

# STATEMENT OF PASSING OVER INFORMATION

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

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



**SOLD ON KĀPITI**  
real estate

31 March 2026

Carolyn Fordyce

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

The attached LIM provides you with information about 15 Runanga Grove, Waikanae.

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

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

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

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

**15 Runanga Grove, Waikanae**

## Document information

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

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

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

## Application details

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<b>Applicant</b>	Carolyn Fordyce
<b>LIM number</b>	L260348
<b>Application date</b>	25/03/26
<b>Issue date</b>	31/03/26

## Property details

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<b>Property address</b>	15 Runanga Grove, Waikanae
<b>Legal description</b>	LOT 1 DP 82482
<b>Area (hectares)</b>	0.0626

## Valuation information

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<b>Valuation number</b>	1495102000
<b>Capital value</b>	\$890,000
<b>Land value</b>	\$420,000
<b>Improvements value</b>	\$470,000

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 annual rates for 2025/26 rating year are \$5,545.12 This includes Greater Wellington Regional Council rates
<b>Next instalment date</b>	09/06/26
<b>Arrears for previous years</b>	\$0.00
<b>Water rates</b>	\$372.69 last year (2024/25)  For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
<b>Water balance due</b>	\$0.00

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

## 2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

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

### Building Consents

24/07/96      BUILDING CONSENT 960692: NEW DWELLING  
                  : Code Compliance Certificate issued 14/03/97

### 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: General Residential

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

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

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website [www.gw.govt.nz/](https://www.gw.govt.nz/).

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

## District Plan Features and Overlays

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

This property is zoned General Residential in the Operative District Plan (2021).

This property was initially created via subdivision in 1995 under resource consent number RM940020 (Townhouse Development on Lots 7 & 8 DP 65815, Runanga Grove).

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

Resource Consent RM960191 was subsequently granted by Council in 1996 for a boundary adjustment. Copies of the Decisions relating to RM940020 and RM960191 are provided with this LIM.

Copies of the Deposited Plan (DP 82482) and Record of Title are provided with this LIM.

There are no known easements.

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

There is no record of any further resource consents for this property.

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

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

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

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://www.gw.govt.nz/search-selected-land-use-register).

### **Natural Hazards**

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

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

### **Coastal Erosion and Inundation Hazards**

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: [www.kapiticoast.govt.nz/coastal-science](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 area's residents may need to evacuate in the event of a tsunami.

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

## Other Information

The property is shown to be subject to and adjacent to flood a hazard in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100-year flood extent, which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

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

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

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

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

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

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

## 6. Other land and building classifications

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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.*

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

Stormwater discharge is confined to site in soak pit(s). There is no record of any Council services running through the property.

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

## 8. Drinking water supply

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

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

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

## 9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

## 10. Other information about the property

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

### **Cultural and Archaeological**

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

More detail on what to look for and who to contact can be found on our website:

[www.kapiticoast.govt.nz/Our-District/Tangata-Whenua](http://www.kapiticoast.govt.nz/Our-District/Tangata-Whenua)

### **Development Impact Fees**

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

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

## Glossary of Terms and Maps attached

### **Aerial Photograph**

A birds-eye view in colour of the property and its surrounds.

### **Deposited Plan**

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

### **Building Information** (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

### **Services Network Map**

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

### **Location of Health and Alcohol Licenses**

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

### **Resource Consents**

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

### **Designation(s)** (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

### **District Plan**

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

### **Latest Flood Hazards**

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

# Aerial Photography

15 Runanga Grove, Waikanae (LOT 1 DP 82482)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: March 26, 2026

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**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** **WN49A/311**

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

**Date Issued** 22 January 1997

**Prior References**

WN45D/120      WN45D/121

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**Estate** Fee Simple

**Area** 626 square metres more or less

**Legal Description** Lot 1 Deposited Plan 82482

**Original Registered Owners**

Frank Allan Fraser and Yvonne Joy Fraser

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**Interests**

Land Covenant in Transfer 675506.8

B492002.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.12.1995 at 3.54 pm

5248419.1 Transmission to Yvonne Joy Fraser - 12.6.2002 at 9:00 am

References:  
Prior C/T 45D/120, 121  
Document No. B557119.2



REGISTER

No. 49A / 311

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 22nd day of January one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of Wellington

WITNESSETH that JOHN RICHARD BRADDOCK of Waikanae, Manager and DIANE FAY BRADDOCK his wife are

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 626 square metres more or less situate in the District of Kapiti Coast being Lot 1 on Deposited Plan 82482



675506.8 Transfer containing Restrictive Covenant

A.L.R.

B492002.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.12.1995 at 3.54 p.m.

A.L.R.

B.578568.1 Transfer to Frank Allan Fraser, of Waikanae, Retired Accountant, and Yvonne ~~Yv~~ Fraser, 27.3.1997 at 2.20 p.m.   
 his wife

21/1/97  
SLK

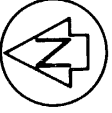
A.L.R.

No. 49A / 311



960191

Approvals



REGISTERED OWNERS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991, ON THE 19 DAY OF June 1996, THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF:

*[Signature]*  
MAYOR

*[Signature]*  
GENERAL MANAGER

THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL

DATUM : GEODETIC 1949  
WANGANUI CIRCUIT COORDS  
ORIGIN : MT. STEWART  
700 000mN : 300 000mE

ORIGIN OF COORDINATES  
Lot 2/ 9 DP.65815 630 278.72N 264 331.09E  
- TB.455 p.48

BOUNDARIES ADOPTED FROM DP.65815

LOT No.	C.T. ISSUED
LOT 1	49A/311
LOT 2	49A/312

Total Area **1362. m<sup>2</sup>**  
Comprised in CT. 45D/120 (All),  
CT. 45D/121 (All), CT. 45D/122 (All)

I, *[Signature]*, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 23 of the Survey Act 1988, hereby certify that the boundaries shown on this plan and surveys attached and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at *[Signature]* this 22<sup>nd</sup> day of August 1996.

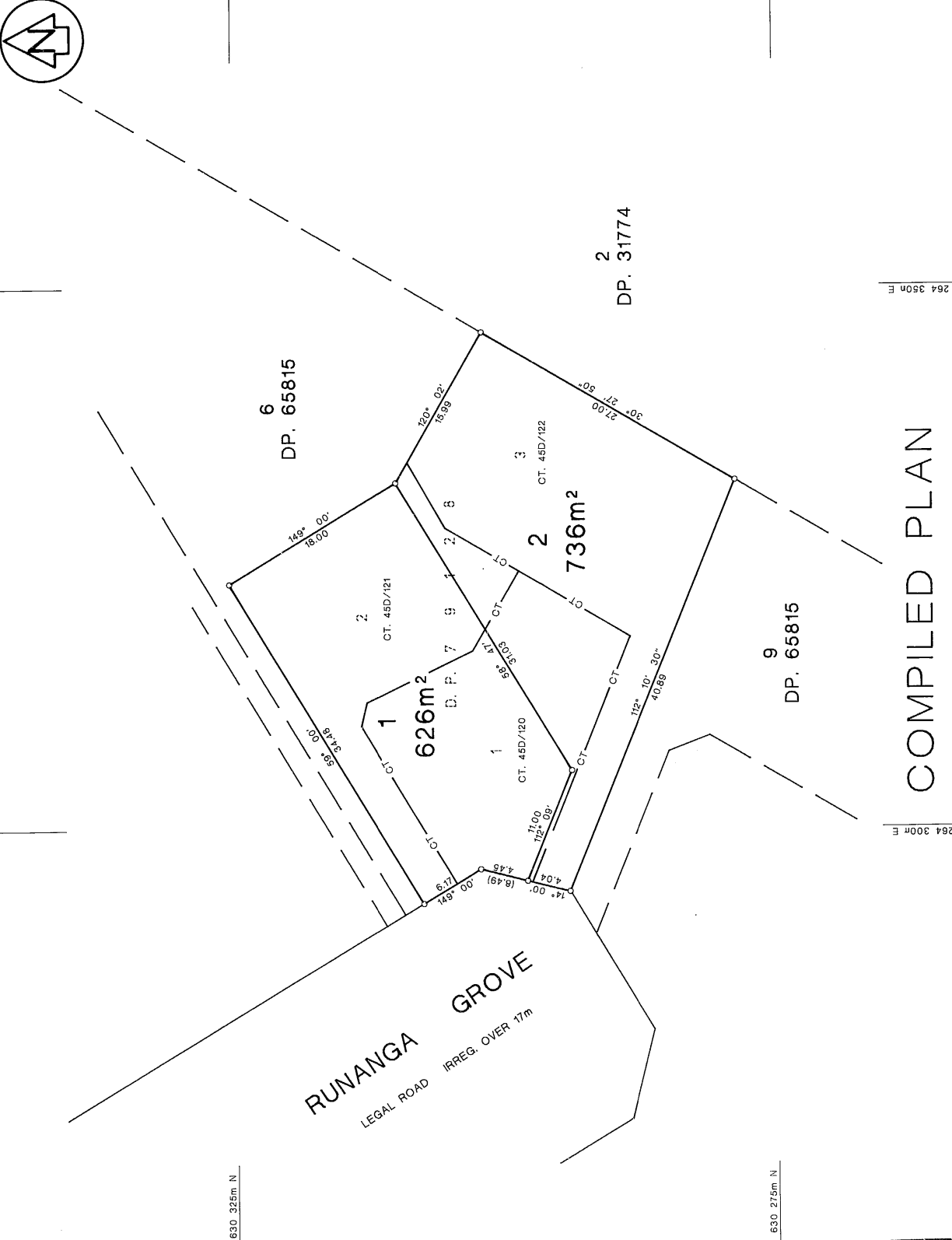
Field Book *[Signature]* Traverse Book *[Signature]*  
Reference Plans DP. 31774, 65815, 79128  
Examined *[Signature]* Correct

