



Council LIM

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

11 August 2026

HGRE Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 44/17 Redwood Close 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

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



Jackie Adams
Manager Consenting

This page is intentionally left blank.

Land Information Memorandum (LIM)

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

44/17 Redwood Close Paraparaumu

Application Details

Applicant	HGRE Limited
LIM number	L260688
Application date	29/07/2026
Issue Date	11/08/2026

Property Details

Property address	44/17 Redwood Close Paraparaumu
Legal description	UNIT 44 DP 87468 ON LOT 1 DP 87226
Area (hectares)	0.0000

Valuation Information

Valuation number	1525136200AR
Capital value	\$570,000
Land Value	\$310,000
Improvements Value	\$260,000

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

Table of Contents

Document Information 3

Attachments 4

1. Rates 5

2. Consents, Certificates, Notices, Order or Requisitions affecting the land and buildings 6

 Building Consents 6

3. Weathertightness 6

4. Land use and Conditions 7

5. Special Features and Characteristics of the Land 9

6. Natural Hazards 10

7. Other land and building classifications 15

8. Private and Public stormwater and sewerage drains 15

9. Drinking water supply 15

10. Network utility information 15

11. Other information about the property 16

12. Glossary of Terms and Maps attached 17

Document information

This document has been prepared in accordance with legislation

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) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

This LIM contains information held by Council

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

Due diligence is recommended

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

Attachments

- 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)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

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

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

Current rates year	2026/2027
Annual Rates 1 July to 30 June	\$4,992.99 These Rates include: - Greater Wellington Regional Council rates. The final Rates figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.
Next instalment date	09/09/2026
Rates arrears	\$0.00
Water Rates	\$59.49 For the 2026/2027 rating year, all water used is charged at a volumetric rate of \$1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water Rates balance due	\$0.00

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

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

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

Building Consents

23/04/99 BUILDING CONSENT 990440 : NEW DWELLING
 : Code Compliance Certificate issued 13/09/99

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.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

In this section: information relating to the use to which the land may be put, and conditions attached to that use. This section may provide some information relating to the natural hazards, which may impact this property. More information relating to these and other potential natural hazards can be found in Section 6 Natural Hazards.

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.

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. 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 High Density Residential in the Operative District Plan (2021).

This property was created via subdivision in 2004 under resource consent numbers RM970466 and RM030302. Copies of the Decisions, Deposited Plan (DP 87226) and Record of Title are provided with this LIM.

The underlying Lot (Parent Title) is shown to be subject to sewage drainage rights and Water pipeline easements.

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

The property is subject to a Unit Title development. A legal check of the Unit Title agreement is recommended. Copies of the Unit Title Plan (DP 87468) and Record of Title are provided with this LIM.

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 RM970466: Land Use & Subdivision (Lifestyle Village 79 Dwelling Units) Brookvale.

RESOURCE CONSENT RM030302: Vary Approved Unit Title Plan.

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.

This property contains and is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Ecological Site: an area with significant native vegetation or habitat for native fauna.

(K150) Kaitawa Reserve (Pukatea-maire Tawake swamp Forest, Mahoe, Kohekohe-Kanuka Forest).

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

These features are:

Special Amenity Feature or Landscape - distinctive highly valued Landscape or landform.

SAL 28 Mataihuka (Raumati) Escarpment Special Amenity Landscape (Escarpment slopes of the Akatarawa outlier that extends from Waterfall Road to Ruapehu Road).

Designation: land required for infrastructure or other public purposes.
(KCDC-026) (Old reference D1126) Paraparaumu Reservoir Riwai Street.

Transportation Noise Effects Route – which includes designations for both State Highway No.1 (D0101) and Railway (D0301). This requires an acoustic design to new residential buildings or major additions.

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.

5. Special Features and Characteristics of the Land

This section identifies information held by Council 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.

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 [Selected Land Use Register \(HAIL Database\)](#).

Other Information

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

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

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

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

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

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

Ponding is a direct risk.

Part of the property is adjacent to land which is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps. A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

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.

6. Natural Hazards

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

A natural hazard is 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 affect human life, property, or other aspects of the environment.

The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

The Operative District Plan 2021 contains information relating to natural hazards, which may present a risk to property and people within the Kāpiti Coast District. These are discussed below, with further information relating to how this property could be impacted available in the Operative District Plan 2021, and on the attached maps.

Natural hazard information held by Council

Natural hazards identified in the District Plan

Earthquakes

Due to its geographical features, the Kāpiti Coast District may be at risk of earthquakes. Earthquake fault traces within the Kāpiti Coast are mapped in the [Operative District Plan 2021](#), and can help you identify whether this property may fall within a fault area.

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.

Liquefaction

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

More information on this risk can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Slope failure

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to slope failure in the event of an earthquake. Those areas in the southern or southeastern parts of the District such as Paekākāriki and Raumati, may be particularly susceptible.

More information detailing earthquake-related hazards can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Fire

Due to its climate and geographical features, the Kāpiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in our [Operative District Plan 2021](#).

Further information relating to fire risks, can also be found in the information provided by the Greater Wellington Regional Council later in this section.

Tsunami

Under certain circumstances, the Kāpiti Coast District may be at risk of experiencing a tsunami. To understand the potential risk to this property and the evacuation zones please see the updated tsunami evacuation maps for Kāpiti these can be viewed at the Council's website at [Tsunami Zones](#).

Flooding

Due to its physical landscape, the Kāpiti Coast District presents with a varying level of flood risk. For more information about this risk and the property can be found under "flood hazard categories" on the District Plan Maps and in the [Operative District Plan 2021](#)

Council is currently undertaking an update of its flood modelling, which will provide up-to-date information regarding flood hazards within the Kāpiti Coast District, including at a property level. This information is only in draft currently, which has been released for consultation with the community. As it is only in draft form, the information may change prior to its finalisation, which may influence how the risk of flooding could affect this property.

More information on flood hazard modelling, including currently available information can be found on the Council website

www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/.

For more information, please contact the Stormwater and Coastal Assets team on 0800 486 486.

If this property has been subject to a Building or Resource Consent, a geotechnical or liquefaction assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kāpiti 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.

Natural hazards identified under the Building Act 2004

Natural hazards identified under the Building Act 2004 during a consenting process may influence whether land can be built on and/or the specifications required to mitigate risk. Natural hazards under Section 71(3) of the Building Act include erosion, falling debris, subsidence, inundation, and slippage.

Consents notified relating to a natural hazard

If this property has had a Building Consent issued, which required notification for a natural hazard, it will be found in *Section 2: Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings*.

Notices issued under 133BT

Under certain conditions, for example if a building presents a risk of injury or death to people or has been evacuated during an emergency event, a notice may be issued.

A Notice under 133BT of the Building Act 2004 has not been identified for this property. For further information on this section, contact the Building Team on 0800 486 486.

Geotechnical assessment

If this property has been the subject of a 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 and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

A geotechnical report supplied under the Building Act 2004 has not been identified for this property.

All available Building Consent geotechnical assessments are located in attached building files. For further information on this section, contact the **Building Team** on 0800 486 486

Natural hazards identified under the Resource Management Act 1991

Natural hazards identified under Resource Management Act 1991 during a consenting process could influence how land may be used and/or whether land can be built on, as well as any specification required to mitigate the risk of natural hazards. The definition of a natural hazard under the Resource Management Act can be found at the beginning of this section.

If this property has been the subject of a Resource Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about the risk of natural hazards at the property.

A geotechnical report supplied under the Resource Management Act 1991 has not been identified for this property.

For further information contact the **Resource Consents Team** on 0800 486 486.

Natural hazard information provided by Greater Wellington Regional Council

This information has been provided by Greater Wellington Regional Council in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. No alteration has been made to this information.

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website: <https://mapping1.gw.govt.nz/gw/ClimateChange/> and https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#.

Please contact **Greater Wellington Regional Council** at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**

www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information www.wremo.nz. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

Other natural hazard information

No other information found.

7. Other land and building classifications

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

No information located.

8. Private and Public stormwater and sewerage drains

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

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

There is a Council sewer reticulation main within the property (the village). The Council has access rights under the Local Government Act 1974.

Stormwater discharges to the kerb and channel.

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

9. Drinking water supply

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

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

The water supply connection has multiple consumers using the one connection.

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

10. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

11. Other information about the property

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

No information found.

Cultural and Archaeological

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

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

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

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

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

[Development impact fees - Kāpiti Coast District Council](#)

12. 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

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. This may also include technical reports (such as geotechnical and/or structural reports) if available.

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 Kāpiti 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.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
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 **WN55A/233**

Land Registration District **Wellington**

Date Issued 13 January 2000

Prior References
WN55A/278

Supplementary Record Sheet
WN55A/288

Estate Stratum in Freehold
Legal Description Unit 44 Deposited Plan 87468
Original Registered Owners
James Edward Stitfall as to a 1/2 share
Martha Marie Stitfall as to a 1/2 share

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

B739295.3 Encumbrance to Brookvale Village Management Limited - 13.8.1999 at 3.50 pm

10945410.19 Transfer of Encumbrance B739295.3 to Brookvale Property Management Limited - 30.11.2017 at 1:00 pm

11191574.1 Transmission of a 1/2 share/interest James Edward Stitfall to Martha Marie Bogil Stitfall as Executor and The New Zealand Guardian Trust Company Limited as Executor - 12.9.2018 at 1:03 pm

11679339.1 Court Order vesting the share/interest of The New Zealand Guardian Trust Company Limited in Perpetual Trust Limited - 17.2.2020 at 10:01 am

13639399.1 Transmission of a 1/2 share/interest Martha Marie Stitfall to Lauchlan Ronald Griffin as Executor - 17.6.2026 at 1:09 pm

13644696.1 Transmission of the 1/2 share of Martha Marie Bogil Stitfall as Executor and Perpetual Trust Limited as Executor to Perpetual Trust Limited as Executor as survivor(s) - 24.6.2026 at 10:33 am

Reference:

Prior CT: 55A/278

Document No.: B763808.7



REGISTER

LT74

55A/233

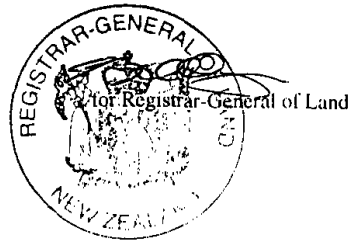
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

STRATUM ESTATE

This Certificate dated the 13th day of January Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that **BROOKVALE VILLAGE LIMITED**

is seised of a **stratum** estate in **freehold** within the meaning of the Unit Titles Act 1972 subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed on this Certificate of Title or on the relative deposited plan (and supplementary record sheet) in the land hereinafter described, that is to say: **PRINCIPAL UNIT 44 DEPOSITED PLAN 87468**



Supplementary Record Sheet 55A/288

B739295.3 Encumbrance to Brookvale Village
Management Limited - 13.8.1999 at 3.50

For RGL

B770400.1 Transfer to James Edward
Stitfall and Martha Marie Stitfall
24.2.2000 at 9.00.

