coat and asphaltic concrete paving may be approved by the Subdivision Engineer. If lot 124 is to be dedicated as road, a bond or cash deposit of \$10,000 will be required to ensure transfer and dedication and must be received prior to certification pursuant to section 224(c) of the Resource Management Act 1991.
15. A rural numbering post shall be provided for each lot. This condition will be satisfied by the payment of \$40.00 (GST inclusive) per lot.
16. The consent holder shall submit a road safety audit report in accordance with the Land Transport Audit Policy and Procedures 1993 for the development when engineering drawings are submitted for approval. A post-construction road safety audit report shall be submitted for approval prior to the issue of the s224(c) certificate. Both reports shall be undertaken by a suitably qualified person and audit recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.
17. The consent holder shall provide all signs and install all road markings in compliance with Transit New Zealand manual RT5, Guidelines for Rural Road Marking and Delineation, unless otherwise approved by the Subdivision Engineer. The associated costs of legalising any no stopping lines, give way and compulsory stops and other signs that are required shall be met by the consent holder.

18. A report shall be provided to Council by a suitably qualified person which addresses the means of providing, maintaining and monitoring on site effluent disposal. The form of sewage disposal on site that will be approved shall be practicable and environmentally acceptable. Site investigations and tests shall relate to the nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site sewage disposal.

**Note:** The recommendations for and constraints on effluent disposal shall be included in a consent notice to be issued by Council pursuant to section 221 of the Resource Management Act 1991. The consent notice shall include reference to the owners' responsibility to maintain and monitor their effluent disposal system.

19. It shall be the ongoing responsibility of the owners of lots 116-127 to provide, maintain and monitor the installation and operation of an individual household water supply in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation, and maintenance of individual household water supplies' (revised April 2006) that provides a minimum storage capacity of 30,000 litres.

**Note:** a consent notice will be issued at the time of section 224(c) certification which will include reference to the following:

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

20. Fire fighting requirements shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008, including one of the following:

- A static water supply of at least 45,000-litres which is dedicated for fire fighting purposes and located within 90m of the fire risk; or
- A fixed static pick-up suction source located within 90m of the fire risk in accordance with appendix B of SNZ PAS 4509:2008, or
- At the time of construction, each habitable building shall be connected to a domestic sprinkler system installed in compliance with SNL PAS 4509:2008 supplied by a minimum storage of 7,000 litres of water for fire fighting purposes.

An alternative fire fighting solution shall only be accepted if accompanied by the written approval of the Fire Region Manager. Unless an alternative fire fighting solution is approved by the Fire Region Manager, a tank or fixed source shall be installed prior to issue of certification pursuant to section 224(c). If the third option is pursued, a consent notice under section 221 of the Resource Management Act will be issued.

21. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the approval of the Subdivision Engineer. The street lighting layout shall comply with AS/NZS 1158. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.

22. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the consent holder and to the approval of the Subdivision Engineer.
23. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.
24. Easements are required over any rights of way and/or communal services where these pass through the lots in the subdivision. The Subdivision Engineer may require other easements. Easements shall be shown on the land transfer title plan and any documents shall be prepared by solicitors at the consent holder's expense.
25. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Transpower

26. All newly planted trees/vegetation (in excess of 1 metre in height) and/or new buildings/structures on Lots 121, 122, 123, and 128 shall be setback by a horizontal distance of at least 12 metres either side (a total of 24 metres) of the centre lines of the Bunnythorpe – Haywards A and B high voltage transmission lines. (Transpower Corridor Management Policy).
27. Prior to construction, the consent holder shall submit to the Kapiti Coast District Council (and a copy to Transpower) a report from a suitably qualified electrical engineer confirming that any building or structure on Lots 121, 122, 123 and 128 complies with the minimum safe distances from the Bunnythorpe – Haywards A and B transmission lines as specified in Table 3 of NZECP 34:2001. (NZECP 34:2001 safe distance from conductors where engineering advice is necessary).
28. Buildings or any part of a part of a building on Lot 128 shall not be located within 12 metres of the closest visible edge of any voltage transmission line support structure foundation. (NZECP 34:2001 safe distances from support structures).
29. All buildings, structures and vegetation located on Lot 128 shall not be located to preclude existing vehicle access to the existing support structures on site. (Access to support structures).
30. In the case of any tower supporting any conductor, no person shall excavate or otherwise interfere with any land:
  - a. At a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - b. At a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - c. In such a way as to create an unstable batter.

