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25 September 2026

Raewyn Holden

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 14 Ferndale Drive Waikanae.

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

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

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

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

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



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

14 Ferndale Drive Waikanae

Application Details

Applicant	Raewyn Holden
LIM number	L260882
Application date	14/09/2026
Issue Date	25/09/2026

Property Details

Property address	14 Ferndale Drive Waikanae
Legal description	LOT 6 DP 409302 C/T 434060
Area (hectares)	0.0987

Valuation Information

Valuation number	1494126507
Capital value	\$1,260,000
Land Value	\$475,000
Improvements Value	\$785,000

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	\$7,263.88 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	\$0.00
Water Rates	\$63.77 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	\$63.77

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

05/08/2016 BUILDING CONSENT 160475 : New single level shadow clad dwelling
: Code Compliance Certificate issued 23/02/17

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

The council does not hold any record of inspections for a swimming pool or spa pool for 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: General Residential in the Operative District Plan (2021).

This property was created via subdivision in 2009 under resource consent number RM070273. A copy of the decision & Deposited Plan (DP409302) and Record of Title is provided with this LIM.

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

There 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.

Below is a list of resource consents issued for this property and further detail can be found in the decision letters provided with this LIM. For information about the resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

Resource Consent : RM070273 : Subdivision to create 62 residential lots and associated earthworks at Ferndale 148-158 Ngarara Road, Waikanae.

Resource Consent : RM080140 : Section 127 application to change condition 27 of RM070273, Ferndale, 148-158 Ngarara Rd, Waikanae.

Resource Consent : RM080167 : Proposed amendments to front and rear yard setbacks, Ferndale subdivision, 148-158 Ngarara Rd, Waikanae.

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

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

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

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

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

The adjacent road carriageway (Ngarara Road) is shown to be subject 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.

The adjoining road carriageway (Ngarara Road) is shown to be subject 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.

The adjoining road carriageway (Ngarara Road) is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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. An as-built plan of private drainage is provided with this LIM.

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

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

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 dual restricted metered water supply connection. Location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

One pipe goes to the dwelling; the second pipe is restricted and goes to top up the rainwater storage tank [600 litres/day].

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

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
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 434060
Land Registration District Wellington
Date Issued 06 July 2009

Prior References
WN48B/879

Estate Fee Simple
Area 987 square metres more or less
Legal Description Lot 6 Deposited Plan 409302
Original Registered Owners
Ferndale Development Limited

Interests

7983109.1 Mortgage to ANZ National Bank Limited - 7.11.2008 at 3:52 pm
8217543.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.7.2009 at 1:32 pm
Land Covenant in Easement Instrument 8217543.4 - 6.7.2009 at 1:32 pm
Fencing Covenant in Deed 8217543.8 - 6.7.2009 at 1:32 pm (subject to section 6(2) Fencing Act 1978)
10713039.1 Discharge of Mortgage 7983109.1 - 27.2.2017 at 2:52 pm
10713039.2 Transfer to David Reid Homes (Kapiti) Limited - 27.2.2017 at 2:52 pm
10714527.1 Transfer to Peter John Holden, Raewyn Ann Holden and Nicola Holden - 27.2.2017 at 3:07 pm



Digital Title Plan - DP 409302

Survey Number	DP 409302
Surveyor Reference	Ferndale 153C
Surveyor	Craig William Hurford
Survey Firm	Aurecon (Wellington)
Surveyor Declaration	I Craig William Hurford, 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. Declared on 30/10/2008.

Survey Details

Dataset Description	Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118		
Status	Deposited		
Land District	Wellington	Survey Class	Class I Cadastral Survey
Submitted Date	30/10/2008	Survey Approval Date	04/11/2008
		Deposit Date	06/07/2009

Territorial Authorities

Kapiti Coast District

Comprised In

CT WN48B/879

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked H Deposited Plan 409302	Land Covenant		
Marked I Deposited Plan 409302	Land Covenant		
Marked J Deposited Plan 409302	Land Covenant		
Marked K Deposited Plan 409302	Land Covenant		
Marked AA Deposited Plan 409302	Land Covenant		
Marked M Deposited Plan 409302	Land Covenant		
Marked N Deposited Plan 409302	Land Covenant		
Marked O Deposited Plan 409302	Land Covenant		
Marked P Deposited Plan 409302	Land Covenant		
Marked Q Deposited Plan 409302	Land Covenant		
Marked R Deposited Plan 409302	Land Covenant		
Marked S Deposited Plan 409302	Land Covenant		
Marked T Deposited Plan 409302	Land Covenant		
Marked U Deposited Plan 409302	Land Covenant		
Marked V Deposited Plan 409302	Land Covenant		