Approved as to Survey  
14 / 8 / 96  
District Surveyor

Deposited this 22<sup>nd</sup> day of August 1996  
District Land Registrar

File : 2475 : 00  
Received 18.7.96  
Instructions

**82482**



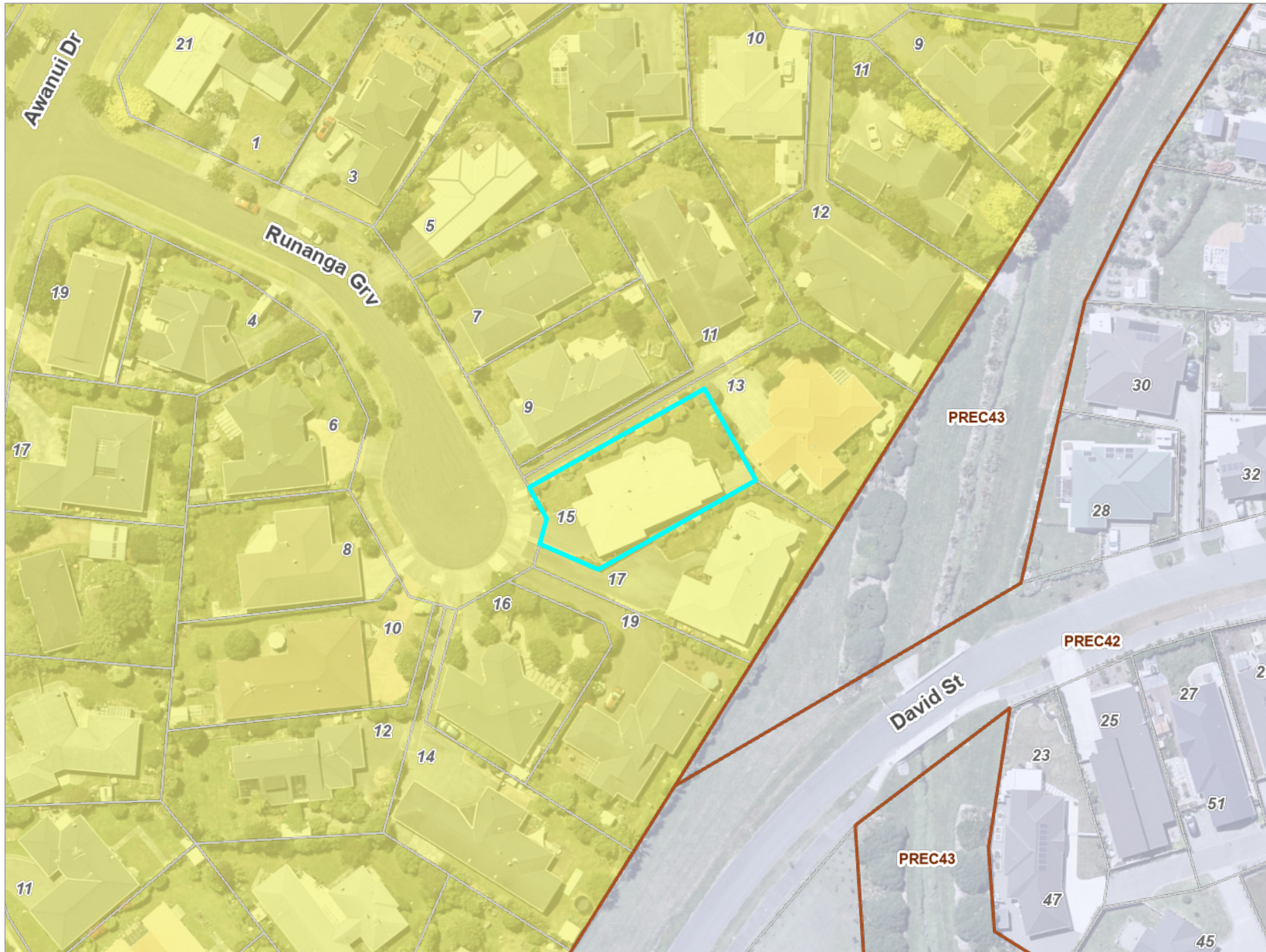
TERRITORIAL AUTHORITY **KAPITI COAST DISTRICT**  
Surveyed by **Connell Wagner Ltd.**  
Scale **1:250** Date **May 1996**