31. All machinery and mobile plant operated on site shall maintain a minimum clearance distance of 4 metres from the Bunnythorpe – Haywards A and B transmission line conductors at all times.
32. Excavated or other material shall not be deposited under or near the Bunnythorpe – Haywards A and B transmission lines so as to reduce the vertical distance from the ground to the conductors to a distance less than (refer Table 4 in NZECP 34:2001):
  - a. 7.5 metres vertically' across or along driveways or on any other land traversable by vehicles;
  - b. 6.0 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
  - c. 4.5 metres in any distance other than vertical on all land (radial distance)

**Note** that the distances specified include an allowance for mechanical creep (that is permanent elongation). (NZECP 34:2001 safe distances of conductors from ground).

33. With reference to NZECP 34:2001 Figure 2, no fences of conductive materials shall be constructed within 5 metres of any high voltage transmission line tower. (NZECP 34:2001 safe distances from support structures – fences).

**Note:** Upon the issue of the certificate pursuant to section 224(c) of the Resource Management Act 1991 or at such time earlier as may be required, a Consent Notice pursuant to Section 221 will be issued in respect to conditions 26-33 inclusive. The Consent Notice will specify the above to be registered against the Certificate of Title to issue in respect of Lots 121, 122, 123 and 128.

#### **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 in the report. It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.



Natasha Reid  
**Resource Consents Planner**

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

The Compliance Officer  
Resource Consents  
Kapiti Coast District Council  
Private Bag 601  
**PARAPARAUMU**  
Fax: (04) 296 4830

**Application No: RM100103 (also refer to RM070247)**

**Site Address:** Anlaby Road, Nikau Valley, Paraparaumu  
Lot 1 DP 407685 C/T 426937

**Proposal:** 13 Lot subdivision (and earthworks)

**Construction will take place on (date):** .....

**Owner's contact details**

Name: .....

Telephone: ..... Mobile phone: .....

Postal address: .....

**Contractor's contact details (e.g. house relocation contractors)**

Name: .....

Telephone: ..... Mobile phone: .....

---

**Signed:**

Name:..... Date:.....





SC134

18 December, 1995

Pritchard Group Ltd  
Addington Road  
RD1  
OTAKI

Dear Sir

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

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

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

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Developer's representative shall obtain all necessary consents.

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

*sewage + water*

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

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

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

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

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

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

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

19. The boundaries of any entranceway to a rear lot are to be designed to the satisfaction of the Subdivisional Engineer. (Refer to Section J Diagram 3 Kapiti Coast District Plan).

20. A 4,500 litre concrete water tank is to be provided in the road reserve in the vicinity of Lot 25 for fire fighting purposes, readily located and easily identifiable. Where a public water supply is available valves, boxes, overflow pipes and other ancillary equipment shall be installed.

21. That the following requirements be met regarding the Natural Gas Corporation Gas pipeline easement:

(a) That Kapiti Coast District Council grant and sign a deed of grant (pipeline easement) for the parcels of land which are show on the Pritchard Group Ltd scheme plan of Mahaki Stage 1 will vest as Road, such parts presently being subject to registered pipeline easements in favour of the Natural Gas Corporation/

(b) That prior to physical development of any Vested Road over which the same crosses the high pressure pipeline easement (or the said Deed) the developer and/or Council shall provide to the Natural Gas Corporation, engineering drawings detailing the proposed construction of such roads or roads. Such drawings to be provided no less than 72 hours prior to commencement of such works.

- (c) That should the Natural Gas Corporation, as its sole discretion, determine that additional protection of any kind be required to be placed over the pipeline, or any other restrictions be required be put in place to protect the integrity of the pipeline, such costs for the same shall be met by the developer.
- (d) That no work of any kind be commenced over or near the pipeline easement without the prior written consent of the Natural Gas Corporation. Such consent being considered in accordance with items 1-3 above being met.
- (e) That any Sale and Purchase agreements being prepared for newly created titles which will become subject to the registered pipeline(s) easements being brought down to the same where applicable, give reference to the existence of the registered pipeline(s) easement or the existence of the pipeline(s) if title has not yet been issued. ←
- (f) That the costs of preparation of the necessary documentation for preparation of the Deed of Grant be met by the developer.

22. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.

23. A buffer zone shall be created in Lots 25, 26, 9, 10 and 11. This shall be 20 metres wide each side of the fault line and an encumbrance shall be recorded on the title which prohibits any dwelling or on-site effluent disposal system being located in this area. Other legally binding restrictions having the same effect may be acceptable. ←

24. All costs arising from any of the above conditions shall be at the expense of the Developer.

25. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.