Digital Title Plan - DP 409302

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked W Deposited Plan 409302	Land Covenant		
Marked X Deposited Plan 409302	Land Covenant		
Marked Y Deposited Plan 409302	Land Covenant		
Marked Z Deposited Plan 409302	Land Covenant		
Marked L Deposited Plan 409302	Land Covenant		
Lot 1 Deposited Plan 409302	Fee Simple Title	0.1157 Ha	434055
Lot 2 Deposited Plan 409302	Fee Simple Title	0.1021 Ha	434056
Lot 3 Deposited Plan 409302	Fee Simple Title	0.1412 Ha	434057
Lot 4 Deposited Plan 409302	Fee Simple Title	0.1242 Ha	434058
Lot 5 Deposited Plan 409302	Fee Simple Title	0.1134 Ha	434059
Lot 6 Deposited Plan 409302	Fee Simple Title	0.0987 Ha	434060
Lot 7 Deposited Plan 409302	Fee Simple Title	0.0989 Ha	434061
Lot 8 Deposited Plan 409302	Fee Simple Title	0.1623 Ha	434062
Lot 9 Deposited Plan 409302	Fee Simple Title	0.1792 Ha	434063
Lot 10 Deposited Plan 409302	Fee Simple Title	0.2148 Ha	434064
Lot 11 Deposited Plan 409302	Fee Simple Title	0.1984 Ha	434065
Lot 12 Deposited Plan 409302	Fee Simple Title	0.1409 Ha	434066
Lot 13 Deposited Plan 409302	Fee Simple Title	0.1133 Ha	434067
Lot 14 Deposited Plan 409302	Fee Simple Title	0.0856 Ha	434068
Lot 15 Deposited Plan 409302	Fee Simple Title	0.0944 Ha	434069
Lot 16 Deposited Plan 409302	Fee Simple Title	0.1864 Ha	434070
Lot 17 Deposited Plan 409302	Fee Simple Title	0.2419 Ha	434071
Lot 18 Deposited Plan 409302	Fee Simple Title	0.1145 Ha	434072
Lot 19 Deposited Plan 409302	Fee Simple Title	0.1763 Ha	434073
Lot 20 Deposited Plan 409302	Fee Simple Title	0.1958 Ha	434074
Lot 21 Deposited Plan 409302	Fee Simple Title	0.1022 Ha	434075
Lot 22 Deposited Plan 409302	Fee Simple Title	0.1311 Ha	434076
Lot 23 Deposited Plan 409302	Fee Simple Title	0.1331 Ha	434077
Lot 24 Deposited Plan 409302	Fee Simple Title	0.1778 Ha	434078
Lot 25 Deposited Plan 409302	Fee Simple Title	0.1770 Ha	434079
Lot 26 Deposited Plan 409302	Fee Simple Title	0.1512 Ha	434080
Lot 27 Deposited Plan 409302	Fee Simple Title	0.1657 Ha	434081
Lot 28 Deposited Plan 409302	Fee Simple Title	0.1473 Ha	434082
Lot 29 Deposited Plan 409302	Fee Simple Title	0.1177 Ha	434083
Lot 30 Deposited Plan 409302	Fee Simple Title	0.2641 Ha	434084
Lot 31 Deposited Plan 409302	Fee Simple Title	0.1770 Ha	434085
Lot 32 Deposited Plan 409302	Fee Simple Title	0.4808 Ha	434086
Lot 33 Deposited Plan 409302	Fee Simple Title	0.1659 Ha	434087
Lot 34 Deposited Plan 409302	Fee Simple Title	0.1799 Ha	434088
Lot 35 Deposited Plan 409302	Fee Simple Title	0.1670 Ha	434089