**LOTS 1 & 2 BEING A SUBDIVISION OF  
LOTS 1 - 3 DP. 79128**




LAND DISTRICT **WELLINGTON**  
SURVEY BLK. & DIST **V. KAITAWA**  
NZMS 261 SHT **RECORD MAP No**

# Operative District Plan 2021 - Zones and Precincts

15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

-  Precinct
-  General Residential Zone
-  Waikanae North Development Area



0 20 40 Metres

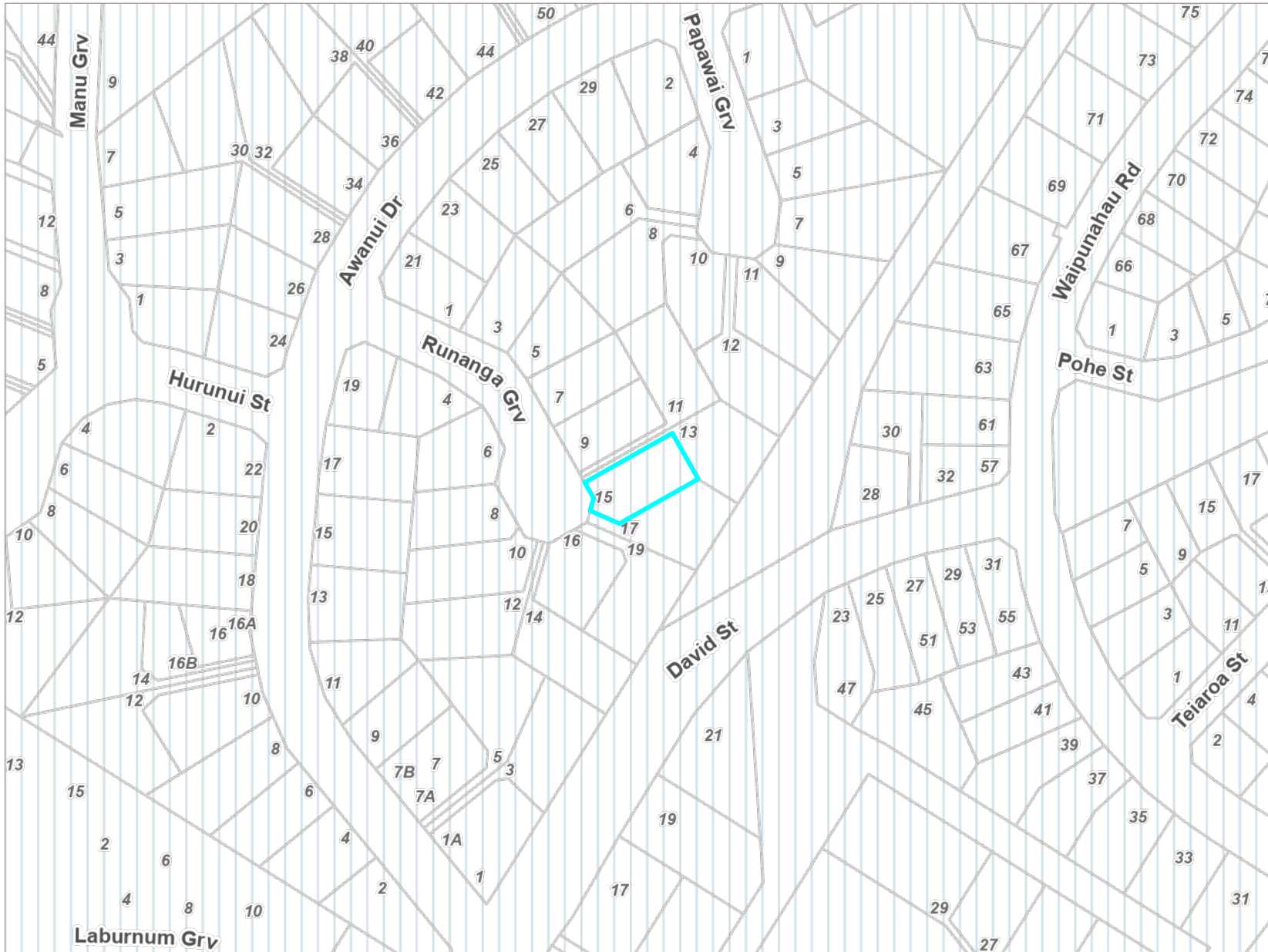
Scale @ A4 - 1:1,000

Date Printed: March 26, 2026


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

## 15 Runanga Grove, Waikanae (LOT 1 DP 82482)



### Key to map symbols

 Coastal Environment

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



0 40 80 Metres

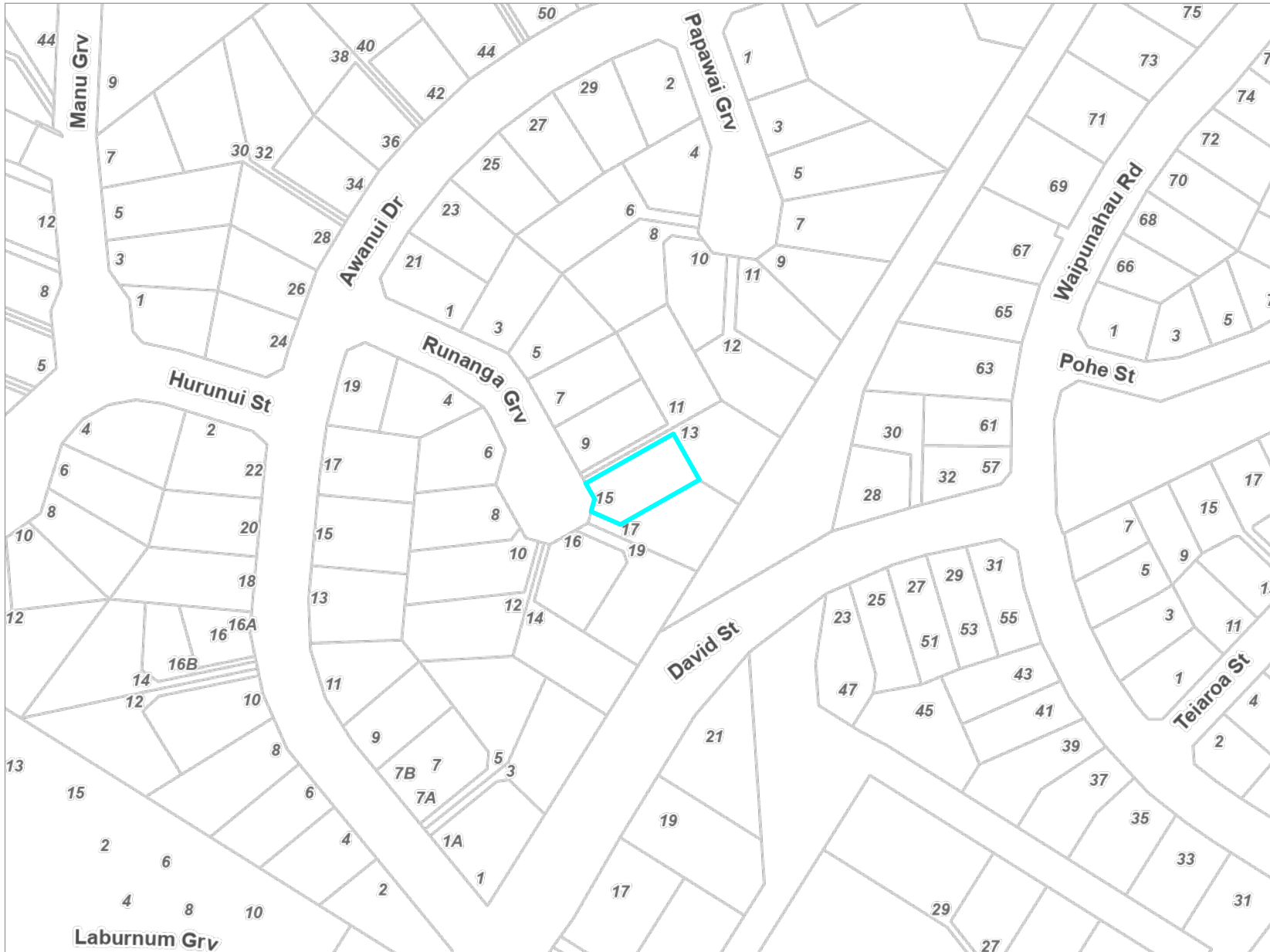
Scale @ A4 - 1:2,000

Date Printed: March 26, 2026

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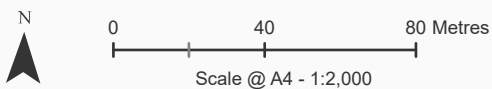
# Operative District Plan 2021 - Designations & Miscellaneous Features

15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

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

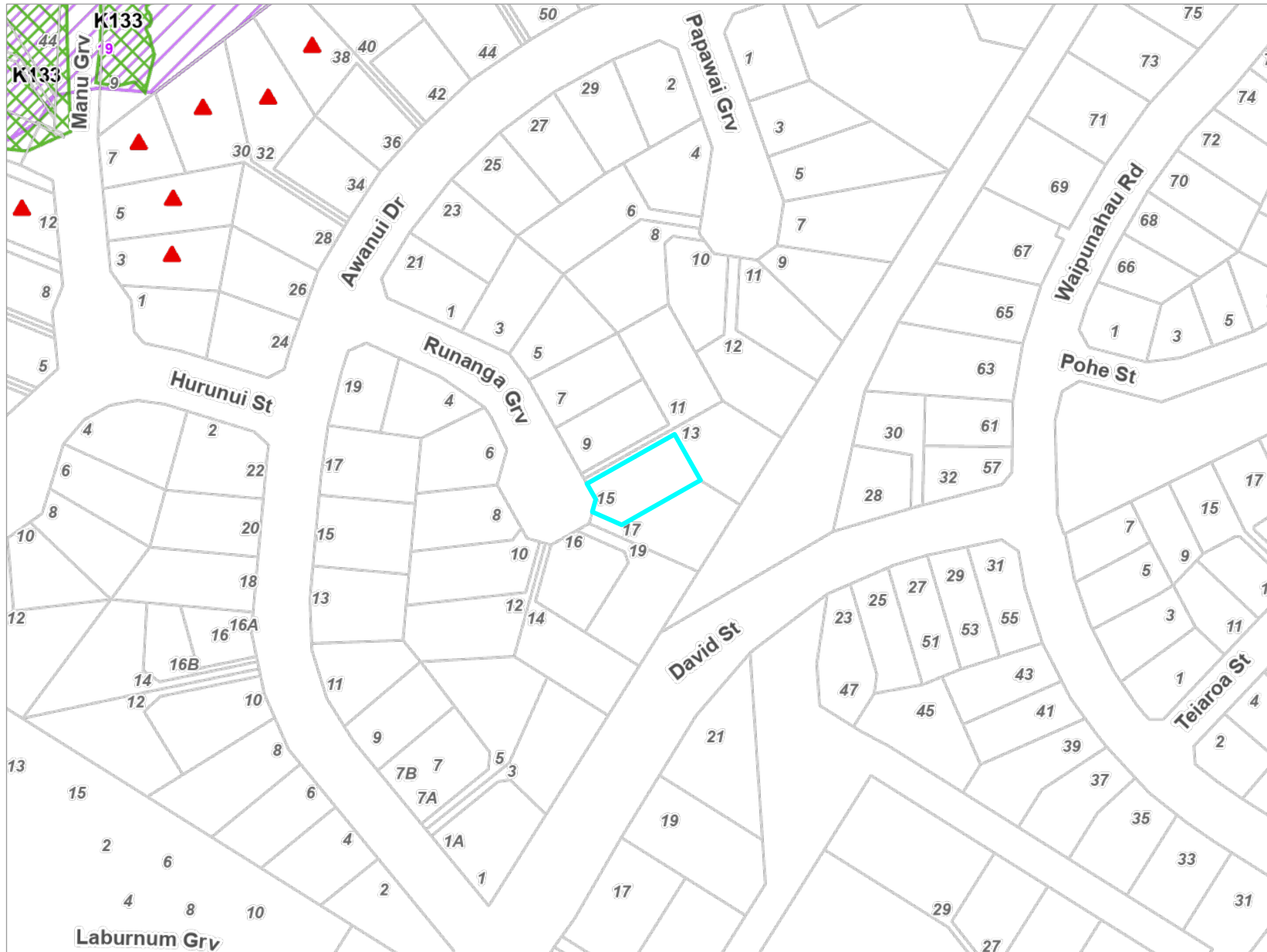


Date Printed: March 26, 2026

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# Operative District Plan 2021 - Natural Features

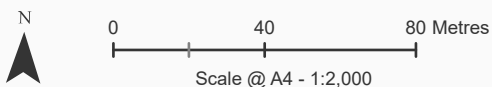
15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