For RGL.
B773624.1 Transfer to James Edward
Stitfall and Martha Marie Stitfall in
equal shares
15.3.2000 at 9.00

For RGL.

55A/233





SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Historical Search Copy

Identifier
WN55A/288
Land Registration District
Wellington
Date Issued

16 January 1999

Plan Number

DP 87468

Subdivision of

Lot 1 Deposited Plan 87226

Prior References

WN54D/579

Unit Titles Issued

134611	166323	45707	80353
WN55A/190	WN55A/191	WN55A/192	WN55A/193
WN55A/194	WN55A/195	WN55A/196	WN55A/197
WN55A/198	WN55A/199	WN55A/200	WN55A/201
WN55A/202	WN55A/203	WN55A/204	WN55A/205
WN55A/208	WN55A/209	WN55A/210	WN55A/211
WN55A/212	WN55A/213	WN55A/214	WN55A/215
WN55A/216	WN55A/217	WN55A/218	WN55A/219
WN55A/220	WN55A/221	WN55A/222	WN55A/223
WN55A/224	WN55A/225	WN55A/226	WN55A/227
WN55A/228	WN55A/229	WN55A/230	WN55A/231
WN55A/232	WN55A/233	WN55A/234	WN55A/235
WN55A/236	WN55A/237	WN55A/238	WN55A/239
WN55A/240	WN55A/241	WN55A/242	WN55A/243
WN55A/244	WN55A/245	WN55A/246	WN55A/247
WN55A/248	WN55A/249	WN55A/250	WN55A/251
WN55A/252	WN55A/253	WN55A/254	WN55A/255
WN55A/256	WN55A/257	WN55A/258	WN55A/259
WN55A/260	WN55A/261	WN55A/262	WN55D/482
WN55D/483	WN55D/484	WN55D/485	WN55D/486
WN55D/487	WN58A/41	WN58A/42	WN58A/43
WN58A/44	WN58A/45	WN58A/46	WN58A/47
WN58A/48	WN58A/49	WN58A/50	WN58A/51
WN58A/52	WN58A/53	WN58A/54	WN58A/55
WN58A/56	WN58A/57	WN58A/58	WN58A/59
WN58A/60	WN58A/61	WN58A/62	WN58A/63
WN58A/64	WN58A/65		

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to a pipelin right (in gross) over part marked A on DP 87226 in favour of The Kapiti Coast District Council created by Transfer 541288.1 - 15.2.1983 at 12.07 pm

Subject to a sewage drainage right (in gross) over part marked B on DP 87226 in favour of The Kapiti Coast District Council created by Transfer B728288.4 - 16.6.1999 at 3.50 pm

5268691.4 Change of rules of the Body Corporate - 28.6.2002 at 2:27 pm

7408598.1 departmental dealing correcting the DP reference from LT 282501 to DP 87468 - 7.6.2007 at 1:17 pm

9468200.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 24.7.2013 at 1:24 pm

11971860.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 16.12.2020 at 4:16 pm

LT 87468 (Title Plan)

Cpy - 01/01, Pgs - 001, 03/02/04, 14:44



DocID: 410921692

5

DP.62761

2
DP. 61757

Site bench mark
SP in
kerb
RL.27.02

REDWOOD CLOSE
LEGAL ROAD

DP. 60738

DP. 60738

DP.65164

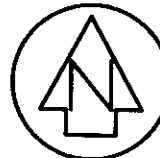
COMMON PROPERTY

NGARARA
WEST
B1 3B4
ML.4732

DP. 87226
RECREATION
RESERVE

DP. 23774
RECREATION
RESERVE

COMPLETE UNIT PLAN
ON LOT 1 DP. 87226



UNIT SCHEDULE					UNIT SCHEDULE				
CT ALLOCATED	UNIT	ENTITLEMENT	HEIGHT LOWER	LIMITS UPPER	CT ALLOCATED	UNIT	ENTITLEMENT	HEIGHT LOWER	LIMITS UPPER
55A/190	UNIT 1	137	27.40	34.40	55A/236	UNIT 47	137	28.20	35.20
55A/191	UNIT 2	137	27.40	34.40	55A/237	UNIT 48	137	28.20	35.20
55A/192	UNIT 3	120	27.60	34.60	55A/238	UNIT 49	120	27.90	34.90
55A/193	UNIT 4	120	27.60	34.60	55A/239	UNIT 50	120	27.90	34.90
55A/194	UNIT 5	120	27.70	34.70	55A/240	UNIT 51	137	27.50	34.50
55A/195	UNIT 6	120	27.70	34.70	55A/241	UNIT 52	137	27.50	34.50
55A/196	UNIT 7	120	27.80	34.80	55A/242	UNIT 53	142	27.60	34.60
55A/197	UNIT 8	120	27.80	34.80	55A/243	UNIT 54	142	27.60	34.60
55A/198	UNIT 9	120	28.10	35.10	55A/244	UNIT 55	148	28.10	35.10
55A/199	UNIT 10	120	28.10	35.10	55A/245	UNIT 56	148	28.10	35.10
55A/200	UNIT 11	142	28.20	35.20	55A/246	UNIT 57	148	28.50	35.50
55A/201	UNIT 12	142	28.20	35.20	55A/247	UNIT 58	148	28.50	35.50
55A/202	UNIT 13	137	28.50	35.50	55A/248	UNIT 59	148	28.50	35.50
55A/203	UNIT 14	137	28.50	35.50	55A/249	UNIT 60	148	28.50	35.50
55A/204	UNIT 15	137	28.90	35.90	55A/250	UNIT 61	120	27.80	34.80
55A/205	UNIT 16	137	28.90	35.90	55A/251	UNIT 62	120	27.80	34.80
134611	UNIT 18A	186	29.20	36.20	55A/252	UNIT 63	137	27.00	34.00
55A/208	UNIT 19	120	29.40	36.40	55A/253	UNIT 64	137	27.00	34.00
55A/209	UNIT 20	120	29.40	36.40	55A/254	UNIT 65	142	27.80	34.80
55A/210	UNIT 21	120	29.10	36.10	55A/255	UNIT 66	142	27.80	34.80
55A/211	UNIT 22	120	29.10	36.10	55A/256	UNIT 67	120	27.80	34.80
55A/212	UNIT 23	142	28.40	35.40	55A/257	UNIT 68	120	27.80	34.80
55A/213	UNIT 24	142	28.40	35.40	55A/258	UNIT 69	120	27.60	34.60
55A/214	UNIT 25	120	28.20	35.20	55A/259	UNIT 70	120	27.60	34.60
55A/215	UNIT 26	120	28.20	35.20	55A/260	UNIT 71	142	28.40	35.40
55A/216	UNIT 27	120	27.90	34.90	55A/261	UNIT 72	142	28.40	35.40
55A/217	UNIT 28	120	27.90	34.90	55A/262	UNIT 73A	194	27.40	34.40
55A/218	UNIT 29	137	27.50	34.50		AU 2	14	27.70	34.70
55A/219	UNIT 30	137	27.50	34.50		AU 3	14	27.70	34.70
55A/220	UNIT 31	148	27.20	34.20		AU 4	14	27.70	34.70
55A/221	UNIT 32	148	27.20	34.20		AU 7A	14	28.40	35.40
55A/222	UNIT 33	148	27.30	34.30		AU 8A	14	28.40	35.40
55A/223	UNIT 34	148	27.30	34.30		AU 9A	14	28.40	35.40
55A/224	UNIT 35	120	27.60	34.60		AU 10A	14	28.40	35.40
55A/225	UNIT 36	120	27.60	34.60		AU 11	14	27.70	34.70
55A/226	UNIT 37	148	27.90	34.90		AU 12	14	27.70	34.70
55A/227	UNIT 38	148	27.90	34.90		AU 13	14	27.70	34.70
55A/228	UNIT 39	148	28.20	35.80		AU 14	14	27.70	34.70
55A/229	UNIT 40	148	28.20	35.80		AU 16	14	27.80	34.80
55A/230	UNIT 41	148	27.70	34.70		AU 17	14	27.80	34.80
55A/231	UNIT 42	148	27.70	34.70		AU 18	14	27.80	34.80
55A/232	UNIT 43	148	27.50	34.50		AU 19	14	28.40	35.40
55A/233	UNIT 44	148	27.50	34.50		AU 20	14	28.40	35.40
55A/234	UNIT 45	137	28.60	35.60					
55A/235	UNIT 46	137	28.60	35.60					

TOTAL ENTITLEMENT 10,000
SUPPLEMENTARY RECORD SHEET No.55A/288

ALL ACCESSORY UNITS ARE GARAGES
UNIT BOUNDARIES THAT ARE COMMON WALLS
ARE THE CENTRELINE OF THE WALLS

SITE BENCH MARK IS SP. IN KERB RL. 27.02
ORIGIN OF LEVELS IS KCDC BENCH MARK
PBM031 RL. 26.365
Height in terms of MSL Wellington Datum 1953

Approvals

[Signature]