Digital Title Plan - DP 409302

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 36 Deposited Plan 409302	Fee Simple Title	0.1264 Ha	434090
Lot 37 Deposited Plan 409302	Fee Simple Title	0.0965 Ha	434091
Lot 38 Deposited Plan 409302	Fee Simple Title	0.0805 Ha	434092
Lot 39 Deposited Plan 409302	Fee Simple Title	0.0950 Ha	434093
Lot 40 Deposited Plan 409302	Fee Simple Title	0.0929 Ha	434094
Lot 41 Deposited Plan 409302	Fee Simple Title	0.0974 Ha	434095
Lot 42 Deposited Plan 409302	Fee Simple Title	0.1344 Ha	434096
Lot 43 Deposited Plan 409302	Fee Simple Title	0.1133 Ha	434097
Lot 44 Deposited Plan 409302	Fee Simple Title	0.1549 Ha	434098
Lot 45 Deposited Plan 409302	Fee Simple Title	0.1868 Ha	434099
Lot 46 Deposited Plan 409302	Fee Simple Title	0.2106 Ha	434100
Lot 47 Deposited Plan 409302	Fee Simple Title	0.1698 Ha	434101
Lot 48 Deposited Plan 409302	Fee Simple Title	0.2283 Ha	434102
Lot 49 Deposited Plan 409302	Fee Simple Title	0.1604 Ha	434103
Lot 50 Deposited Plan 409302	Fee Simple Title	0.1774 Ha	434104
Lot 51 Deposited Plan 409302	Fee Simple Title	0.1793 Ha	434105
Lot 52 Deposited Plan 409302	Fee Simple Title	0.1266 Ha	434106
Lot 53 Deposited Plan 409302	Fee Simple Title	0.1596 Ha	434107
Lot 54 Deposited Plan 409302	Fee Simple Title	0.1603 Ha	434108
Lot 55 Deposited Plan 409302	Fee Simple Title	0.1495 Ha	434109
Lot 56 Deposited Plan 409302	Fee Simple Title	0.1993 Ha	434110
Lot 57 Deposited Plan 409302	Fee Simple Title	0.1415 Ha	434111
Lot 58 Deposited Plan 409302	Fee Simple Title	0.1160 Ha	434112
Lot 59 Deposited Plan 409302	Fee Simple Title	0.1221 Ha	434113
Lot 60 Deposited Plan 409302	Fee Simple Title	0.1286 Ha	434114
Lot 61 Deposited Plan 409302	Fee Simple Title	0.1731 Ha	434115
Lot 62 Deposited Plan 409302	Fee Simple Title	0.1967 Ha	434116
Lot 100 Deposited Plan 409302	Vesting on Deposit for Recreation Reserve (Territorial Authority)	2.5170 Ha	434117
Marked A Deposited Plan 409302	Easement		
Marked B Deposited Plan 409302	Easement		
Marked C Deposited Plan 409302	Easement		
Marked D Deposited Plan 409302	Easement		
Marked E Deposited Plan 409302	Easement		
Marked F Deposited Plan 409302	Easement		
Marked G Deposited Plan 409302	Easement		
Marked AB Deposited Plan 409302	Easement		
Marked AC Deposited Plan 409302	Easement		
Marked AD Deposited Plan 409302	Easement		



Digital Title Plan - DP 409302

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked AE Deposited Plan 409302	Easement		
Marked AF Deposited Plan 409302	Easement		
Lot 101 Deposited Plan 409302	Vesting on Deposit for Recreation Reserve (Territorial Authority)	0.1622 Ha	434118
Lot 102 Deposited Plan 409302	Vesting on Deposit for Recreation Reserve (Territorial Authority)	0.3864 Ha	434119
Lot 103 Deposited Plan 409302	Vesting on Deposit for Recreation Reserve (Territorial Authority)	0.2996 Ha	434120
	Road	1.8973 Ha	
Total Area		14.8755 Ha	

Land Registration District

Wellington

Plan Number

DP 409302

Territorial Authority

Kapiti Coast District Council

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way, Right to Drain Water and Sewage, Right to Convey Water, Electrical Energy, Telecommunications, Computer Media and Gas	B	Lot 19	Lots 18, 20 and 21
	C	Lot 20	Lots 18,19 and 21
	D	Lot 24	Lots 23,25,26 and27
	E	Lot 25	Lots 23,24,26 and 27
Right to maintain gas curtain	AB	Lot 19	Lots 20 and 24
	AC	Lot 20	Lots 19 and 24
	AD	Lot 24	Lots 19 and 20

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Right to Drain Sewage	A	Lot 9	KAPITI COAST DISTRICT COUNCIL
Right to Drain Stormwater	G	Lot 51	KAPITI COAST DISTRICT COUNCIL
	F	Lot 48	
	AF	Lot 48	
	AE	Lot 32	