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

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

Yours faithfully



A Guerin  
PLANNER, POLICY

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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER  
NUMBER **335661****

**AND RESOURCE CONSENT NO. RM 010212  
(BEING THE SUBDIVISION OF LOT 2 DP 324819),**

**AT MAUI POMARE ROAD, PARAPARAUMU  
FOR MAHAKI HOLDINGS LIMITED**

**The Regional Regulatory Titles Officer at Wellington**

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

1. **With respect to Lots 69, 70 and 73:** The native trees remaining within the lots as shown on Pritchard Group Ltd plan SP.3 NV.5 are to be protected from all harm. Owners and developers shall not cut down, damage or harm or permit to be cut down, damaged or harmed, any of these protected native trees.
2. **With respect to Lots 69 to 74 inclusive:** On-site wastewater treatment and disposal system shall be designed, constructed and operated to take into account the findings within the report prepared by Hamish Wells, dated March 20, 2001 and headed "*Nikau Valley Stage 5 – proposed Lots 72, 73, 75, 76 & 77 evaluation for on site effluent disposal in accordance with ARC TP No 58 second edition 1994*" Any system installed on site must meet the following performance criteria:
  - The system shall be designed with sufficient wastewater retention time to enable adequate treatment in relation to any constraints identified in the site investigation;
  - The wastewater shall be evenly distributed to the entire filtration surface of the disposal field;
  - The bottom of the wastewater disposal system shall be sufficiently above the groundwater at its highest level, in relation to any constraints identified in the site investigation, to prevent any contamination of groundwater;
  - The area available for on-site treatment shall be appropriate for the volume of the discharge and any constraints identified in the site investigation

3. **With respect to Lots 69, 70 and 73 to 79 inclusive:** No dwelling or on site effluent system may be located within the following areas identified on DP335661:

- "U" (Lot 69);
- "V" (Lot 70);
- "Y" (Lot 73);
- "X" or "G" (Lot 74);
- "Z" or "H" (Lot 75);
- "W" or "I" (Lot 76);
- "T" (Lot 77);
- "S" (Lot 78); and
- "R" (Lot 79)

as these areas define the buffer zone associated with the location of the Ohariu Fault.

4. **With respect to ALL Lots:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings within the report prepared by Hamish Wells, dated 16-04-04 and headed "*Nikau Valley Stage 5B – lots 69 – 84 – site soil conditions and suitability for the construction of light timber framed buildings in accordance with NZS 3604:1999*" submitted to Council in relation to application No. RM010212. A copy of the report is available in Council's Resource Consents Office at any time the office is open to the public.

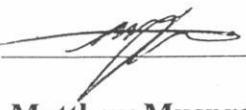
5. **With respect to ALL Lots:** Further subdivision of the Lots (other than boundary adjustments as defined within the District Plan) shall be prohibited.

Issued in respect of application No. RM 010212 on this 30<sup>th</sup> day of August, 2004.



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Wayne Gair  
AUTHORISED OFFICER



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Matthew Muspratt  
AUTHORISED OFFICER

# View Instrument Details



**Instrument No** 8870232.2  
**Status** Registered  
**Date & Time Lodged** 21 September 2011 15:28  
**Lodged By** Liddell, Jacqueline Margaret  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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**Affected Computer Registers** Land District  
426937 Wellington

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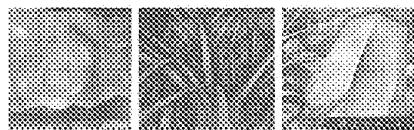
**Annexure Schedule:** Contains 2 Pages.

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## Signature

Signed by Jacqueline Margaret Liddell as Territorial Authority Representative on 07/09/2011 11:25 AM

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



Kapiti Coast District Council  
Private Bag 60 601  
Paraparaumu 5254  
New Zealand

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or 0800 486 486  
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kapiti.council@kapiticoast.govt.nz •  
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**CONSENT NOTICE  
PURSUANT TO SECTION 221 OF  
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR  
DEPOSIT UNDER NUMBER 442630  
AND RESOURCE CONSENT NO. RM 100103**