REGISTERED OWNERS

PURSUANT TO SECTION 5(1)(g) OF THE UNIT TITLES
ACT 1972, I CHRISTOPHER P. SHAW AUTHORISED OFFICER
OF THE KAPITI COAST DISTRICT COUNCIL HEREBY
CERTIFY THAT EVERY BUILDING SHOWN ON THIS PLAN
HAS BEEN ERECTED AND ALL OTHER DEVELOPMENT
WORK HAS BEEN CARRIED OUT TO THE EXTENT NECESSARY
TO ENABLE ALL BOUNDARIES OF EVERY UNIT AND
THE COMMON PROPERTY SHOWN HEREON TO BE
PHYSICALLY MEASURED.
I FURTHER CERTIFY THAT THE SAID PLAN IS
CONSISTENT WITH PROPOSED UNIT DEVELOPMENT
PLAN NO 87468

DATED THIS 29th DAY OF JANUARY 2004

[Signature]

AUTHORISED OFFICER

ADDRESS OF BODY CORPORATE
17 REDWOOD CLOSE
PARAPARAUMU

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	CREATED BY
WATER PIPELINE	A	T. 541288.1
SEWAGE DRAINAGE	B	T. B.728288.4

Total Area 2.3637 ha

Comprised in CT.WN58A/482 - 485
CT.60253 CT.WN58A/46 - 51, 56, 57, 62 - 65

I, Ian Ramsey Redward
being a person entitled to practise as a licensed cadastral
surveyor, certify that;
(a) The surveys to which this dataset relates are accurate, and
were undertaken by me or under my direction in accordance
with the Cadastral Survey Act 2002 and the Surveyor-
General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance
with that Act and those Rules.

Signature *[Signature]*
Date 19/1/04

Field Book Reg.43(1) p. Traverse Book p.
Reference Plans DP's 23774, 60738, 61757, 62761, 65164, 87226
ML.4732
Examined Correct

Approved as to Survey by Land Information NZ on
19/1/2004

Deposited by Land Information NZ on
9/17/2004

File M:\3504\CAD\CIVIL\PLANS\UNITPLAN\STAGE 7\3506STGBCOMP
Received 3.1.04
Instructions 87468

RM 530302

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



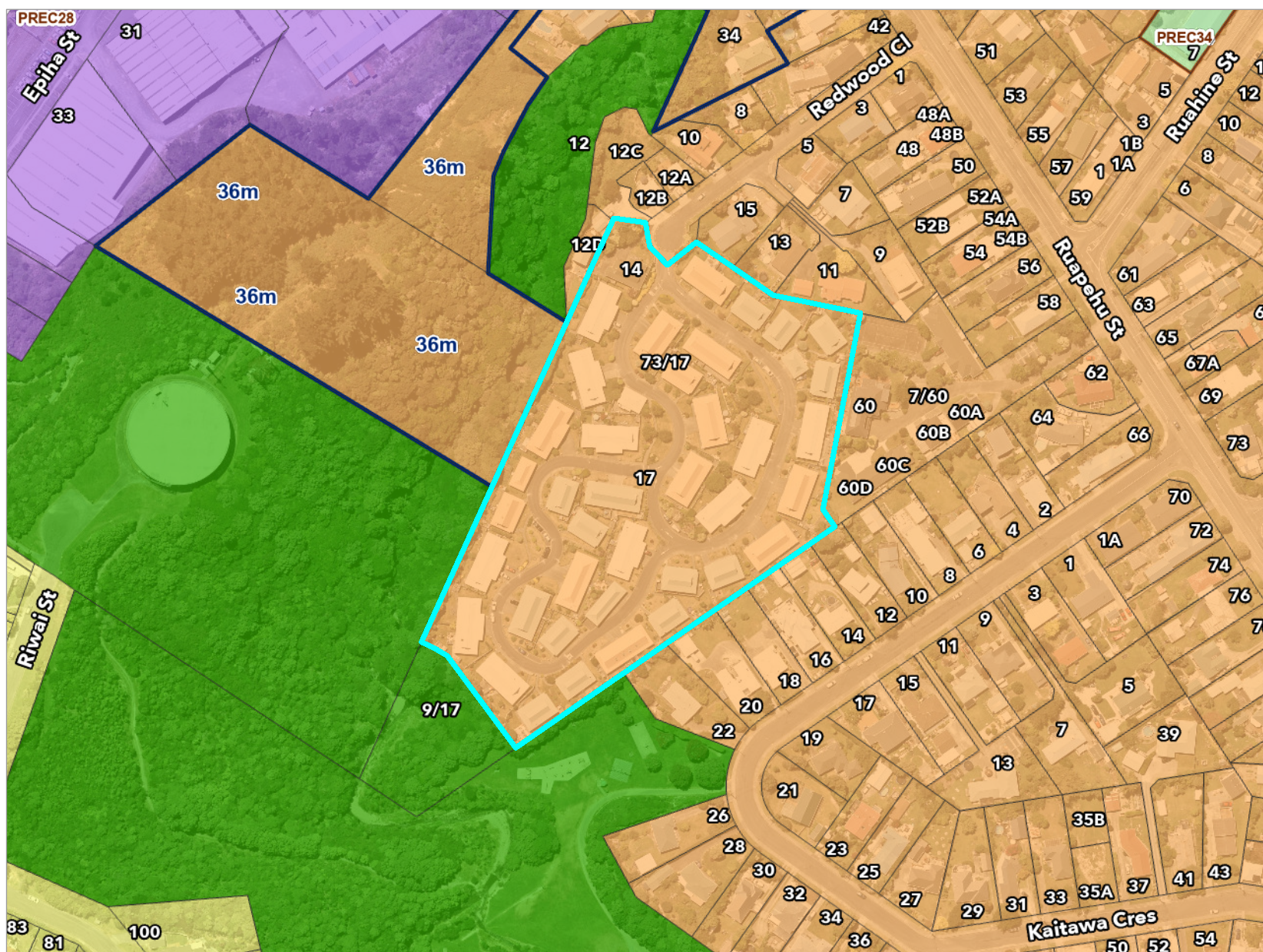
Scale @ A4 - 1:1,500

Date Printed: July 28, 2026

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

Operative District Plan 2021 - Zones and Precincts

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



Key to map symbols

- Height Variation Control Area
- Metropolitan Zone Precinct
- Precinct
- General Residential Zone
- High Density Residential Zone
- Metropolitan Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone



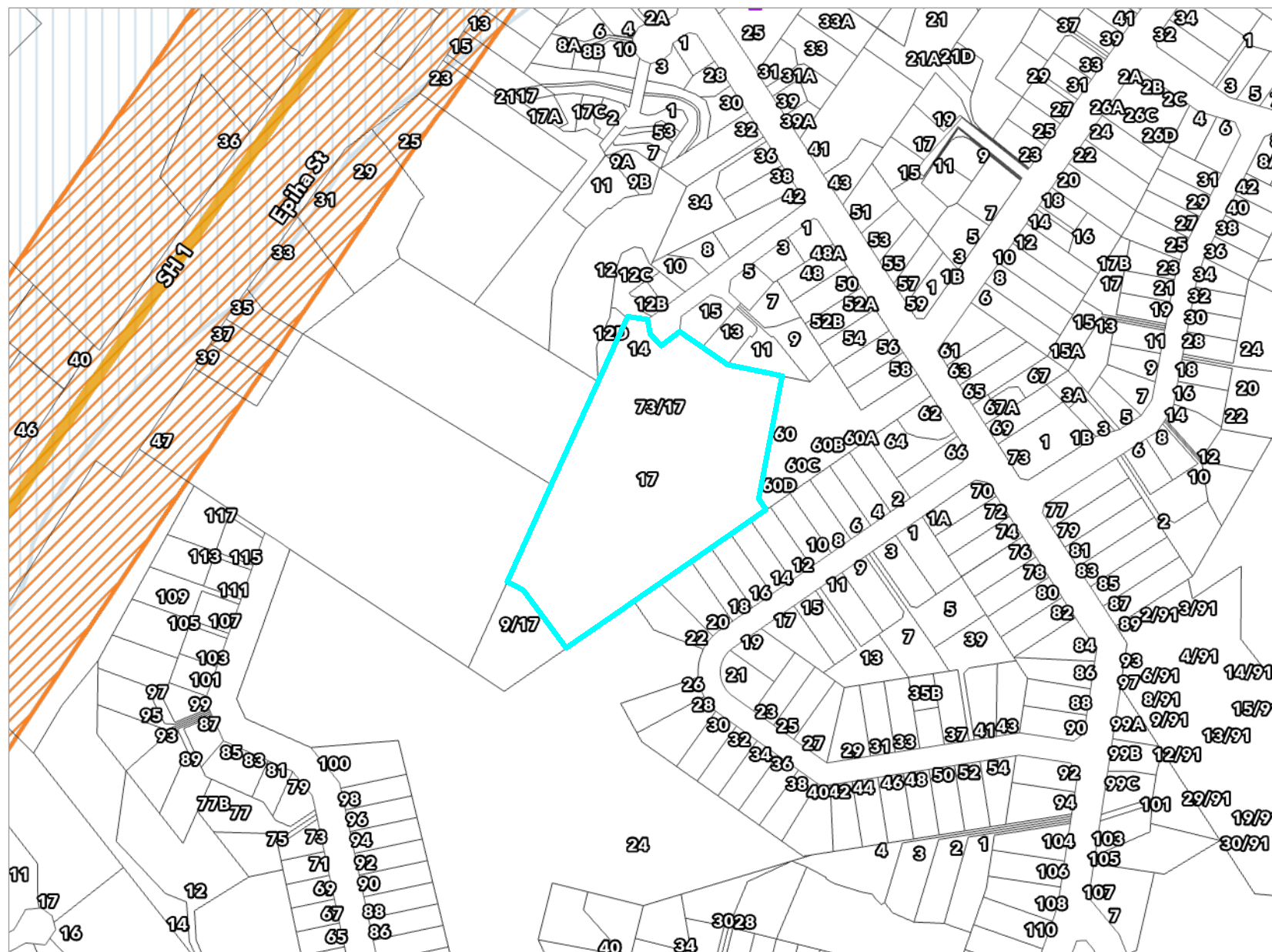
0 60 120 Metres
Scale @ A4 - 1:2,500

Date Printed: July 28, 2026

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

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

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



Key to map symbols

-  Strategic Arterial Routes (or SH1)
-  Historic Heritage Places
-  Noise Corridor
-  Coastal Environment