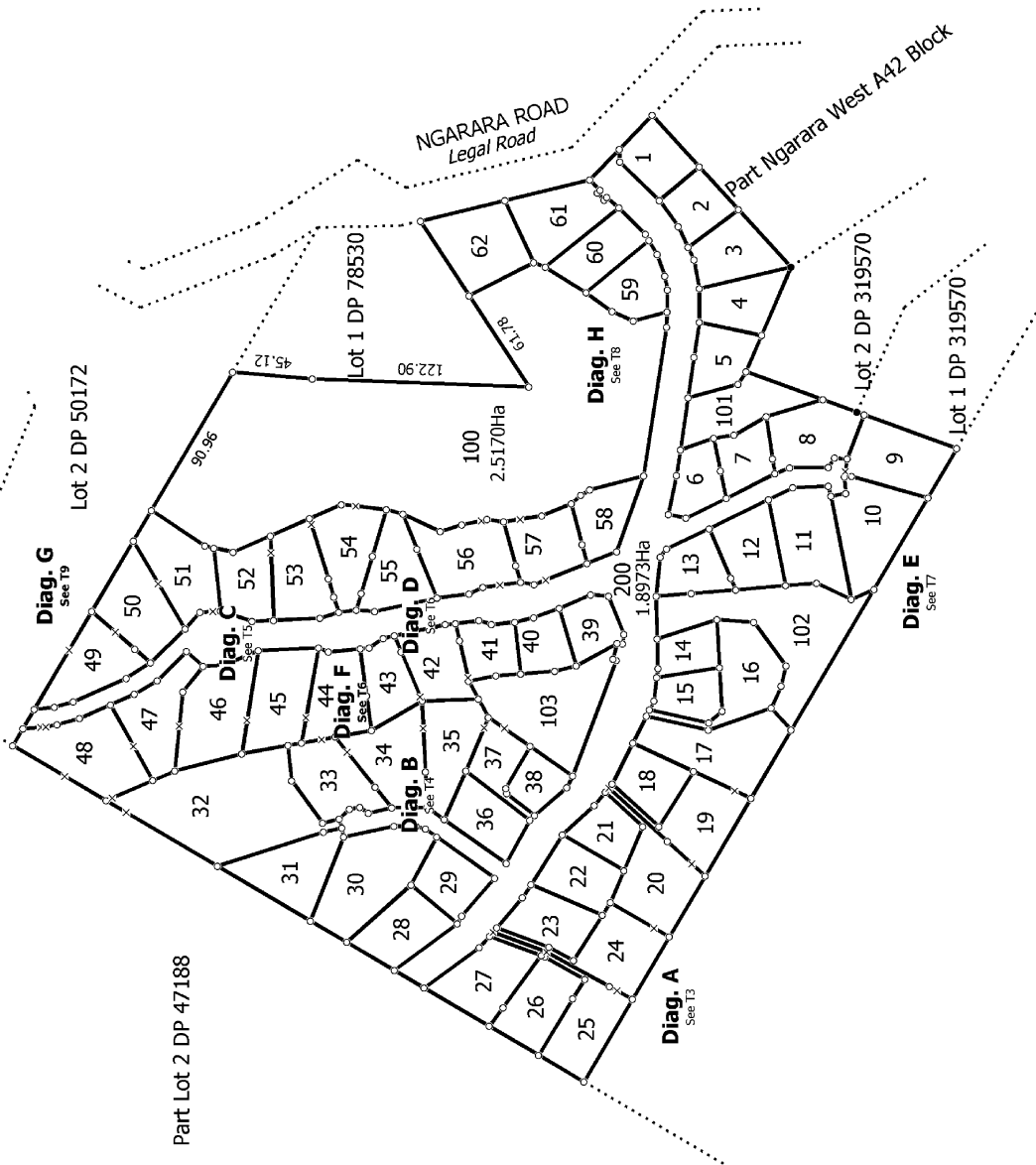
LOTS VESTING

LOT	PURPOSE
100,101,102,103	To vest as Recreation Reserve in the Kapiti Coast District Council
200	To vest as Road in the Kapiti Coast District Council

SCHEDULE OF COVENANTS			
Purpose/Interest	Shown	Servient Tenement	Area
No Build and No Earthwork Zone	Marked H	Pt Lot 49	223m ²
	Marked I	Pt Lot 50	1038m ²
	Marked J	Pt Lot 51	874m ²
	Marked K	Pt Lot 52	101m ²
	Marked L	Pt Lot 53	154m ²
	Marked M	Pt Lot 56	434m ²
	Marked N	Pt Lot 57	439m ²
	Marked O	Pt Lot 37	33m ²
	Marked P	Pt Lot 35	499m ²
	Marked Q	Pt Lot 34	500m ²
	Marked R	Pt Lot 33	463m ²
	Marked S	Pt Lot 32	1300m ²
	Marked AE	Pt Lot 32	1422m ²
	Marked T	Pt Lot 48	722m ²
	Marked AF	Pt Lot 48	86m ²
	Marked U	Pt Lot 47	470m ²
	Marked V	Pt Lot 46	836m ²
	Marked W	Pt Lot 45	615m ²
	Marked X	Pt Lot 44	79m ²
	Marked Y	Pt Lot 43	140m ²
	Marked Z	Pt Lot 42	280m ²
	Marked AA	Pt Lot 54	90m ²



NOTE:
Lots 100, 101, 102 & 103 are to vest as Recreation Reserve in the
Kapiti Coast District Council.
Lot 200 is to vest as road in the Kapiti Coast District Council.