-  Ecological Sites
-  Special Amenity Landscapes
-  Key Indigenous Trees

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

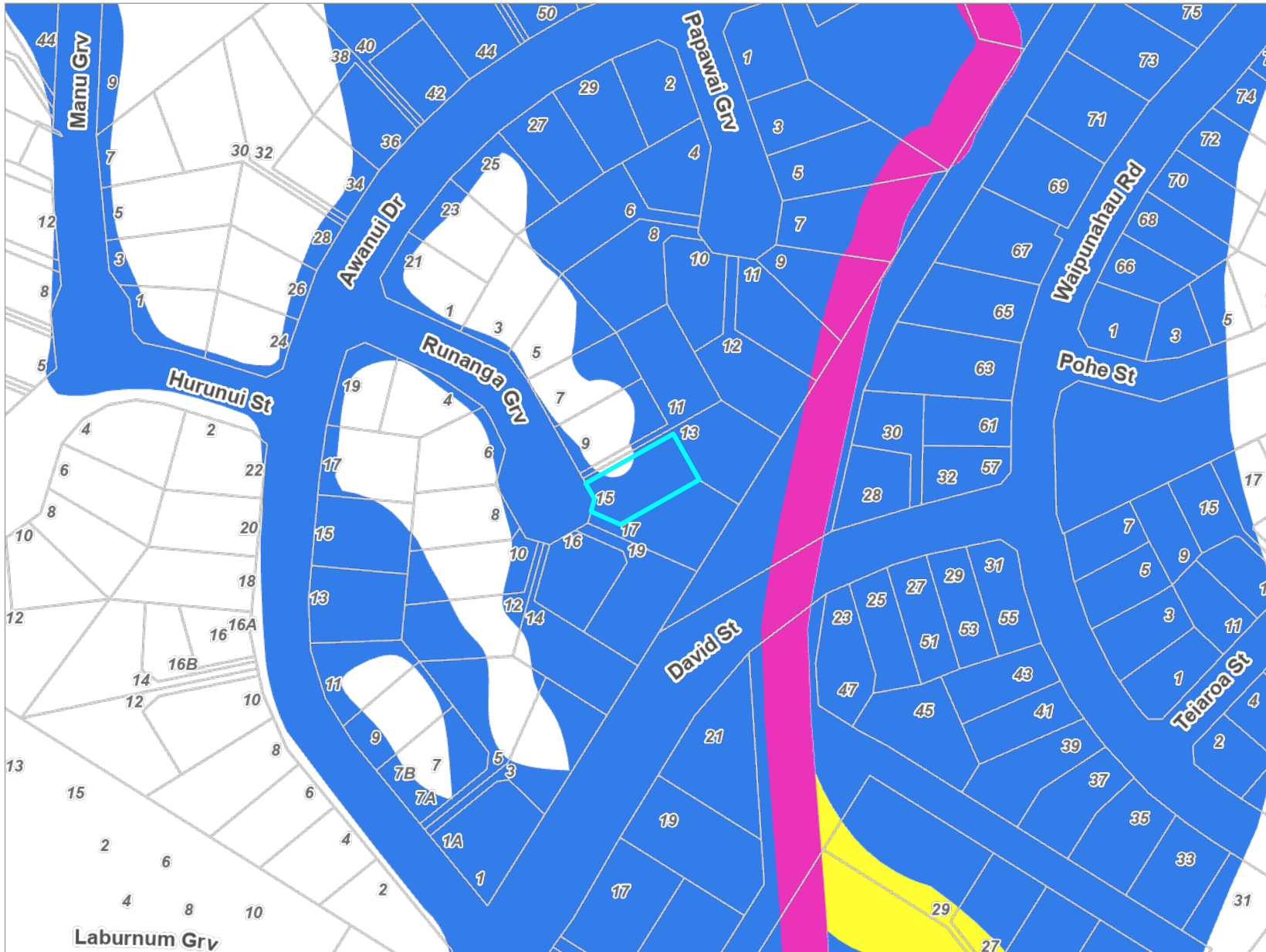


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# Operative District Plan 2021 - Natural Hazards

15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Ponding Area

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



0 40 80 Metres

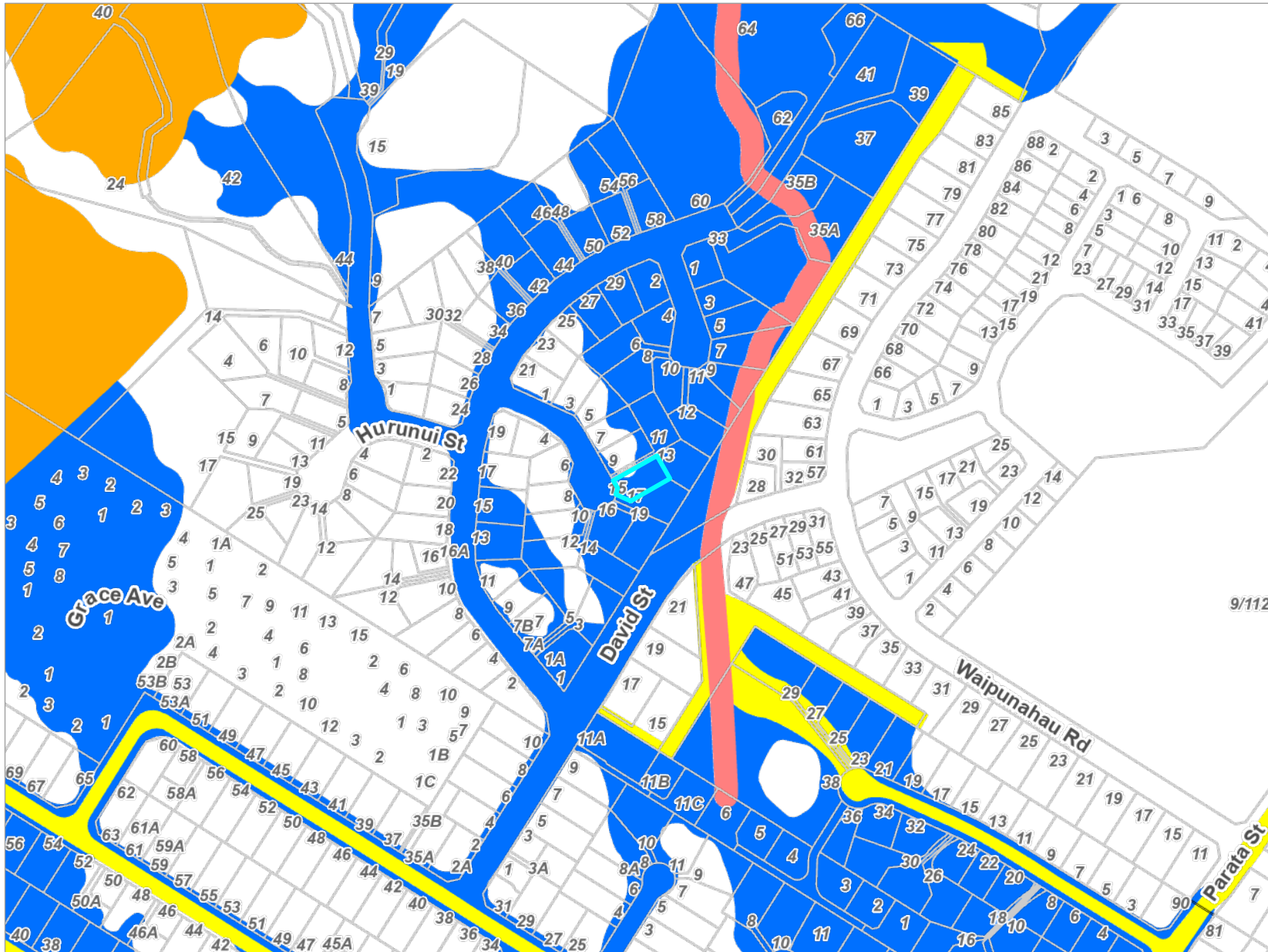
Scale @ A4 - 1:2,000

Date Printed: March 26, 2026





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# Latest Flood Hazards

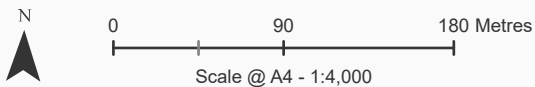
15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Storage
-  Ponding