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



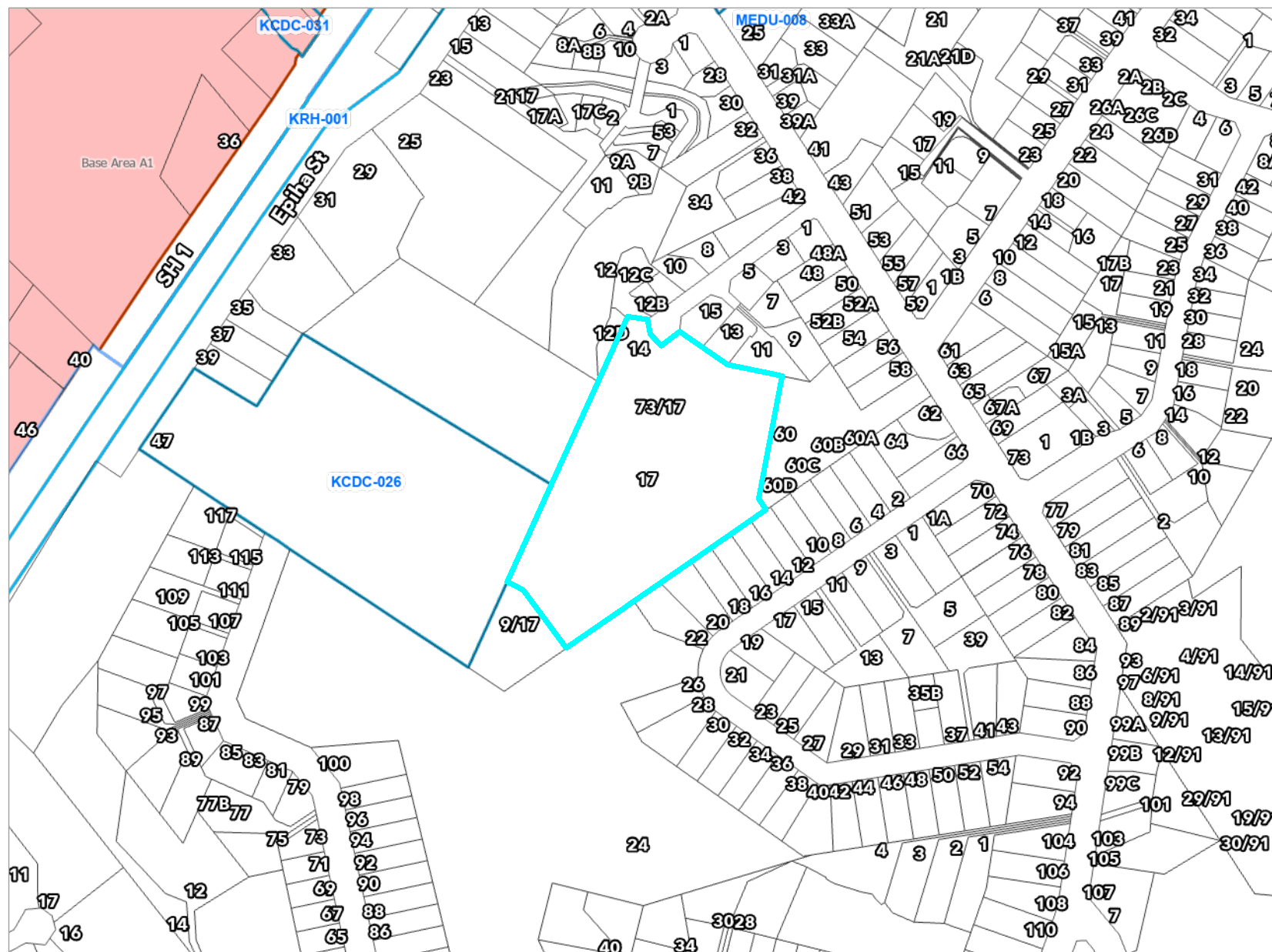
0 90 180 Metres
Scale @ A4 - 1:4,000

Date Printed: July 28, 2026

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

Operative District Plan 2021 - Designations & Miscellaneous Features

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



Key to map symbols

- Designation
- Base Area A
- Plan Outline

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 90 180 Metres

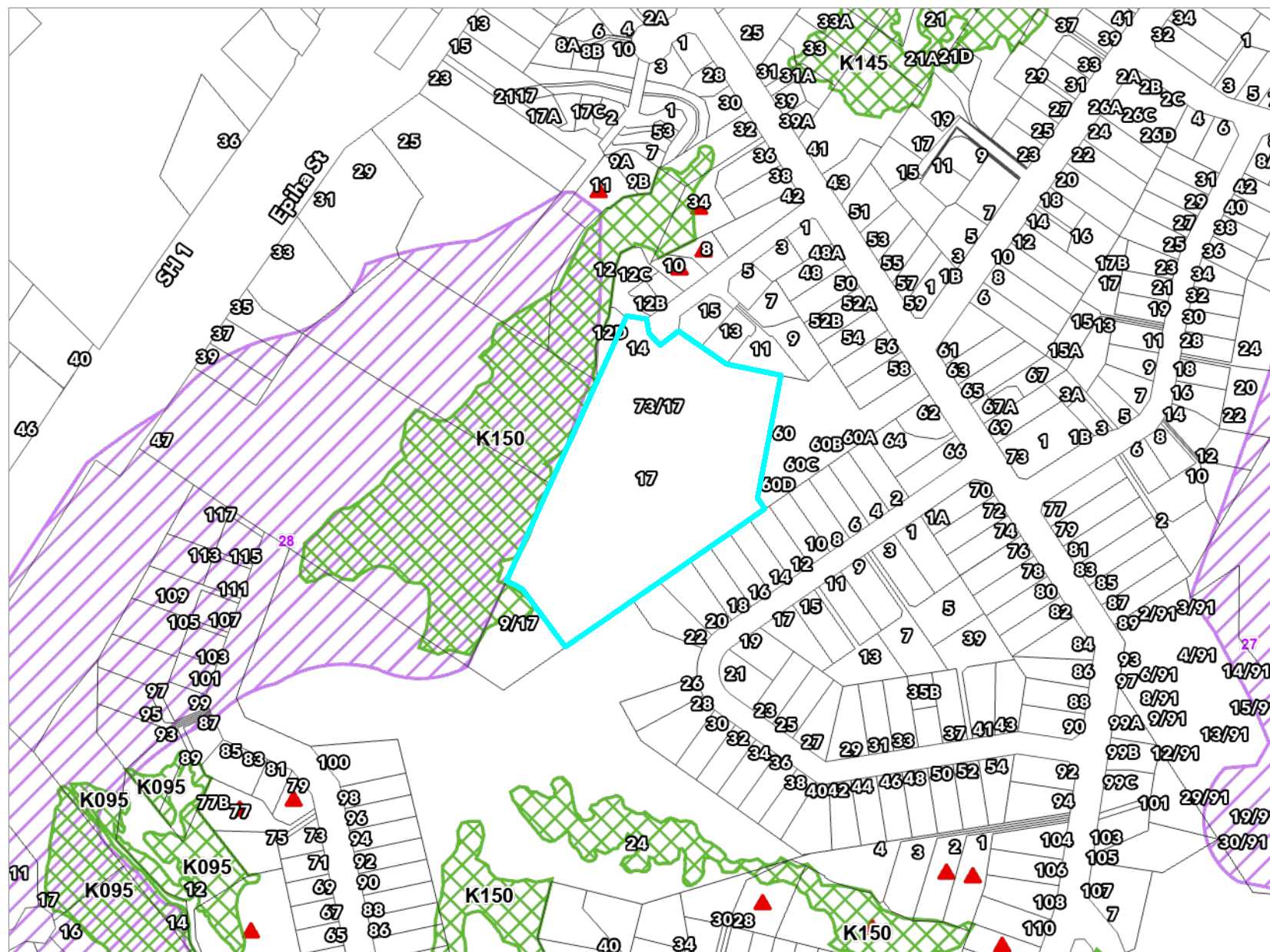
Scale @ A4 - 1:4,000

Date Printed: July 28, 2026

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

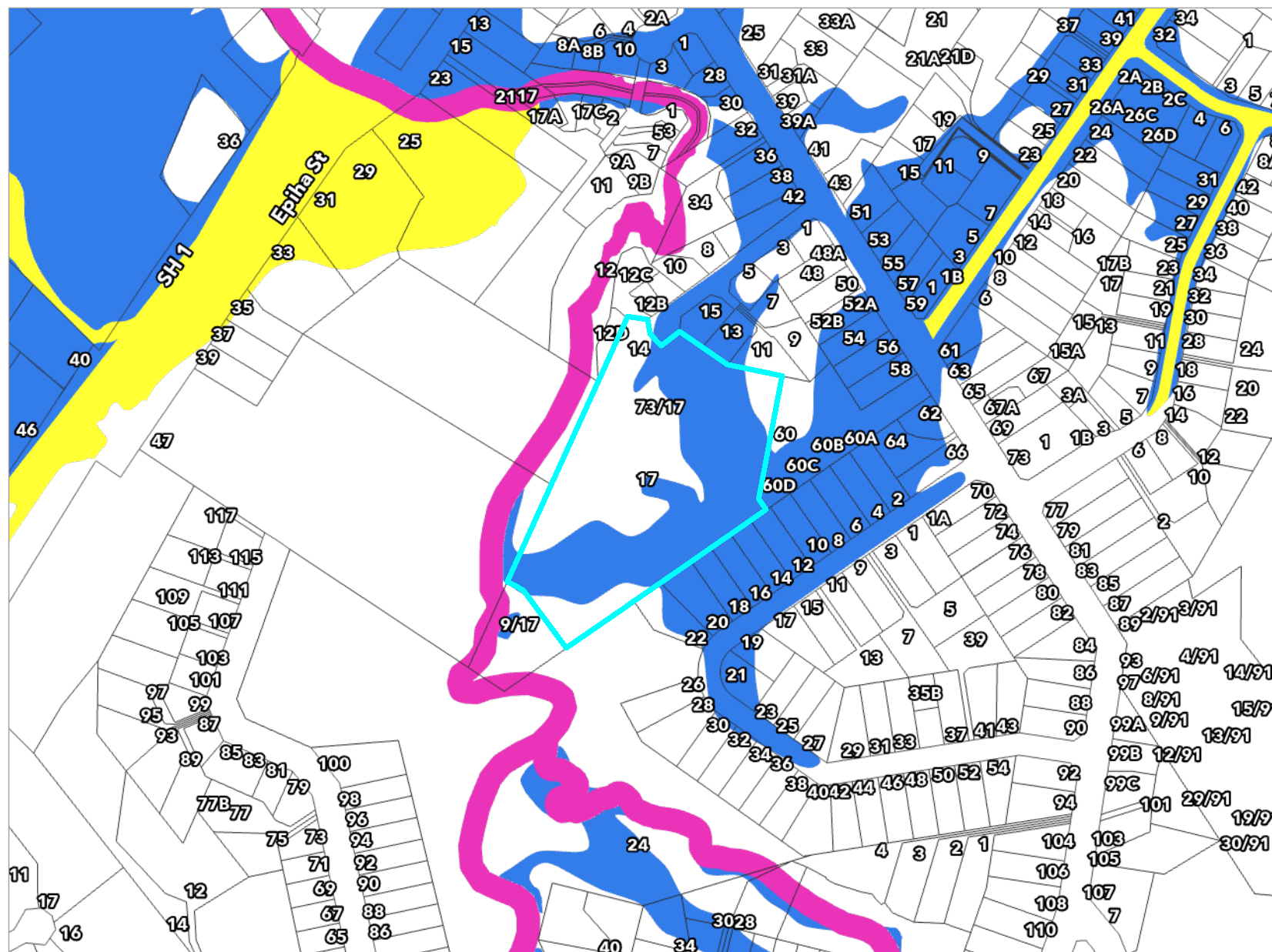
Operative District Plan 2021 - Natural Features

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



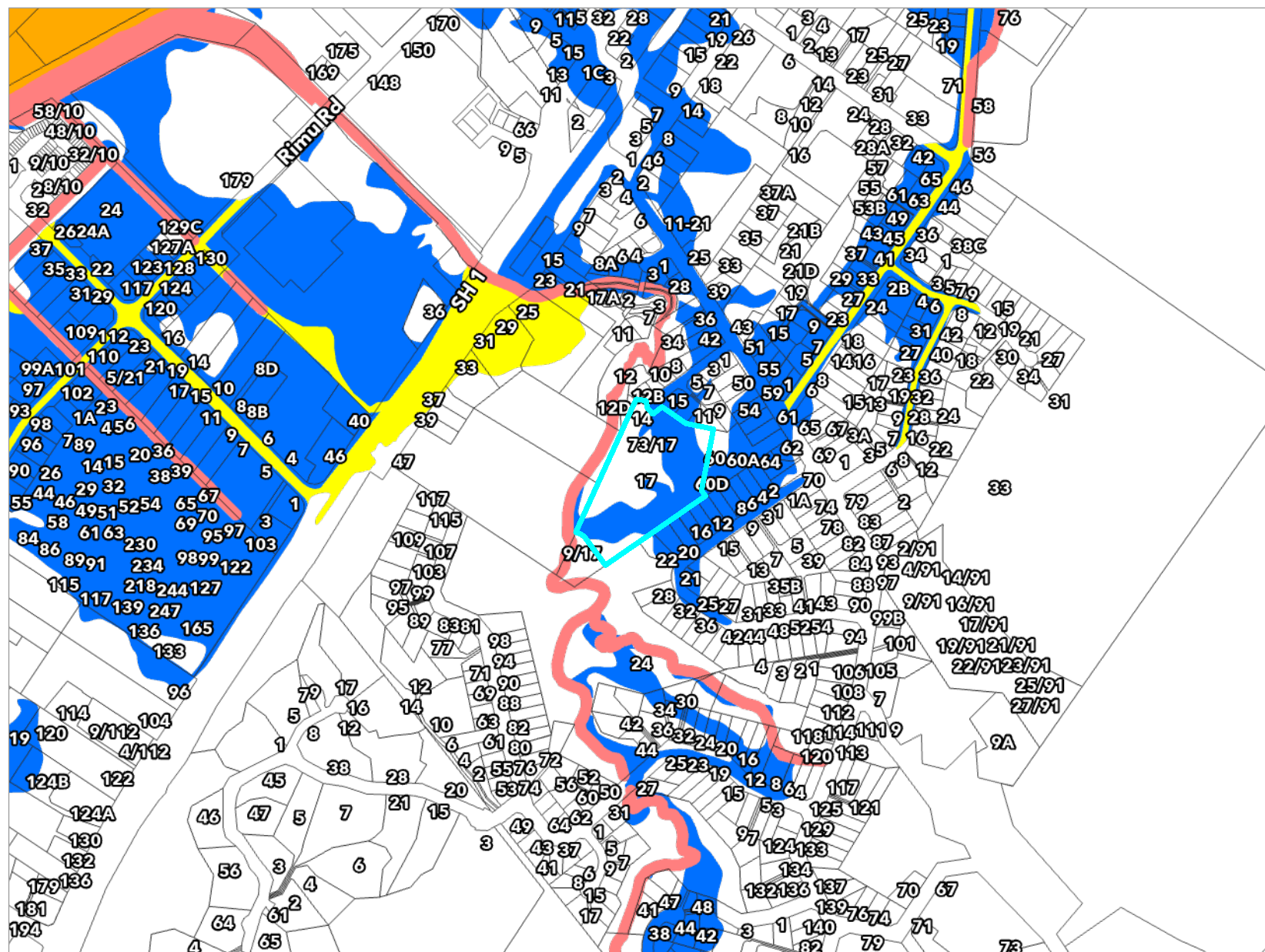
Operative District Plan 2021 - Natural Hazards

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



Latest Flood Hazards

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



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.



0 190 380 Metres

Scale @ A4 - 1:8,000

Date Printed: July 28, 2026

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

Resource Consents Map

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



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 30 60 Metres

Scale @ A4 - 1:1,500

Date Printed: July 28, 2026

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

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
000128	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LD	UPGRADE EXISTING MOBILE SITE AT RIWAI STREET	N	N	Decision Issued	11/5/2000	10/4/2000
010253	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SD	BOUNDARY ADJUSTMENT SUBDIVISION	N	N	s.224 Issued	22/11/2001	13/9/2001
020059	25 Epiha Street, Paraparaumu	1525133800	NGARARA WEST B1 2C1A 2C1B CT A2/1086	LD	EARTHWORKS FOR RECONSTRUCTION AND MAINTENANCE OF RIVER BANK	N	N	Decision Issued	17/5/2002	13/3/2002
010327	10 Kaitawa Crescent, Paraparaumu	1525137800	LOT 21 DP 23774 CT 25A/6	LD	ACCESSORY BUILDING EXCEEDING 60M2 - DOUBLE GARAGE OF 70SQM	N	N	Decision Issued	19/11/2001	1/11/2001