Part Lot 8 DP 20118

T 1/9

Land District Wellington

Digitally Generated Plan
Generated on: 05/08/2009 1:28pm Page 7 of 15

Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

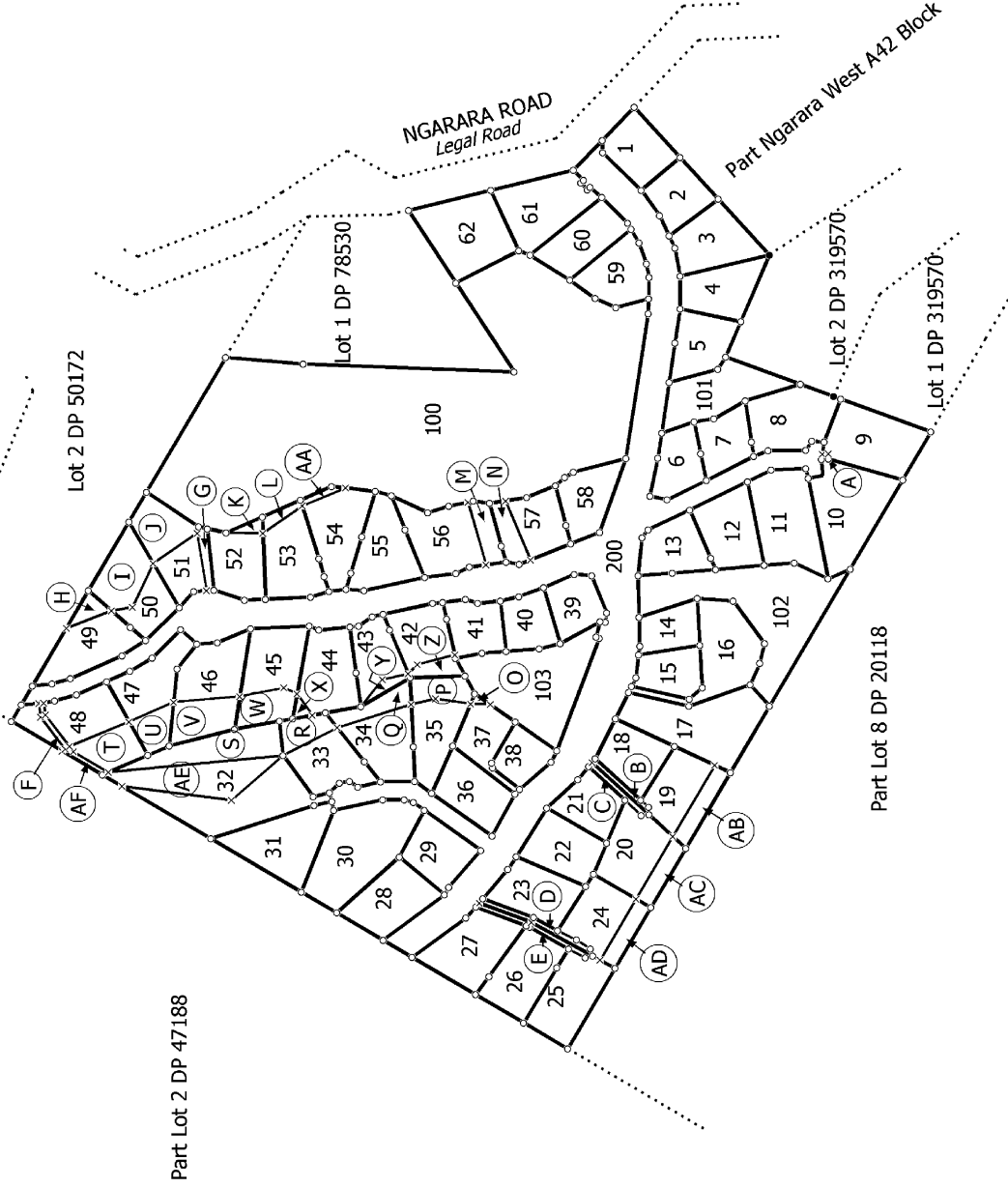
Surveyor: Craig William Hurford
Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Deposited on: 6/07/2009



NOTE:
Areas marked H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z, AA,AE & AF
to be subject to Land Covenants