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

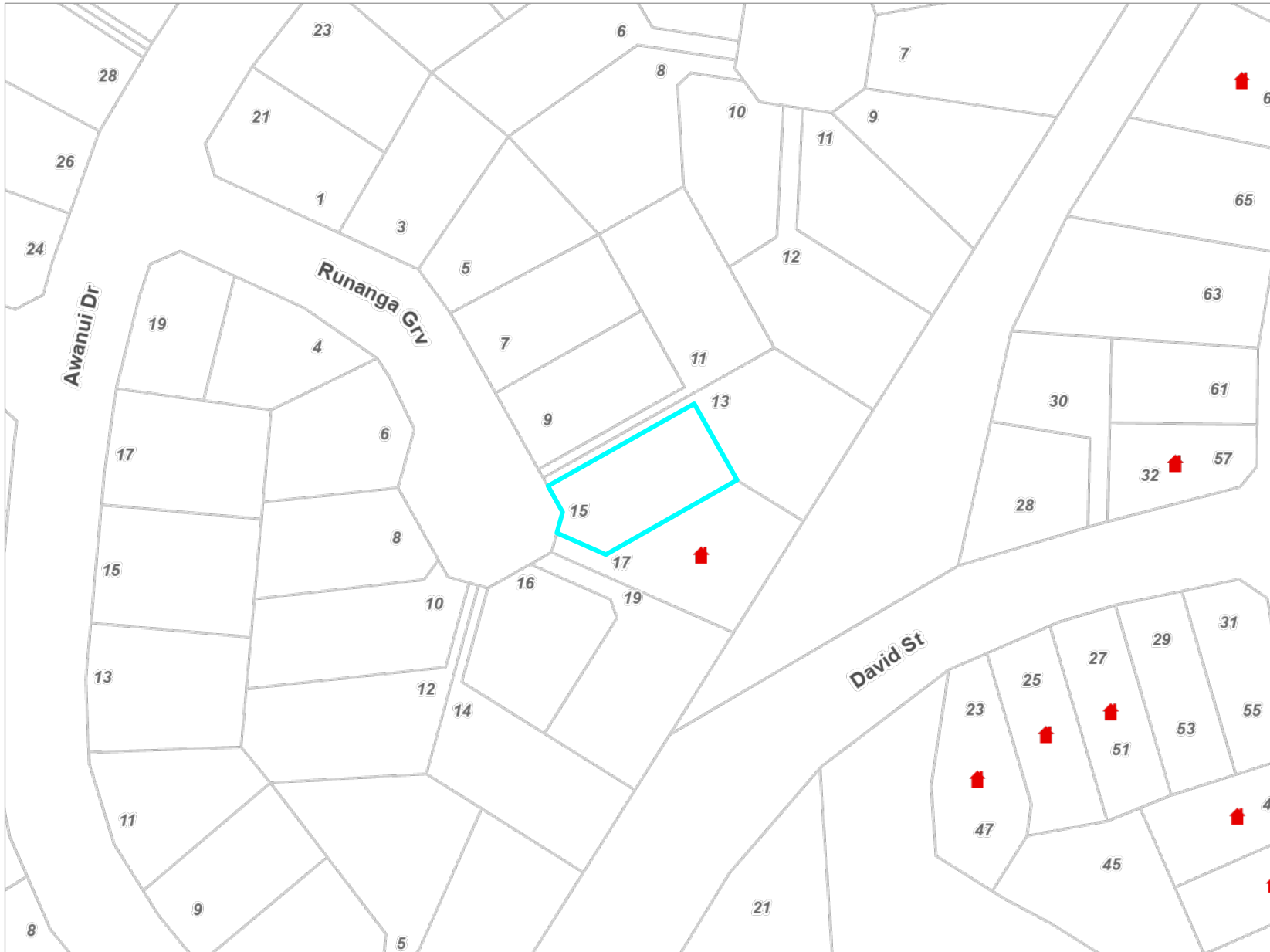


Date Printed: March 26, 2026

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# Resource Consents Map

15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

 Resource Consents

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



0 25 50 Metres

Scale @ A4 - 1:1,200

Date Printed: March 26, 2026

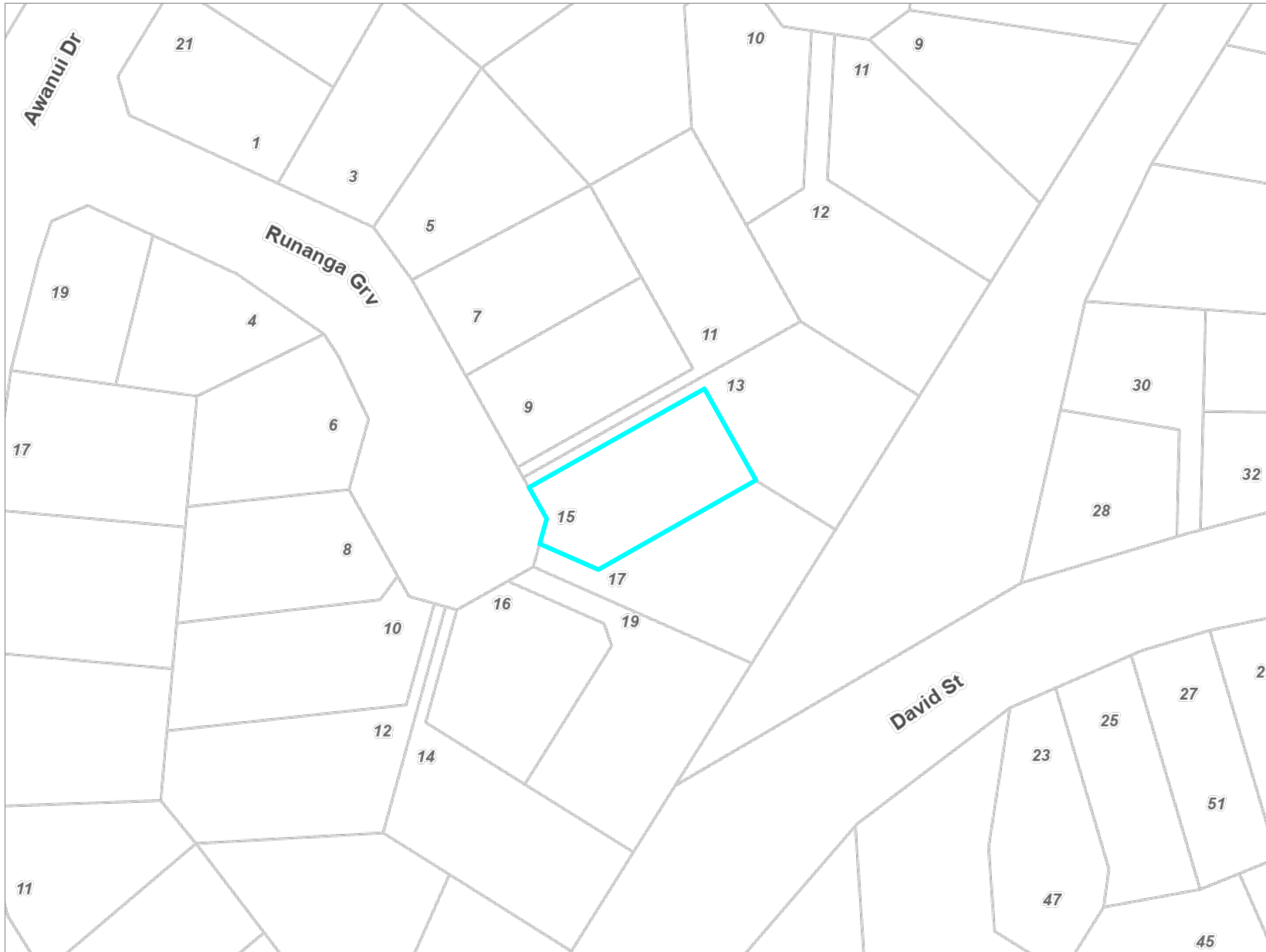
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## Resource Consents Report

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
160079	47 Waipunahau Road, Waikanae	1494195122	LOT 22 DP 492346	LD	Construction of a dwelling, accessory building, associated	N	N	Decision Issued	30/6/2016	3/5/2016
170008	51 Waipunahau Road, Waikanae	1494195120	LOT 20 DP 492346 CT 715264	LD	Construct a dwelling within Precinct 2 that does not comply	N	N	Decision Issued	15/2/2017	30/1/2017
170055	25 David Street, Waikanae	1494195121	LOT 21 DP 492346 CT 715265	LD	Construct new dwelling within Precinct 2 that does not	N	N	Decision Issued	20/4/2017	24/3/2017
170061	32 David Street, Waikanae	1494195128	LOT 28 DP 492346 CT 715272	LD	To construct a dwelling within precinct 2 that encroaches	N	N	Decision Issued	1/5/2017	29/3/2017
960191	17 Runanga Grove, Waikanae	1495101900	LOT 3 DP 79128	SC	BOUNDARY ADJUSTMENT	N	N	s.224 Issued	17/6/1996	24/5/1996
PB170002	32 David Street, Waikanae	1494195128	LOT 28 DP 492346 CT 715272	PB	Construction of a deck that encroaches the side yard	N	N	Decision Issued	24/11/2017	10/11/2017

# Health and Alcohol Licenses

15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

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



0 20 40 Metres

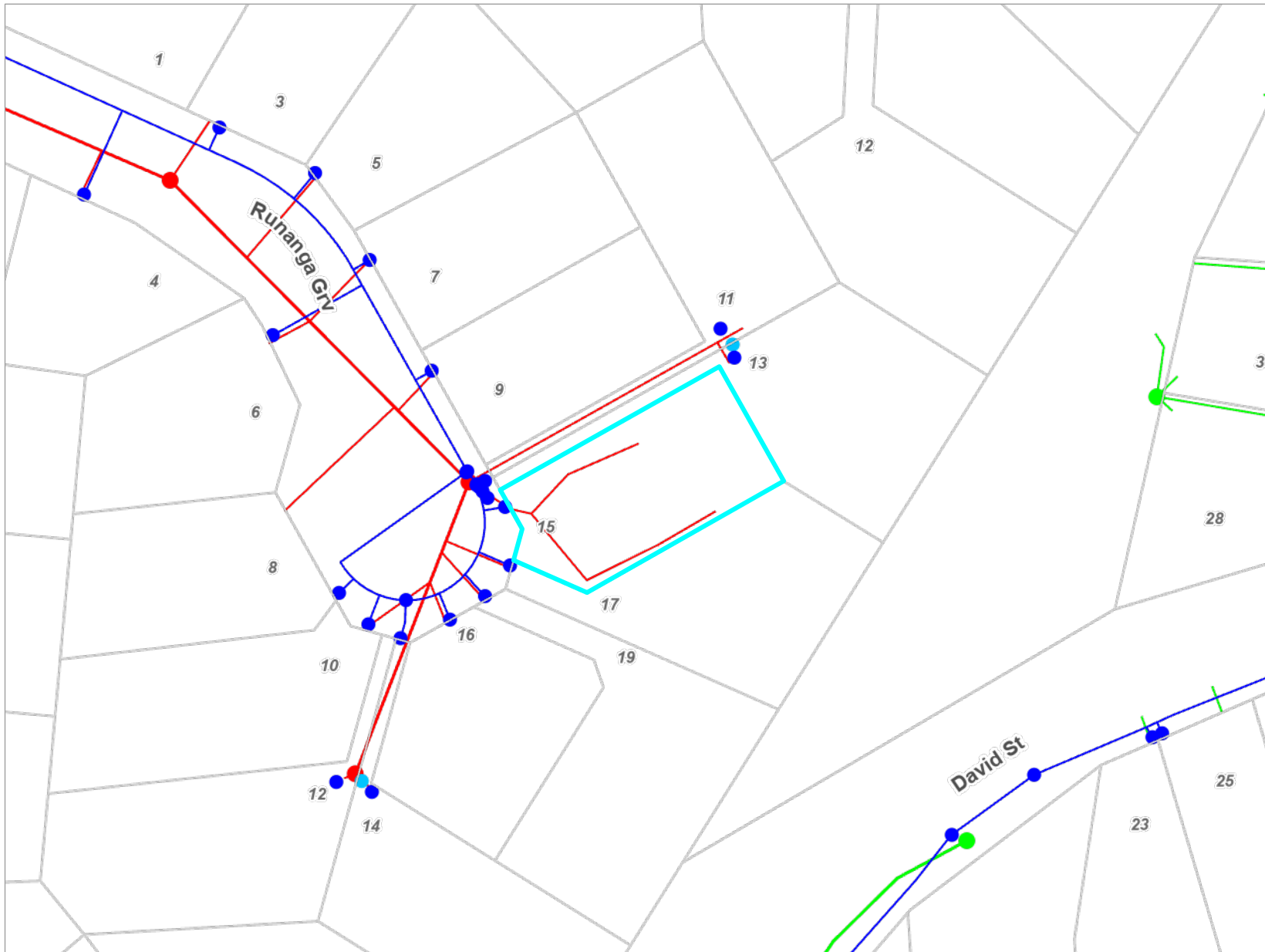
Scale @ A4 - 1:1,000

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# Services Network

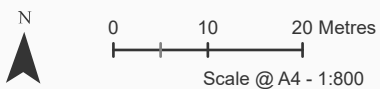
15 Runanga Grove, Waikanae (LOT 1 DP 82482)