020190	70 Ruapehu Street, Paraparaumu	1525161600B	BAL OF LAND 1/2 INT 814 M2 BEING LOT 4	SD	SECOND STAGE OF CROSS LEASE FOR FLAT 2	N	N	s.224 Issued	21/8/2002	22/7/2002
030302	27/17 Redwood Close, Paraparaumu	1525136200AA	FDU 27 UP 87468	SC	Vary Approved Unit Title Plan - Change Units 17 and	N	N	s.224 Issued	6/11/2003	8/10/2003
040055	12A Redwood Close, Paraparaumu	1525136302	LOT 5 DP 62761 CT 33A/155	LSD	CREATE A FOUR LOT RESIDENTIAL SUBDIVISION	N	N	Objection withdrawn	13/12/2005	12/5/2004
050206	21 Epiha Street, Paraparaumu	1525134102	LOT 16 DP 307015	SD	4 Lot Subdivision.	N	N	Condition(s) cancelled (s.127)	30/1/2006	26/7/2005

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
030265	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/128 7	LC	UPGRADE EXISTING MOBILE PHONE SITE	N	N	Decision Issued	3/10/2003	16/9/2003
050257	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	LC	Earthworks and bridge foundation within 20m of	N	N	Decision Issued	25/1/2006	19/9/2005
060256	21 Epiha Street, Paraparaumu	1525134102	LOT 16 DP 307015	LC	Erosion control of river Bank on council reserve	N	N	Decision Issued	20/9/2006	30/8/2006
080071	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/128 7	LD	To upgrade existing mobile phone site at 47 Epiha St,	N	N	Decision Issued	23/4/2008	9/4/2008
080105	17 Kaitawa Crescent, Paraparaumu	1525160700	LOT 53 DP 23774 CT D1/911	LC	To establish and operate a hair salon as a home occupation	N	N	Decision Issued	21/5/2008	15/5/2008
070077	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SD	4 lot fee simple subdivision creating 2 new lots, boundary	N	N	Lapsed under s125	27/4/2007	27/3/2007
060191	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	LD	Land Use for Earthworks at 5 Westridge Court,	N	N	Decision Issued	27/7/2006	3/7/2006
080134	25 Epiha Street, Paraparaumu	1525133800	LOT 2 DP 378712 C/T 316083	SC	Application for 2 lot subdivision at 25-29 Epiha St,	N	N	s.224 Issued	30/7/2008	26/6/2008
070093	21 Epiha Street, Paraparaumu	1525134102	Lot 16 DP 307015	SD	Variation to amend RM040055, to create two additional	N	N	s.224 Issued	26/9/2007	5/4/2007