Non Primary

T 2/9

Land District Wellington

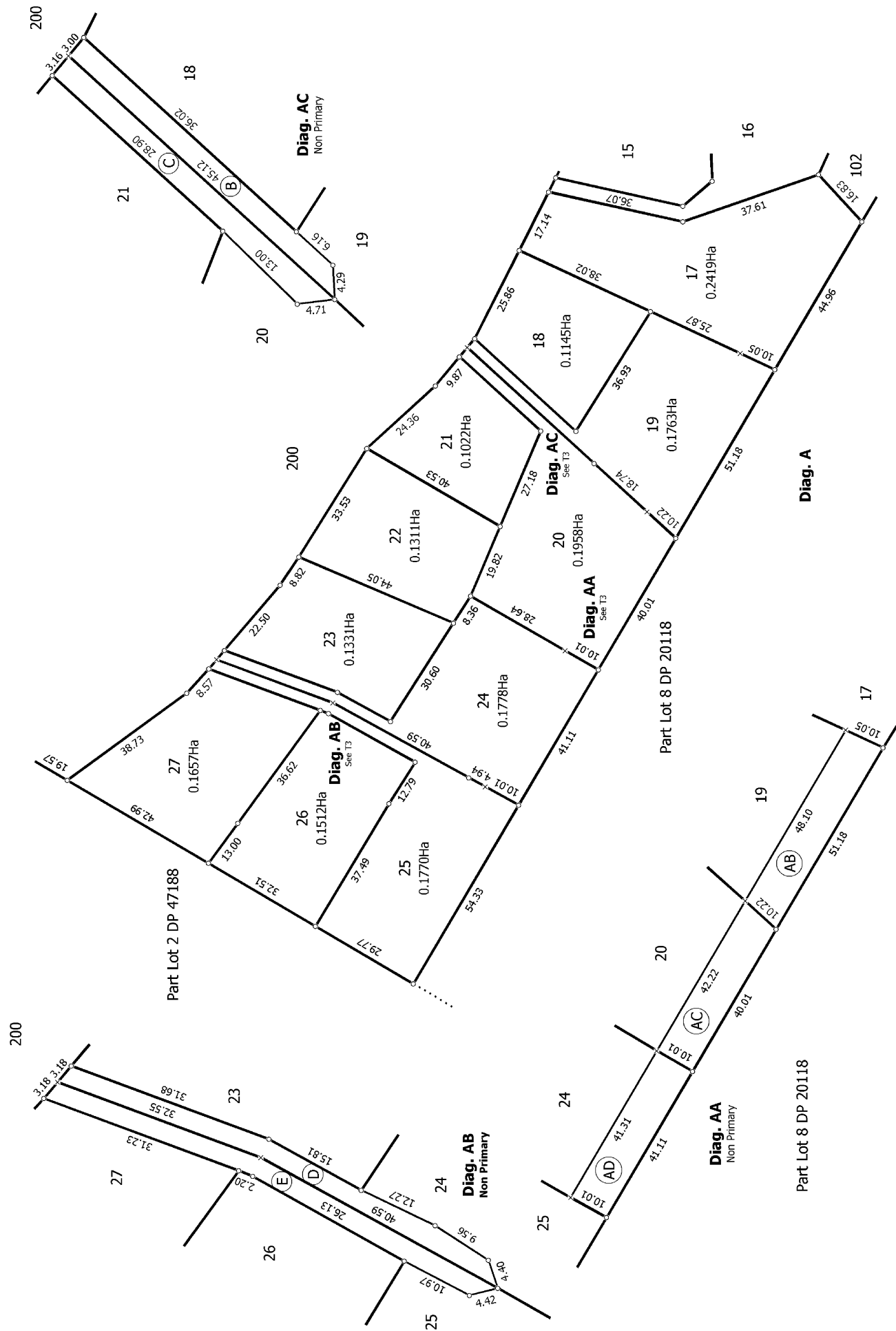
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Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

Surveyor: Craig William Hurford
Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Deposited on: 6/07/2009



T 3/9

Land District Wellington

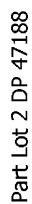
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Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

Surveyor: Craig William Hurford
Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Deposited on: 6/07/2009



Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

Surveyor: Craig William Hurford
Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Digitally Generated Plan
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Deposited on: 6/07/2009