## Key to map symbols

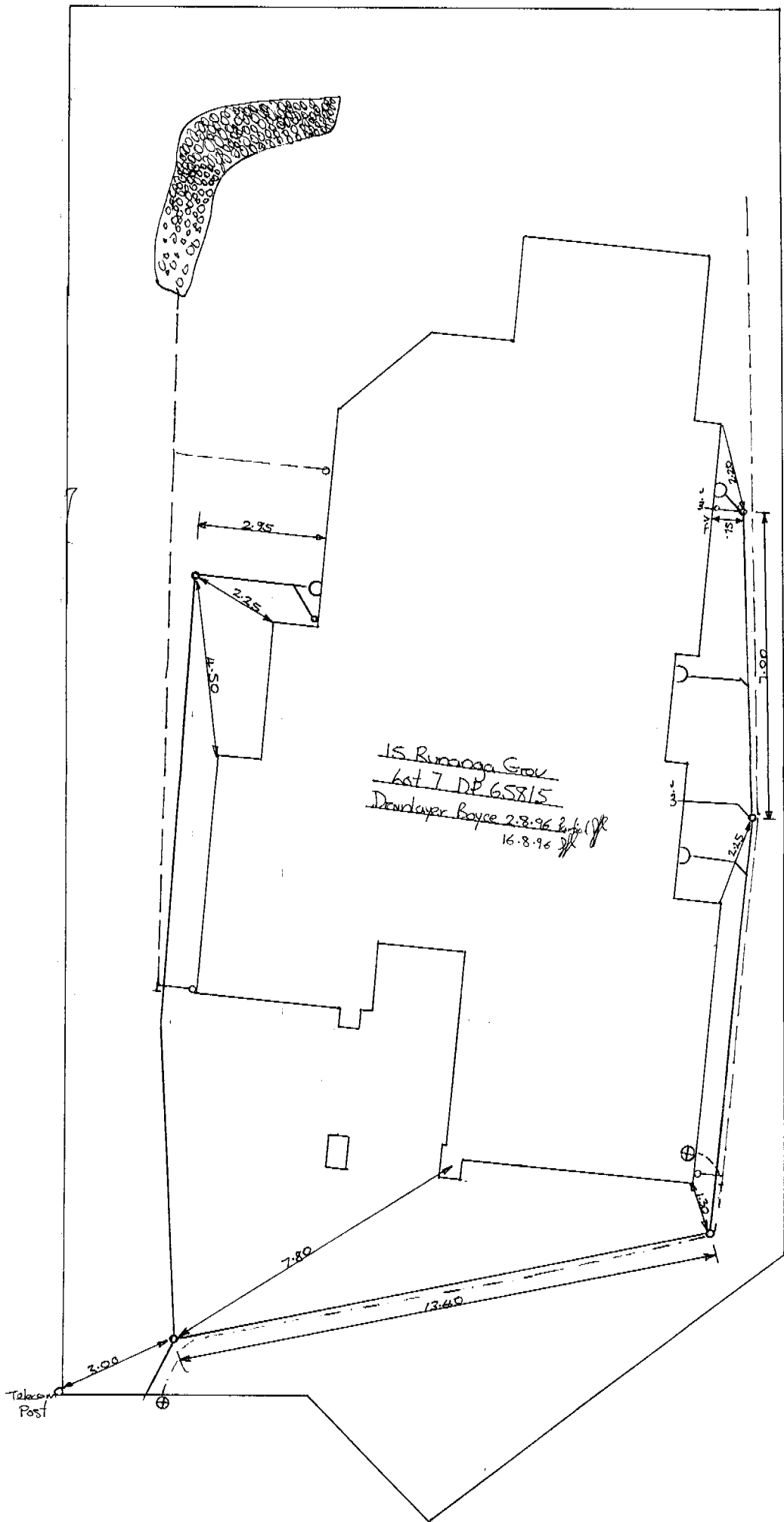
- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

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



Date Printed: March 26, 2026

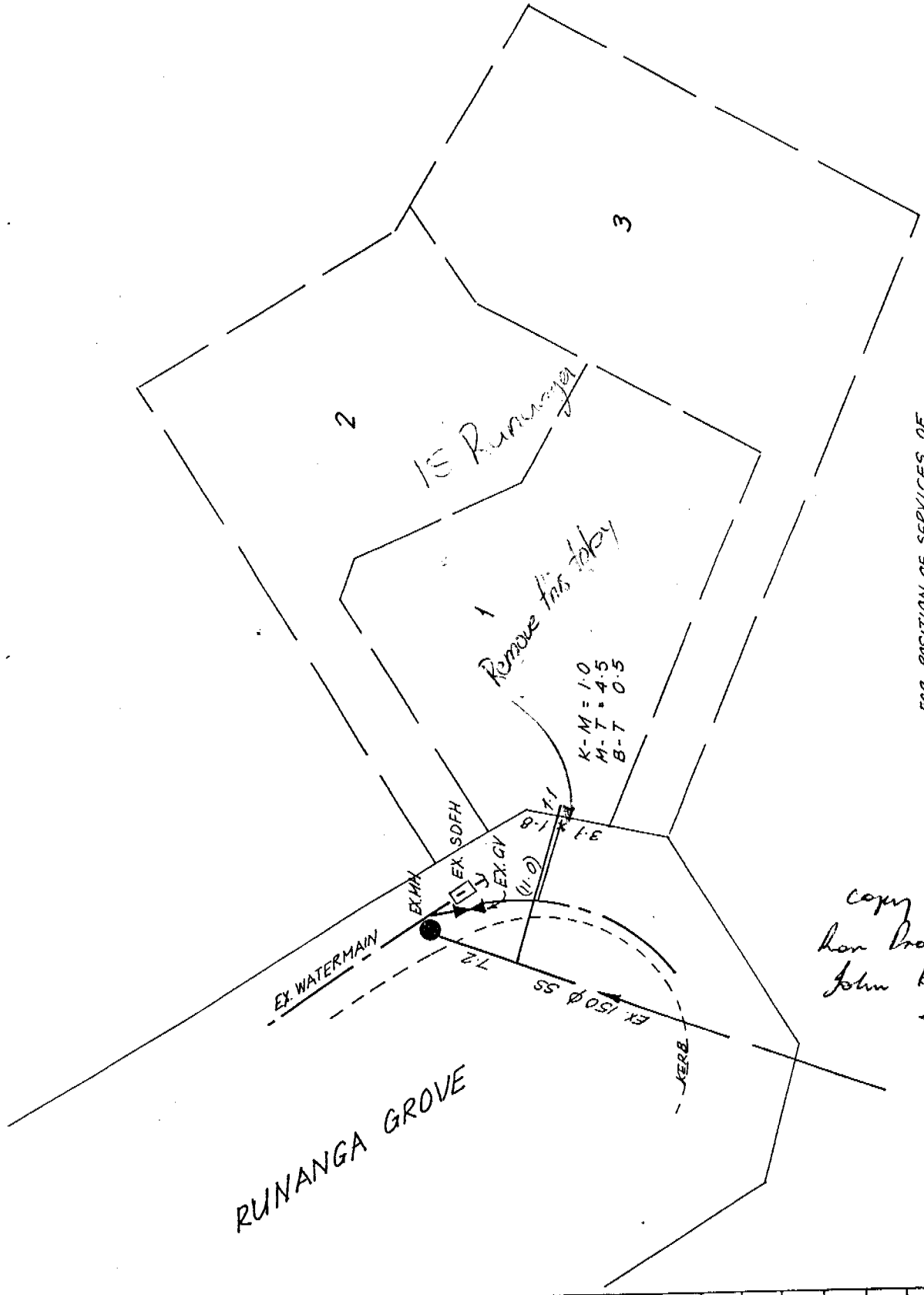
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06 2680081

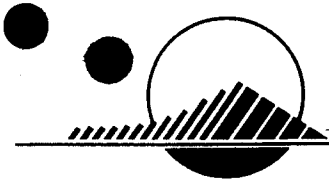


A	FOX COUNCIL INFR	GE	5/92
Issue	Amendment	By	Date
<b>Gonnell Wagner</b> Engineers • Surveyors • Planners • Valuers Auckland State Insurance Building Rm 204 59, Paraparaumu Wellington Christchurch New Zealand Paraparaumu : Telephone : +64-4-298 7084 Rangiora : Facsimile : +64-4-298 3347 Also in Australia, Hong Kong, Indonesia, Singapore, Thailand and United Kingdom.			
<b>NGAHERE DEVELOPMENTS</b> N940020 15-17 RUNANGA GROVE WAIKANAE WATER & SEWER AS - BUILTS			
Date	MAY 1995	Scale	1:250
Surveyed	GF	Drawing No	A3
Designed	GF		
Drawn	GF		
Checked	<i>[Signature]</i>		
Approved			09/4/00