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
090030	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/128 7	LD	Proposed installation, operation and maintenance of a	N	N	Decision Issued	22/4/2009	26/2/2009
110199	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	LD	Earthworks to extend Vera Lane southwards - 21 Epiha Street,	N	N	Decision Issued	14/2/2012	13/12/2011
130050	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/128 7	LD	Establish, maintain and operate a communications facility at	N	N	Decision Issued	16/4/2013	3/4/2013
100004	17C Epiha Street, Paraparaumu	1525135116	LOT 3 DP 379393 C/T 38582	SD	Proposed two lot residential subdivision at 17C Epiha St,	N	N	s.224 Issued	24/3/2010	12/1/2010
150188	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/128 7	LD	Antenna upgrade of existing telecommunications facility.	N	N	Decision Issued	5/11/2015	14/10/2015
130121	12A Redwood Close, Paraparaumu	1525136302	LOT 3 DP 404048 C/T 413981	SD	3 Lot Subdivision at 12 Redwood Close, Paraparaumu	N	N	s.224 Issued	6/9/2013	24/7/2013
130200	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SD	Proposed 3 lot subdivision, side yard encroachment for Lot	N	N	s.224 Issued	27/1/2013	1/11/2013
160197	7 Vera Lane, Paraparaumu	1525134104	LOT 2 DP 487265	SN	Two lot residential subdivision	N	N	s.224 Issued	30/9/2016	13/9/2016
180176	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	SR	Undertake a two lot residential subdivision with land use	N	N	Application Returned incomplete		15/8/2018

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
200150	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	LDR	The upgrade of an existing telecommunication	N	N	Decision Issued	23/9/2020	12/8/2020
230109	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	LPE	S139 Certificate of Compliance for telecommunication	N	N	Decision Issued	2/8/2023	20/7/2023
230009	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	SN	Two lot subdivision not creating any new allotments	N	N	Application Returned incomplete		19/1/2023
230053	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	LD	Earthworks to construct a retaining wall and associated	N	N	Letter Generated	19/6/2023	29/3/2023
210235	67A Ruapehu Street, Paraparaumu	1525123201	LOT 1 DP 575670	SN	Undertake a two-lot subdivision not meeting minimum lot size	N	N	s.224 Issued	11/2/2022	7/10/2021
220181	20 Kaitawa Crescent, Paraparaumu	1525138300	LOT 26 DP 23774	SN	To undertake a two lot subdivision not complying with access	N	N	Letter Generated	15/8/2022	30/6/2022
220146	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	LDR	To undertake earthworks and construct retaining walls for	N	N	Application Returned incomplete		12/5/2022
230029	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	SN	Two lot subdivision not creating any new allotments	N	N	Application Returned incomplete		3/3/2023
220192	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	LD	To undertake earthworks and construct retaining walls for	N	N	Application Returned incomplete		8/7/2022

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
230087	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	CC	Certificate of Compliance under the NESTF for the upgrade of	N	N	Letter Generated	25/7/2023	21/6/2023
240001	3 Vera Lane, Paraparaumu	1525134109	LOT 1 DP 601592	SD	Boundary adjustment	N	N	Letter Generated	10/4/2024	6/1/2024
230025	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	LD	Earthworks to establish a retaining wall not complying with	N	N	Application Returned incomplete		10/2/2023
210272	52 Ruapehu Street, Paraparaumu	1525136600	LOT 5 DP 29591 CT 6A/1099	SN	Undertake a two lot subdivision, construct two dwellings and	N	N	s.224 Issued	7/7/2023	2/11/2021
250085	21 Epiha Street, Paraparaumu	1525134102	LOT 1 DP 447336 CT 566951	SD	Three-lot residential fee simple subdivision, surrender of	N	N	Decision Issued	3/10/2025	26/5/2025
920102	1A Kaitawa Crescent, Paraparaumu	1525161600A	FLAT 1 DP 74912 1/2 INT 814 M2 BEING	SC	CROSSLEASE APPLICATION	N	N	Decision Issued	2/3/1992	5/2/1992
250205	1 Vera Lane, Paraparaumu	1525134110	LOT 2 DP 601592	LDR	To establish a residential until with a 5,000L water tank	N	N	Decision Issued	22/12/2025	12/11/2025
910069	56 Ruapehu Street, Paraparaumu	1525136800	LOT 7 DP 29591 CT 36C/407	SC	2 LOT SUBDIVISION	N	N	Decision Issued	14/6/1991	25/3/1991
240064	11 Vera Lane, Paraparaumu	1525134103	LOT 2 DP 447336 CT 566952	LD	Construction of second dwelling within 5 metres of an	N	N	Decision Issued	4/7/2024	9/5/2024
920035	60 Ruapehu Street, Paraparaumu	1525137000A	FLAT 1 DP 75761 ON LOT 1 DP 65164 -HAVI N	SC	CROSSLEASE APPLICATION	N	N	Decision Issued	4/11/1992	12/10/1992

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
240028	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	CC	Certificate of compliance to install new radio equipment as	N	N	Letter Generated	6/5/2024	6/3/2024
950315	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/128 7	SN	CELLULAR TELEPHONE REPEATER	N	N	Decision Issued	28/9/1995	3/8/1995
960301	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/128 7	LN	TO ERECT A BELLSOUTH TELEPHONE CELL SITE	Y	Y	Decision Issued	8/10/1996	1/8/1996
950306	70 Ruapehu Street, Paraparaumu	1525161600B	BAL OF LAND 1/2 INT 814 M2 BEING LOT 4	LC	BUILDING ENCROACHMENT FRONT YARD	N	N	Decision Issued	2/10/1995	19/9/1995
940058	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	LN	TO ERECT A CELLPHONE TOWER. PA 167	Y	Y	Decision Issued	8/8/1994	29/3/1994
960518	66 Ruapehu Street, Paraparaumu	1525137300	LOT 3 DP 21668 CT 928/11	LC	ADDITION OF A GARAGE and ALTERATIONS TO A KITCHEN IN AN	N	N	Decision Issued	13/1/1997	18/12/1996
960457	60 Ruapehu Street, Paraparaumu	1525137000A	FLAT 1 DP 75761 ON LOT 1 DP 65164 -HAVIN	SC	CROSS LEASE STAGE 3	N	N	s.223 Approval	8/12/1996	13/11/1996
970466	1/17 Redwood Close, Paraparaumu	1525136200A	PU1 DP 87468 ON LOT 1 DP 87226	SC	LIFESTYLE VILLAGE 79 DWELLING UNITS. LANDUSE AND SUBDIVISION	Y	Y	s.224 Issued	22/6/1998	18/12/1997

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
970048	10 Kaitawa Crescent, Paraparaumu	1525137800	LOT 21 DP 23774 CT 25A/6	LC	TO ERECT A 3METRE DECK	N	N	Decision Issued	17/3/1997	15/2/1997
990009	12A Redwood Close, Paraparaumu	1525136302	LOT 5 DP 62761 CT 33A/155	LD	RETROSPECTIVE EARTHWORKS WITHIN 20M OF WATERBODY	N	N	Decision Issued	10/5/1999	7/1/1999
PB190049	9 Vera Lane, Paraparaumu	1525134105	LOT 3 DP 487265 CT 696866	PB	Side yard reduced from 3m to 2m	N	N	Decision Issued	14/11/2019	5/11/2019
990155	25 Epiha Street, Paraparaumu	1525133800	NGARARA WEST B1 2C1A 2C1B CT A2/1086	LD	BIG SAVE SIGNAGE	N	N	Decision Issued	10/6/1999	2/6/1999

Health and Alcohol Licenses

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



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 30 60 Metres

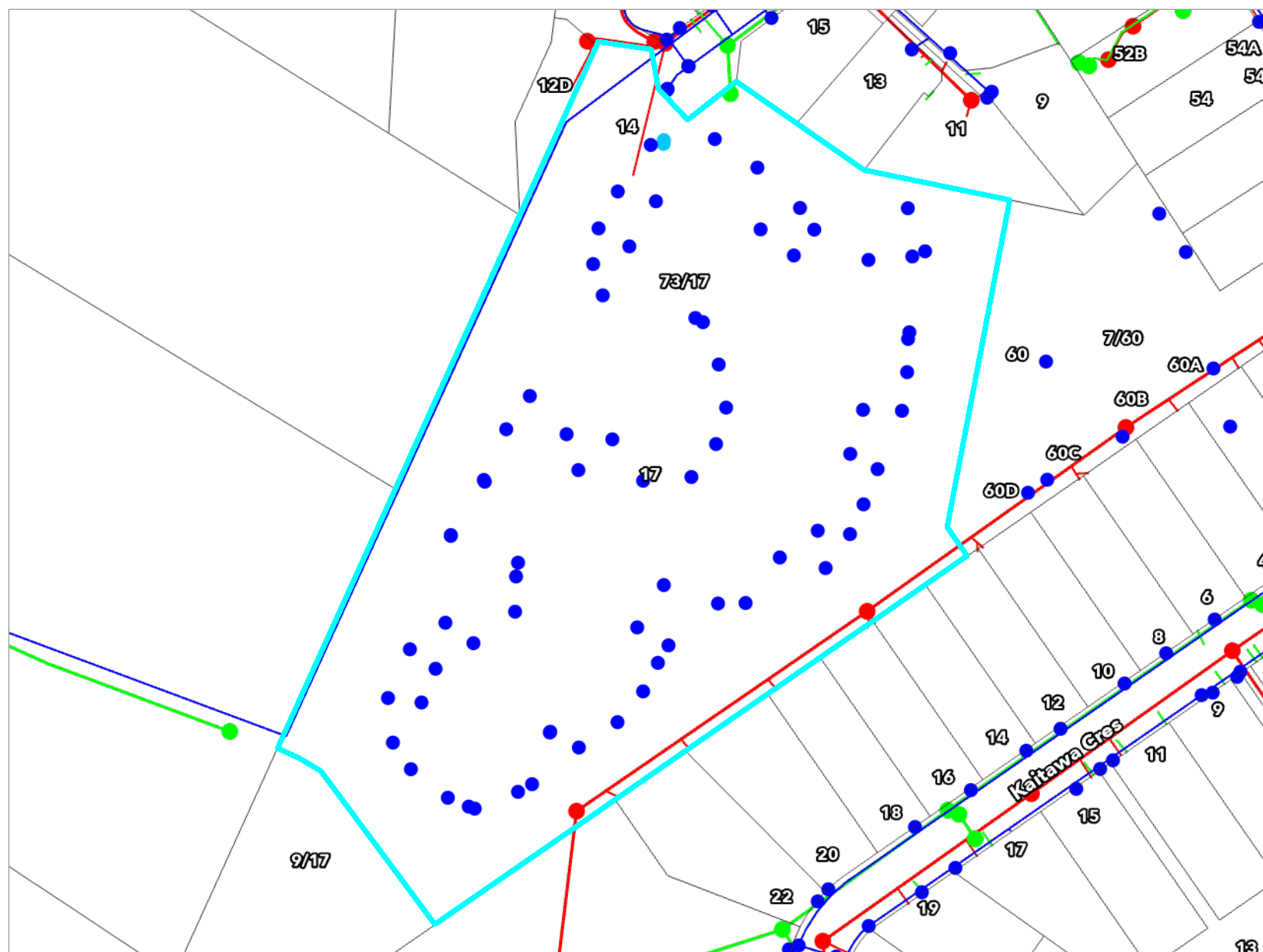
Scale @ A4 - 1:1,600

Date Printed: July 28, 2026

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

Services Network

44/17 Redwood Close, Paraparaumu (UNIT 44 DP 87468 ON LOT 1 DP 87226)



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.