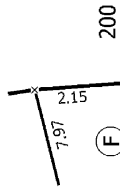


Lot 2 DP 50172

Part Lot 2 DP 47188

Diag. CAA
See T5

Diag. CAB
See T5



Diag. CAB
Non Primary

Diag. CA
See T5

Lot 2 DP 50172

Part Lot 2 DP 47188

49
0.1604Ha

48
0.2283Ha

47
0.1698Ha

32
0.4808Ha

46
0.2106Ha

200
1.8973Ha

50
0.1774Ha

51
0.1793Ha

45
0.1868Ha

52
0.1266Ha

53
0.1596Ha

Diag. CA
Non Primary

Diag. CAA
Non Primary

Part Lot 2 DP 47188

Diag. C

T 5/9

Land District Wellington

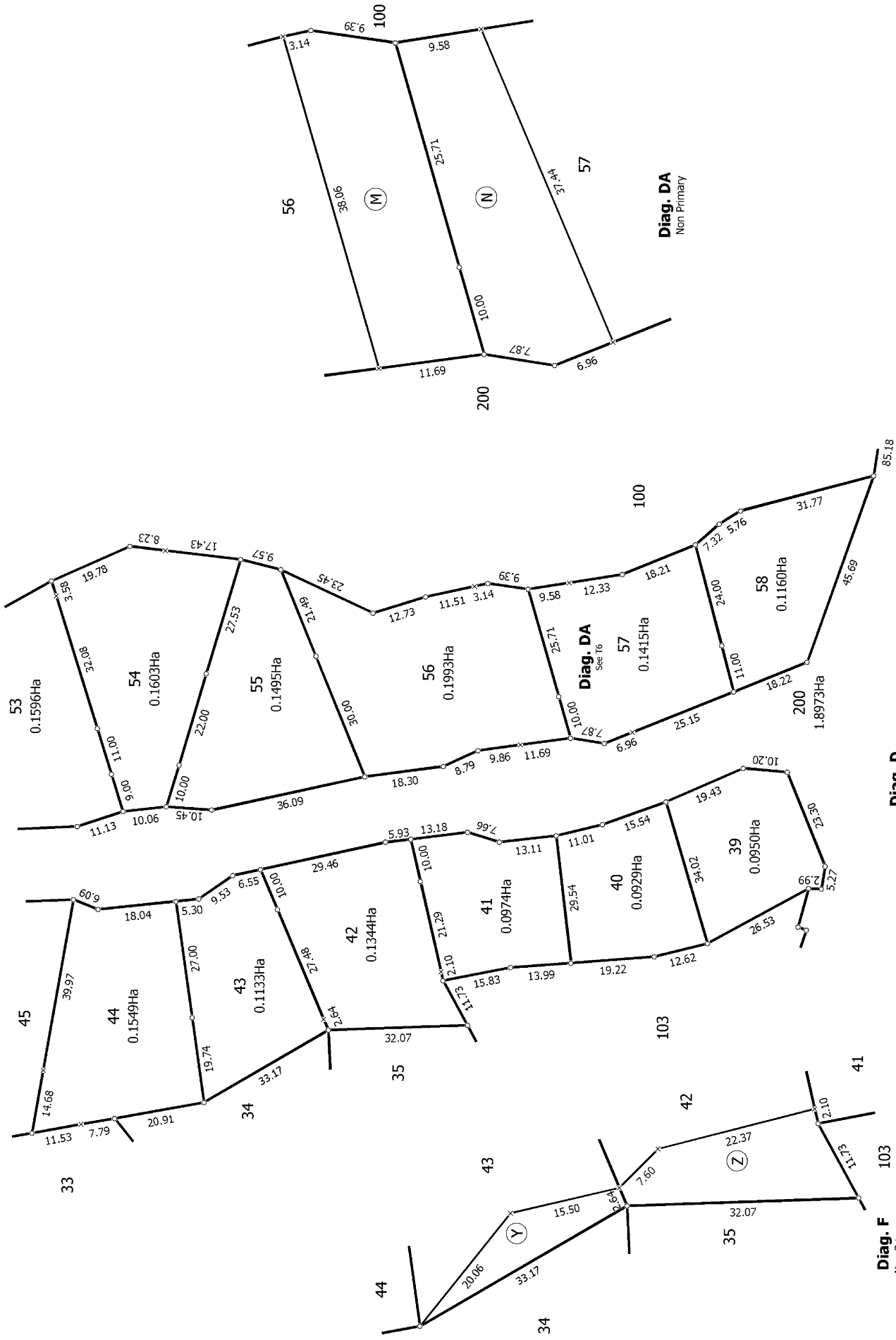
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Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

Surveyor: Craig William Hurford
Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Deposited on: 6/07/2009