FOR POSITION OF SERVICES OF  
 LOTS 2 & 3 SEE  
 BRICKELL MOSS RAINES & STEVENS LTD  
 PLAN 107.408-1-3

copy to  
 Ron Procter  
 John Hickley  
 7/9/95



# KAPITI COAST DISTRICT COUNCIL

Ref: W940020

22 February 1994

Connell Wagner Ltd  
PO Box 39  
PARAPARAUMU

Dear Sirs

**SCHEME PLAN W940020 - PROPOSED SUBDIVISION AT 15-17 RUNANGA GROVE, WAIKANAE FOR NGAHERE DEVELOPMENTS**

This is to advise that pursuant to Section 105 of the Resource Management Act 1991 the proposed subdivision as shown on Scheme Plan W940020 has been approved by Council 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. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
3. The payment of Council engineering fees of \$342 (GST inclusive).
4. A consent notice shall be issued pursuant to Section 221 of the Resource Management Act 1991 noting that the proposed subdivision is approved on the basis that the development of the proposed allotments shall be for the townhouses shown on the subdivisional plan submitted to Council. The location and design of the proposed buildings on the allotments shall be in accordance with the development plan approved by Council (Council ref WRC34).
5. The subdivider shall either:

Ngarara Building, Rimu  
Road. Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563

- (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 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

- (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 above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's solicitor at the cost of the subdivider.

6. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer. This will involve onsite disposal and be considered whenever a building consent is lodged for the individual lots.
7. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections.
9. The subdivider shall provide and install pipes for gas supply to service the subdivision.
10. 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.

11. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
12. The payment of reserves contribution of \$6,000 (being 7.5% of two thirds of the value of Lots 1 to 3 being \$120,000).
13. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
14. All costs arising from any of the above conditions shall be at the expense of the subdivider.

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

Yours faithfully



C R Thomson  
PLANNER INVESTIGATIONS

MdG

The Chairperson and Members  
SUBDIVISIONS MEETING

SCHEME PLAN W940020 - PROPOSED SUBDIVISION AT 15-17 RUNANGA GROVE, WAIKANAE FOR NGAHERE DEVELOPMENTS LTD

OBJECTION TO CONDITIONS

Scheme Plan W940020 was approved at the last meeting. The subdivider has objected to the following conditions of Scheme Plan approval.

3. The payment of Council engineering fees of \$342 (GST inclusive).
12. The payment of Reserves Contribution of \$6,000 (being 7.5% of two thirds of the value of Lots 1 to 3 being \$120,000).

It is noted by the surveyor that there are two existing titles involved in the subdivision and that therefore there is only one additional lot created as a result of the development.

Confirmation is sought that the engineering fee for condition 3 will be only \$171 and that the Reserves Contribution will be \$3,000 (7.5% of one third of \$120,000).

The revision of the reserves contribution is correct. Provisions should also be made for this condition to be met by a reduction in the reserve credit for Ngahere Developments. However, the proposed reduction in engineering fees is not acceptable to the Subdivisional Engineer. \$342 is considered to be an accurate assessment of the time required for inspections and checking of engineering aspects of this subdivisional development.

RECOMMENDATION

1. That the objection to Condition 3 be declined on the grounds that the fee imposed is the appropriate user pay charge for the time required by the Subdivisional Engineer to process engineering aspects of this subdivision.
2. That the objection to condition 12 be upheld and the condition amended to read:
  12. The payment of reserves contribution of \$3,000 (being 7.5% of one third of the value of Lots 1 to 3 being \$120,000). This condition may be met by an equivalent reduction in the reserves credit for Ngahere Developments.

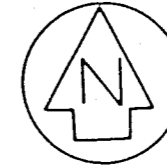
Report prepared by :

*C R Thomson*

C R Thomson  
PLANNER DEVELOPMENT CONTROL  
MdG

22 March 1994





Approved: *[Signature]*  
*[Stamp]*

REGISTERED OWNERS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE DAY OF *15/05/94* 1994, THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

*[Signature]*  
 MAYOR  
*[Signature]*  
 GENERAL MANAGER

G30 330 N

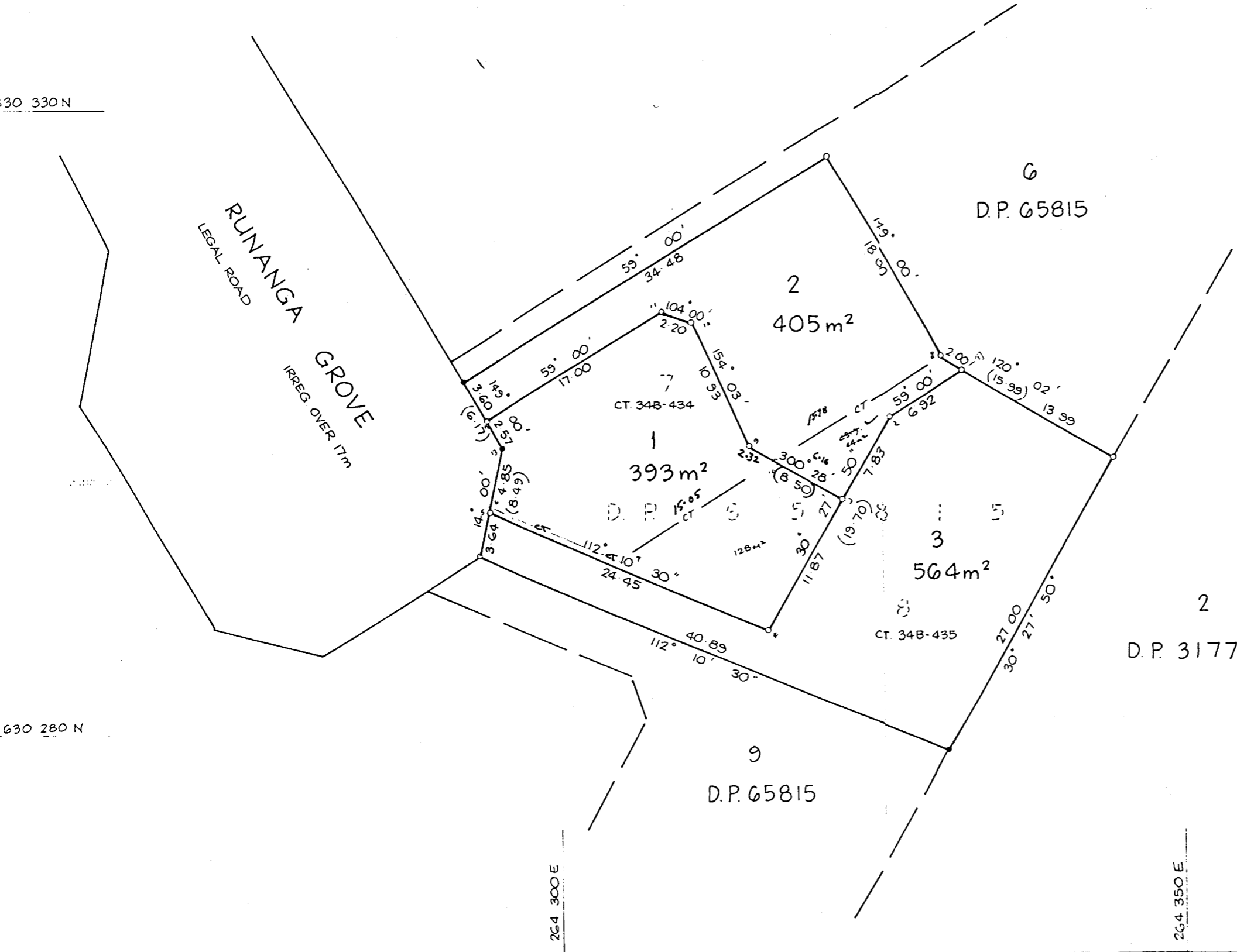
G30 280 N

RUNANGA GROVE  
 LEGAL ROAD  
 IRREG OVER 17m

6  
 D.P. 65815

2  
 D.P. 31774

9  
 D.P. 65815



Total Area 1362 m<sup>2</sup>

Comprised in CT. 34B-434 (ALL)  
 CT. 34B-435 (ALL)

I, IAN RAMSEY REDWARD  
 Registered Surveyor and holder of an annual practising certificate or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
 Dated at *Paraparaumu* on *27*  
*15* May 1994 Signature *[Signature]*

Field Book *p* Traverse Book *p*  
 Reference Plans D.P.'s 65815, 57386, 54685  
 31774  
 Examined Correct

Approved as to Survey  
 / / Chief Surveyor

Deposited this day of 19  
 District Land Registrar

LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. V KAITAWA  
 NZMS 261 SHT RECORD MAP No

LOTS 1-3 BEING A SUBDIVISION OF  
 LOTS 7 & 8 D.P. 65815

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by CONNELL WAGNER LTD  
 Scale 1:250 Date MAY 1994

File 0914:00  
 Received  
 Instructions

The Chairperson and Members  
SUBDIVISIONS MEETING

SCHEME PLAN W940020 - PROPOSED SUBDIVISION AT 15-17 RUNANGA GROVE, WAIKANAE FOR NGAHERE DEVELOPMENTS

Scheme Plan W940020 attached shows a proposed subdivision of a 1362 sqm site in three residential lots of 400 sqm (2) and 562 sqm.

The land is zoned Residential E in the Transitional District Plan (Horowhenua County Scheme).