**(BEING THE SUBDIVISION OF LOT 1 DP 407685),  
AT ANLABY ROAD, NIKAU VALLEY  
FOR MAHAKI HOLDINGS LIMITED**

**The Regional Regulatory Titles Officer at Wellington**

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

1. **With respect to Lots 116 to 123 inclusive:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the site investigation report for Nikau Heights Stage 3a prepared by Hamish Wells, Engineer and submitted to Council in relation to application No. RM100103. A copy of the report is available in Council's Office at any time the office is open to the public.
2. **With respect to Lots 116 to 123 inclusive:** Any on site wastewater system design and construction shall take into account the findings and recommendations within the site investigation report related to On Site Effluent Disposal for Nikau Heights Stage 3a prepared by Hamish Wells, Engineer, and submitted to Council in relation to application No. RM100103. A copy of the report is available in Council's Office at any time the office is open to the public.
3. **With respect to Lots 116 to 123 inclusive:** It shall be the responsibility of the land owner to construct, maintain and monitor the installation and operation of any individual household water supply in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation and maintenance of individual household water supplies' (revised April, 2006) that provides a minimum storage capacity of 30,000 litres and ensures that any adverse effects on the environment are minor.
4. **With respect to Lots 121, 122, 123 and 128:** All newly planted trees and vegetation capable of growth to a height in excess of 1 metre and/or new buildings/structures shall be set back a horizontal distance of at least 12 metres (a total of 24 metres) from the centrelines of the Bunnythorpe-Haywards A and B high voltage transmission lines. (Transpower Corridor Management Policy).
5. **With respect to Lots 121, 122, 123 and 128:** Prior to the construction of any building or structure, the land owner shall submit to the Kapiti Coast District Council (and a copy to Transpower) a report from a suitably qualified electrical engineer confirming that the proposed building or structure complies with the minimum safe distances from the Bunnythorpe-Haywards A and B transmission lines as specified in table 3 of NZECP 34:2001. (NZECP 34:2001 safe distance from conductors where engineering advice is necessary).

6. **With respect to Lot 128:** Buildings or any part of a building shall not be located within 12 metres of the closest visible edge of any high voltage transmission line support structure foundation. (NZECP 34:2001 safe distances from support structures).
7. **With respect to Lot 128:** Buildings, structures and vegetation located on the land shall not be located to preclude existing vehicle access to the existing support structures on site. (NZECP 34:2001 access to support structures).
8. **With respect to Lots 121, 122, 123 and 128:** In the case of any tower supporting any conductor, no person shall excavate or otherwise interfere with any land:
  - ♦ At a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - ♦ At a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundations of the tower; or
  - ♦ In such a way as to create an unstable batter.
9. **With respect to Lots 121, 122, 123 and 128:** All machinery and mobile plant operated on the land shall maintain a minimum clearance distance of 4 metres from the Bunnythorpe-Haywards A and B transmission line conductors at all times.
10. **With respect to Lots 121, 122, 123 and 128:** Excavated or other material shall not be deposited under or near the Bunnythorpe-Haywards A and B transmission lines so as to reduce the vertical distance from the ground to the conductors to a distance less than (refer Table 4 in NZECP 34:2001):
  - ♦ 7.5 metres vertically across or along driveways, or on any other land traversable by vehicles;
  - ♦ 6.0 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
  - ♦ 4.5 metres in any distance other than vertical on all land (radial distance).

Note that the distances specified include an allowance for mechanical creep (i.e. permanent elongation). (NZECP 34:2001 safe distances of conductors from ground).
11. **With respect to Lots 121, 122, 123 and 128:** With reference to NZECP 34:2001 Figure 2, no fences of conductive material shall be constructed within 5 metres of any high voltage transmission line tower. (NZECP 34:2001 safe distances from support structures – fences).

Issued in respect of application No. RM 100103 on this 5<sup>th</sup> day of September, 2011.



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David Wayne Gair  
AUTHORISED OFFICER



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Monique Sarah Robertson  
AUTHORISED OFFICER



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Cpy - 01/01, Pgs - 002, 05/06/09, 16:30  
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**KAPITI COAST DISTRICT COUNCIL**

**CONSENT NOTICE PURSUANT TO SECTION 221**

**OF THE RESOURCE MANAGEMENT ACT 1991**

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

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

**950421**

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

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

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

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

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

Dated at Paraparaumu this 22nd day of May 1996.

*Mr. P. W.*  
GENERAL MANAGER

THIS REPRODUCTION IS CERTIFIED TO BE A  
TRUE COPY OF THE ORIGINAL REGISTER *BS31004-L4*  
FOR THE PURPOSES OF SECTION 215B LAND  
TRANSFER ACT 1952

*55.2009*

for RGL.



*BS31004-L4*  
26.7.1996. L 17.3L.M  
order  
Conc. Notice