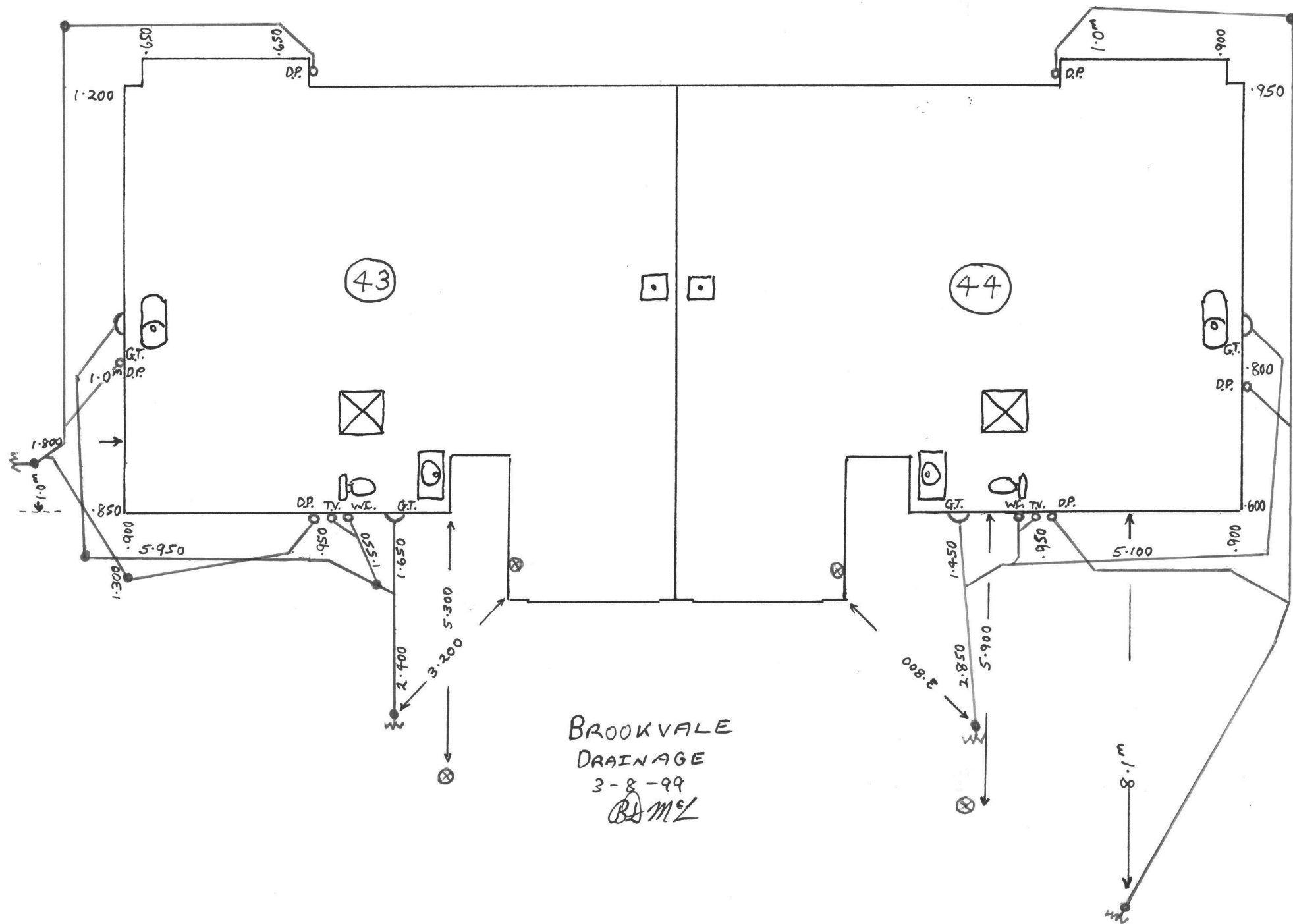


0 30 60 Metres

Scale @ A4 - 1:1,500

Date Printed: July 28, 2026

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



BROOKVALE
DRAINAGE
3-8-99
BLM

KAPITI COAST DISTRICT COUNCIL

RESOURCE CONSENT NUMBER: 970466

Applicant: Connell Wagner Ltd on behalf of
R J Ker Contractors Ltd

Owner: Roman Catholic Archbishop of the
Archdiocese of Wellington

Site: Redwood Close, Paraparaumu - Parts Ngarara
West B1 51A and B1 5B being land comprised in
CT 33B/410

Proposal: To remove all existing structures on the site and
develop a retirement / lifestyle village involving the
construction of 73 residential units and carry out a
unit title subdivision of the site (Connell Wagner
Ltd Reference 3504:60/CP as amended by the
plans and information submitted on 26 March
1998)

CONSENT ISSUED: 22 June 1998

Pursuant to Section 105 and in consideration of Section 104, 108 and 220 of the Resource Management Act 1991, the Kapiti Coast District Council **GRANTS** Subdivision Consent and Land Use consent for the above proposal being resource consent application No. RM970466 subject to the following conditions:

LAND USE CONSENT

- 1 The consent shall be limited to the proposal set out in Part 2 of the application report dated 17 December 1997 (Connell Wagner Ltd ref 3504.60/CP) as amended in March 1998. The total number of units shall be limited to not more than 73 (including the managers residence). The layout of the units and site development shall be in accordance with the revised village layout plan dated March 1998 (Connell Wagner Ltd Drawing No 3504: 50-8A Issue C 26 March 1998).
- 2 The design and construction of the proposed units shall be in accordance with the plans submitted with the application subject to compliance with any requirements of building consent in terms of the Building Act 1991 and

statutory regulations. Building consent shall be obtained for the removal or demolition of the existing buildings. (Note - when building consents are sought for each unit the location of the unit should be identified on a reduced scale copy of the overall site plan).

- 3 The existing trees within the site and along the northern and eastern boundaries shall be preserved where practical in terms of the proposed village layout. Where trees are required to be removed in the vicinity of the boundary with 60 Ruapehu Street, the owners of this property are to be consulted concerning the transplanting or relocation of the trees.
- 4 The landscaping of the three communal open space areas within the development shall include the planting of semi-mature native vegetation of suitable species to serve as shade trees in the vicinity of the seating areas. The landscaping for each communal area shall be undertaken within 6 months of the completion of the building stage for the site area to which the communal area corresponds or such other time period to the satisfaction of the Resource Consents Manager.
- 5 The Consent Holder shall ensure that the design and construction of all site works and development shall be in accordance with the Plans specified in Condition 1 above and subdivision conditions below:

SUBDIVISION CONSENT

- 1 A land transfer plan shall be submitted defining the reserve to vest and development area as separate lots. Although it is required as esplanade under the RMA, the reserve shall be shown as recreation reserve as recommended by the Department of Conservation to facilitate its management in conjunction with the adjacent reserves. No conditions apply to approval of this plan apart from Condition 17 below.
- 2 The Developer's Representative is to supply a copy of the unit title plan and is to list and indicate how each condition has been met to the satisfaction of the Manager, Consents and Compliance.
- 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 engineering fees of \$1,710 for stage one, \$684 for every additional stage thereafter.

5 The Developer shall either:

- (a) Certify that building sites are available within the development 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 (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
 - i) A financial contribution of \$418 for each dwelling towards the upgrading of the bulk water supply for Waikanae, Paraparaumu and Raumati.
 - ii) A financial contribution of \$132 for each new dwelling towards the upgrading of the Paraparaumu-Sewage Treatment Plant.
 - iii) A financial contribution of \$460 for each dwelling towards Council reserves. The contribution is based on the value of 800 m² of land being the equivalent of 20 m² of land per unit (1440 m²) minus the total area of the communal open space areas (640m²).

These contributions for the proposed dwellings are to be paid at the time of obtaining consent under Section 224(c) of the Resource Management Act for unit title plans for each stage of the development.

8 Redwood Close carriageway is to be widened to not less than 6.5 metres on the south-eastern side. Included in this widening shall be all consequential alterations required to kerbs manhole lids sumps, sump leads and pavement etc. The footpath on the north-western side shall be extended around the cul-de-sac turning head to join up with the heavy-duty vehicle crossing at the entrance to the development. The two existing 40w fluorescent streetlights in

Redwood Close shall be replaced with 70w HPS Gough Lanterns, complete with outreach arms. The Developer shall be responsible for the cost of providing and installing road signs and markings at the intersection of Redwood Close and Ruapehu Street (Give Way or Stop).