The proposal is contrary to the minimum area requirements for Residential E subdivisions. However, a resource consent has been granted for the proposed townhouse development shown on the subdivision plan (WRC34). It is the intention of the subdivider to proceed with this development. The subdivision consent application seeks to obtain separate titles to each of the townhouse sites simultaneously with the development.

RECOMMENDATION

That pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan W940020 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. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
3. The payment of Council engineering fees of \$342 (GST inclusive).
4. A consent notice shall be issued pursuant to Section 221 of the Resource Management Act 1991 noting that the proposed subdivision is approved on the basis that the development of the proposed allotments shall be for the townhouses shown on the subdivisional plan submitted to Council. The location and design of the proposed buildings on the allotments shall be in accordance with the development plan approved by Council (Council ref WRC34).
5. The subdivider 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 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

- (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 above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's solicitor at the cost of the subdivider.

6. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer. This will involve onsite disposal and be considered whenever a building consent is lodged for the individual lots.
7. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections.
9. The subdivider shall provide and install pipes for gas supply to service the subdivision.
10. 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.

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

12. The payment of reserves contribution of \$6,000 (being 7.5% of two thirds of the value of Lots 1 to 3 being \$120,000).
13. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
14. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Report prepared by :



C R Thomson  
PLANNER INVESTIGATIONS

MdG

15 February 1994



# KAPITI COAST DISTRICT COUNCIL

Inquiries to: A D Guerin

Ref: WRC34

14 December 1992

Mr K Redmond  
P O Box 28  
**WAIKANAE**

+ Collins Design

Dear Sir

**RESOURCE CONSENT APPLICATION  
15 - 17 RUNUNGA GROVE WAIKANAE  
(WRC34)**

Your application for consent to a Non-complying Activity from the provisions of the Transitional District Plan relating to three dwelling units on one title has been considered by Council's Hearing Commissioners who have approved the application subject to the following conditions.

1. A Building Permit is obtained.
2. Lots 7 and 8 DP65815 shall be combined to form one Certificate of Title.
3. The payment of reserves contribution of \$1000 being the value of 20m<sup>2</sup> per unit in addition to the first two units shall be paid (S.294(2) Local Government Act 1974).
4. Each area for a proposed dwelling site shall be provided with an individual and separate high pressure water supply service connection unless, in the opinion of the Regulatory Services Manager or the Subdivisional Engineer, extraordinary circumstances exist which may make this condition unreasonable.

Each area shall be provided with a sewer connection which may involve the installation of a new and separate service connection to Council mains. Where possible, services shall lie entirely within the area for which the service is provided.

Each application will be treated on its merits.

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

**WAIKANAE SERVICE CENTRE**

Aputa Place, Waikanae. Telephone (04) 293-6376/293-6336. Fax (04) 293-7758.

6. Wherever practical provision shall be made for vehicles to leave the sites in a forward direction.
7. A piped stormwater system is to be provided to service potential house sites.

Yours faithfully

A D Guerin  
**PLANNING OFFICER**

WJB

23 July, 1996

**MANAGER, PLANNING**

**SCHEME PLAN: 960191**

**APPLICANT: J & D Braddock**

**SITE: Runanga Grove, Waikanae**

**ZONING: Res E / Residential**

**PROPOSAL:**

To amend the boundaries from 3 lots to 2 lots of 626m<sup>2</sup> and 736m<sup>2</sup>

**OBJECTION:**

The surveyor has objected to conditions 4 (requirement for piped stormwater system), and 6 (requirement for the blanking off of the water main at a point that will require the berm area and footpath to be reinstated), as he considers them inappropriate.

**COMMENT:**

The conditions objected to are engineering matters, therefore my comments are based on the subdivisional engineers advice.

The engineer remarks that both objections are valid and should be upheld and re-worded to read the following:

4. *"Stormwater disposal from the lots will be on-site and will be considered at the time of a building consent application".*
6. *"The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with the individual service connections.*

*The extra, surperfluous water supply connection shall be blanked off and this work shall be inspected by a Council Officer prior to backfilling and reinstatement".*

**RECOMMENDATION:**

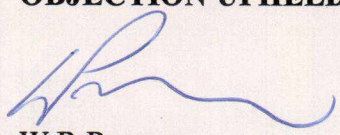
That Council upholds the objection to conditions 4 & 6 in full.

*19 Hated*

A D Guerin  
**Senior Planner**

**DECISION:**

**OBJECTION UPHeld/~~DISMISSED~~/~~UPHELD~~ IN PART**



W R Pearson  
**Manager, Planning**

DATED THIS *5th* DAY OF *August* 1996

16 June, 1996

**MANAGER, PLANNING**

**SCHEME PLAN:** 960191

**APPLICANT:** J Braddock

**SITE:** Runanga Grove, Waikanae

**ZONING:** Res E/Residential

**PERSON WHO DETERMINED APPLICATION AS NON-NOTIFIED:** Mike Weir

**PROPOSAL:**

It is proposed to amend the boundaries from 3 lots to 2 lots of 626m<sup>2</sup> and 736m<sup>2</sup>.


**COMMENT:**

This application is reversing a recent subdivision of the land into 3 lots. The proposal complies with both District Plans and should be approved subject to the attached conditions.

  
A D Guerin  
Senior Planner

**DECISION:**

**APPROVED/DECLINED**

  
W R Pearson  
Manager, Planning

  
M P Weir  
Regulatory Services Manager

17/6/96.

17 June, 1996

Connell Wagner  
PARAPARAUMU

ATTENTION : Guy Forrest

Dear Sir

**SCHEME PLAN 960191 PROPOSED SUBDIVISION AT RUNANGA GROVE,  
WAIKANAE FOR J & D BRADDOCK**

I advise that pursuant to Section 105 of the Resource Management Act 1991, Council has approved Scheme Plan 960191 being the proposed subdivision of Lots 1-3 DP79128 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 payment of Council engineering fees of \$120 (GST inclusive).
3. A concrete vehicle crossing shall be provided to serve lot 2.
4. A piped stormwater system is to be provided to service potential or existing house sites.
5. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
6. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections.

The extra, superfluous water supply service connection shall be blanked off at the water main in Runanga Grove and the berm area and footpath reinstated. This work is to be inspected by a Council Officer before backfilling over the water supply main.

7. The Developer shall provide and install pipes for gas supply to service the subdivision.

8. 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 the lots in the subdivision.

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

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

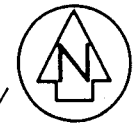
10. All costs arising from any of the above conditions shall be at the expense of the Developer.

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  
SENIOR PLANNER



Approvals

REGISTERED OWNERS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991, ON THE DAY OF 1996, THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF:

MAYOR

GENERAL MANAGER

DATUM : GEODETIC 1949  
 WANGANUI CIRCUIT COORDS  
 ORIGIN : MT. STEWART  
 700 000mN : 300 000mE

ORIGIN OF COORDINATES  
 2 / 9 DP.65815 630 278.73 264 331.07

PERIPHERAL BOUNDARIES ADOPTED FROM DP.65815

LOT No.	C.T. ISSUED
LOT 1	
LOT 2	

Total Area... 1362. m.2

Comprised in ... CT. 45D/120 (All) ...  
 ... CT. 45D/121 (All) ... CT. 45D/122 (All)

I, Ian Ramsey Redward  
 Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
 Dated at Wellington this 23rd day of May 1996  
 Signature *[Signature]*

Field Book ..... p. Traverse Book ..... p.  
 Reference Plans ..... DP. 31774, 65815, 79128  
 Examined ..... Correct

Approved as to Survey  
 ..... / ..... / ..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

District Land Registrar

File : 2475 : 00  
 Received  
 Instructions

630 325m N

630 275m N

264.300m E

264.350m E

RUNANGA GROVE  
 LEGAL ROAD IRREG. OVER 17m

6  
 DP. 65815

2  
 DP. 31774

9  
 DP. 65815

COMPILED PLAN

1  
 626m<sup>2</sup>

2  
 736m<sup>2</sup>

LAND DIST. WELLINGTON  
 SURVEY BLK. & DIST. V. KAITAWA  
 NZMS 261 SHT RECORD MAP No

LOTS 1 & 2 BEING A SUBDIVISION OF  
 LOTS 1 - 3 DP. 79128

TERRITORIAL AUTHORITY ... KAPITI COAST DISTRICT.  
 Surveyed by Connell Wagner Ltd.  
 Scale 1:250 Date May 1996

**KAPITI COAST DISTRICT COUNCIL**  
**FOR THE DEPOSIT OF LAND TRANSFER PLAN 79128**  
**THE SUBDIVISION OF LOTS 7 & 8 DP 65815**

**W 940020**

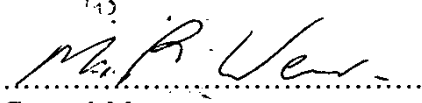
**NGAHERE DEVELOPMENTS LIMITED**  
**15-17 RUNANGA GROVE, WAIKANAE**



PURSUANT to Section 221(1) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision on the following condition to be complied with on a continuing basis:

That the proposed subdivision is approved on the basis that the development of the proposed allotments shall be for the townhouses shown on the Subdivisional Plan submitted to Council. The location and design of the proposed buildings on the allotment shall be in accordance with the development plan approved by Council (Council Ref. WRC 34).

Dated at Paraparaumu this *4<sup>th</sup>* day of *October* 1995

*for*   
.....  
General Manager

mh\jul\20:13

RECEIVED  
15 OCT 2008

13.54 08.DEC95 B 402002 6

PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY WELLINGTON  
ASST. LAND REGISTRAR

348/434, 435