- 9 A (heavy duty) concrete vehicle crossing shall be provided to serve the development at the Redwood Close frontage. Pavement treatment shall differentiate between road vested in Council and the private access. This may be by the use of paving blocks or other acceptable material.
- 10 A piped stormwater system is to be provided to service potential or existing house sites and the roading system.
- 11 Earthworks shall be kept to a minimum to ensure the least disturbance to the landform.
- 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 Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting (low level bollard type lighting or similar types of lighting are preferred).
- 14 The development shall be reticulated for sewage disposal and public water supply. All dwellings shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice. The supply shall be metered to the satisfaction of the Services Engineer. The water mains within Redwood Close (or Kaitawa Crescent) shall be upgraded as required. The maintenance of water supply pipes, sewerage and stormwater reticulation shall remain the responsibility of the private owners. Every service connection to a dwelling shall be provided with a meter manifold, surface box and fittings.
- 15 The Developer shall provide and install pipes for gas supply to service the subdivision (Gas supply is available in the Redwood Close frontage).
- 16 The proposed roadways within the development are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and perimeter nib kerbs on the other sides. The Developer shall arrange for the second-coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.

The proposed roadways shall be a one-way street system. The main private access road within the development shall have a carriageway width of not less

than 5 metres in addition to a footpath on one side. The secondary access road shall be not less than 4 metres wide with a footpath on one side, unless otherwise approved by the Subdivisional Engineer. The Connell Wagner plan number 3504:50-8E is acceptable in terms of road widths, but the provision of footpaths must be continual on one side or the other of the roads to the satisfaction of the Subdivisional Engineer. Streetlighting shall be provided for the internal roading system to the satisfaction of the Subdivisional Engineer.

Road signs and pavement markings shall be installed to provide for the safe operation of the one-way street system.

- 17 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 site..

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense. No part of any building or its associated services shall encroach over or into any easement.

- 18 "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.
- 19 The reserve to vest is to be fenced with a close-boarded 1.8 metre high timber fence and stained to the satisfaction of the Parks and Recreation Manager on the north-east side of the reserve and along the rear boundaries of units 28, to 24 inclusive.
- 20 The Developer shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).
- 21 The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development except as otherwise permitted by these conditions.
- 22 A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
- 23 On issue of the 224(c) certificate under the Resource Management Act, the Developer's solicitor shall ensure that the unit title documentation provides for the maintenance, repair and renewal of services by any party which may lie within an adjoining area of exclusive occupation.
- 24 The Developer shall obtain a building consent before carrying out any alterations to existing services within the lot/s.

- 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 may involve water supply, stormwater and roading assets including street lights.
- 26 All costs arising from any of the above conditions shall be at the expense of the Developer.

SCHEDULE

The land use and subdivision consent issued above shall be valid for 5 years from the granting of this consent or within such extended period of time pursuant to Section 125 and 37, as the Council may allow upon application by the Consent Holder

REASONS FOR DECISION

Pursuant to Section 113(1)(a) of the Resource Management Act 1991, the reasons for this consent decision are as follows:

The adverse effects of the proposal on the amenity values of the residential environment have been avoided, remedied and mitigated by the amendments to the application proposed by the application and submitted to Council on 26 March 1998. Granting of consent for the amended proposal will be consistent with the sustainable management of natural and physical resources and will not be contrary to the principles of the Resource Management Act contained in Sections 6 to 8 of Part II of the Act.

Approval has been obtained from all affected parties to the proposal on the basis of the amendments to the development scheme referred to above and undertakings given by the applicant to individual submitters.

The proposal (as amended in March 1998) is consistent with the objectives and policies of both the Proposed and Transitional District Plan for development in the residential environment. In particular, the proposal is in accordance with Policy 1.3 for High Density Development in the Proposed District Plan. The scale and design of the proposed units and layout as revised by the amendments in March ensure that the high density of the development will be matched by the provision of a quality environmental design.

The time period of 5 years is to enable the development to proceed in stages..



Campbell Thomson
Senior Resource Consents Planner



FILE: RM030302

6 November 2003

Mr R Ker
C/- Connell Wagner Limited
PO Box 39
Paraparaumu

Attention: Ian Redwood

Dear Sir

**RM030302: SUBDIVISION CONSENT AT 17 REDWOOD CLOSE,
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.

The deposit for an objection is \$370 (including GST) plus an extra \$144 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 within 5 years of the date of issue of this decision. 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.

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 contact the writer on 9045-856.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in black ink, reading "Trevor M. Garnett". The signature is written in a cursive style with a large, stylized 'H' at the end.

Trevor Garnett
SENIOR RESOURCE CONSENTS PLANNER

RESOURCE CONSENT NUMBER: RM030302

DECISION : SUBDIVISION

That pursuant to section 104B of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Subdivision Resource Consent to:

**Mr R Ker, C/- Connell Wagner Limited,
PO Box 39, Paraparaumu**

to vary a unit title subdivision from 73 to 72 units at 17 Redwood Close, Paraparaumu (Pt Lot 1 DP 56007) subject to the following conditions:

General:

1. The title plan or e – survey data set must conform to the subdivision consent proposal shown on the Connell Wagner Limited Plan Nos. 87468 and 87468H dated October 2003 submitted with application no. RM030302.

Financial Contributions:

2. The consent holder shall pay a reserves contribution of \$460.00 (GST inclusive) for each dwelling towards Council reserves.
3. A financial contribution of \$418.00 (GST inclusive) for each dwelling towards the upgrading of the bulk water supply for Waikanae, Paraparaumu and Raumati.
4. A financial contribution of \$132.00 (GST inclusive) for each new dwelling towards the upgrading of the Paraparaumu Sewage Treatment Plant.

Engineering:

5. 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.
6. The payment of engineering fees of \$684(GST inclusive).
7. Redwood Close carriageway is to be widened to not less than 6.5 metres on the south-eastern side. Included in this widening shall be all consequential alterations required to kerbs manhole lids sumps, sump leads and pavement etc. The footpath on the north-western side shall be extended around the cul-de-sac turning head to join up with the heavy-duty vehicle crossing at the entrance to the development. The two existing 40w fluorescent streetlights in Redwood Close shall be replaced with 70w HPS Gough Lanterns, complete with outreach arms. The Developer shall be responsible for the cost of providing and installing road signs and markings at the intersection of Redwood Close and Ruapehu Street (Give Way or Stop).

8. A (heavy duty) concrete vehicle crossing shall be provided to serve the development at the Redwood Close frontage. Pavement treatment shall differentiate between road vested in Council and the private access. This may be by the use of paving blocks or other acceptable material.
9. A piped stormwater system is to be provided to service potential or existing house sites and the roading system.
10. Earthworks shall be kept to a minimum to ensure the least disturbance to the landform.
11. 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.
12. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps.
13. The development shall be reticulated for sewage disposal and public water supply. All dwellings shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice. The supply shall be metered to the satisfaction of the Services Engineer. The water mains within Redwood Close (or Kaitawa Crescent) shall be upgraded as required. The maintenance of water supply pipes, sewerage and stormwater reticulation shall remain the responsibility of the private owners. Every service connection to a dwelling shall be provided with a meter manifold, surface box and fittings.
14. The Developer shall provide and install pipes for gas supply to service the subdivision.
15. The proposed roadways within the development are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and perimeter nib kerbs on the other sides. The Developer shall arrange for the second-coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.

The proposed roadways shall be a one-way street system. The main private access road within the development shall have a carriageway width of not less than 5 metres in addition to a footpath on one side. The secondary, one-way access shall be not less than 4 metres wide with a footpath on one side, unless otherwise approved by the Subdivisional Engineer. The Connell Wagner plan number 3504:50-8E is acceptable in terms of road widths, but the provision of footpaths must be continual on one side or the other of the roads to the satisfaction of the Subdivisional Engineer. Streetlighting shall be provided for the internal roading system to the satisfaction of the Subdivisional Engineer. Road signs and pavement markings shall be installed to provide for the safe operation of the one-way street system.

16. 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. No part of any building or its associated services shall encroach over or into any easement.
17. "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.
18. The reserve to vest is to be fenced with a close-boarded 1.8 metre high timber fence and stained to the satisfaction of the Parks and Recreation Manager on the north-east side of the reserve and along the rear boundaries of units 28 to 24 inclusive.
19. The Developer shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).
20. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development except as otherwise permitted by these conditions.
21. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
22. On issue of the 224(c) certificate under the Resource Management Act, the Developer's solicitor shall ensure that the unit title documentation provides for the maintenance, repair and renewal of services by any party which may lie within an adjoining area of exclusive occupation.
23. 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 may involve water supply, stormwater and roading assets including street lights.
24. All costs arising from any of the above conditions shall be at the expense of the Developer.

Subdivision Notes:

1. The applicant shall provide certification from a suitably qualified person that the building to which the unit title plan relates complies with or will comply with the provisions of the Building Code specified in Section 46(4) of the Building Act 1991 prior to the issue of the certificate pursuant to Section 224(f) of the Resource Management Act 1991.

Council regards the following persons as fulfilling the requirements for being "suitably qualified" with respect to the above:

- a. Members of the Association of Consulting Engineers of New Zealand (Incorporated);
 - b. Members of the Institute of Professional Engineers of New Zealand (I.P.E.N.Z.);
 - c. Members of the New Zealand Institute of Architects (N.Z.I.A.)
 - d. Registered Clerks of Works.
2. The Survey Plan must be certified in accordance with Section 223 within 5 years of the granting of this Consent, or within such extended period of time pursuant to Sections 125 and 37, as Council may allow.
3. A certificate pursuant to Section 224 will be issued following compliance with all of the conditions of subdivision consent set out above, and payment of all relevant charges and levies.
4. Rights of objection to the conditions specified above may be exercised pursuant to Section 357 by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as Council in any special case may allow.
5. The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lot/s.

REASONS FOR THE DECISION:

1. The proposal would not be contrary to Council's objectives and policies of the District Plan.
2. There are considered to be no more than minor adverse affects relating to the proposal.
3. There are no adversely affected parties.

APPLICATION: APPROVED RM030202

ISSUED: 6 November 2003



**Trevor Garnett
SENIOR RESOURCE CONSENTS PLANNER**