Diag. D

Diag. F
Non Primary

Diag. DA
Non Primary

T 6/9

Land District Wellington

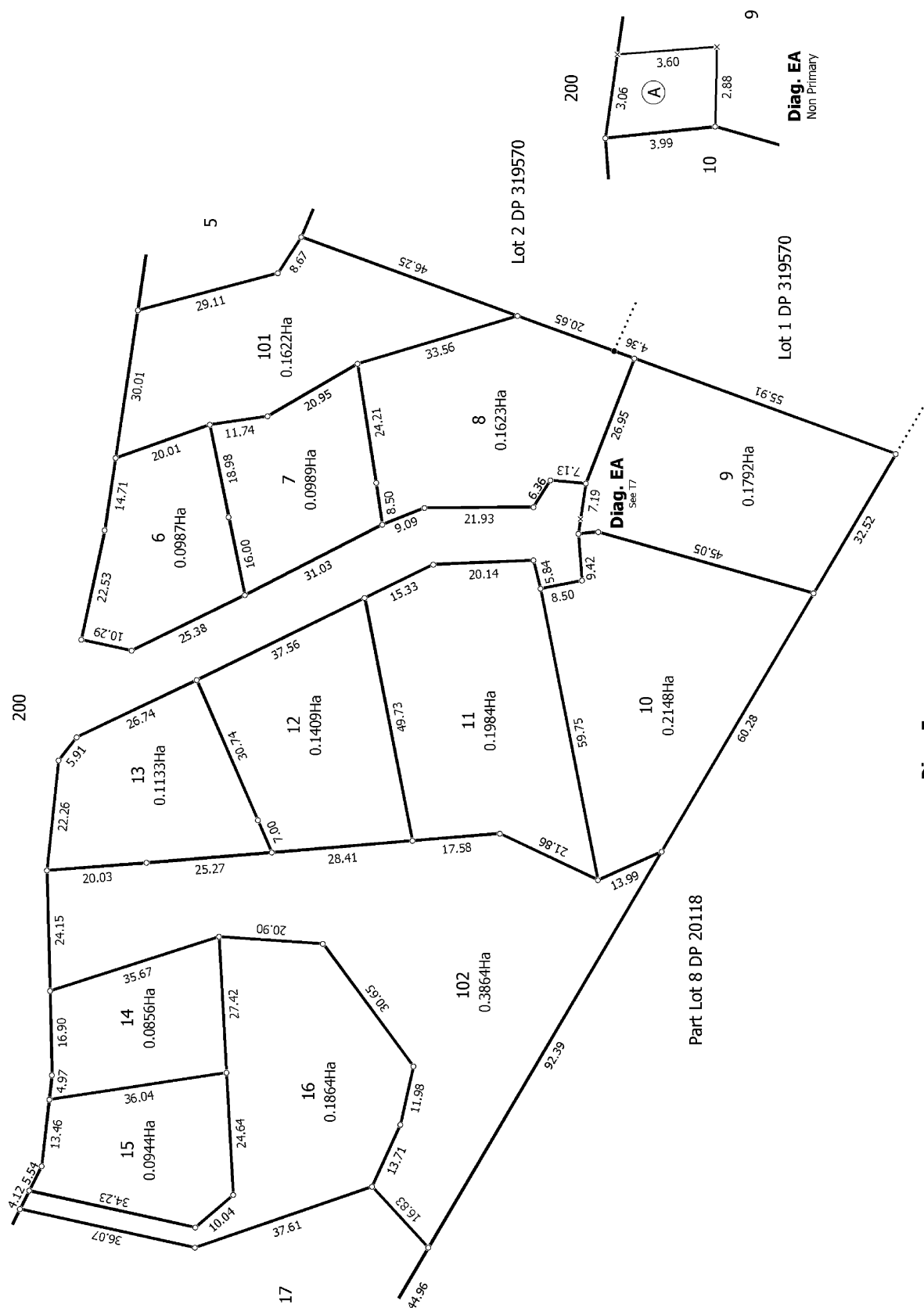
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Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

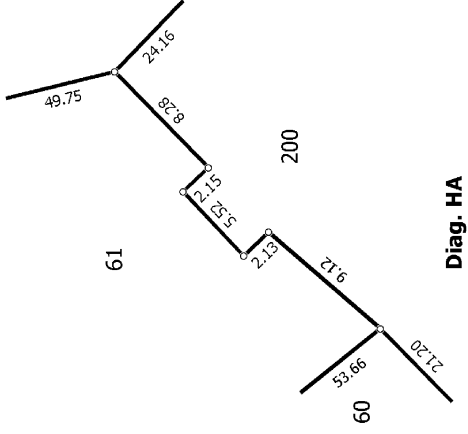
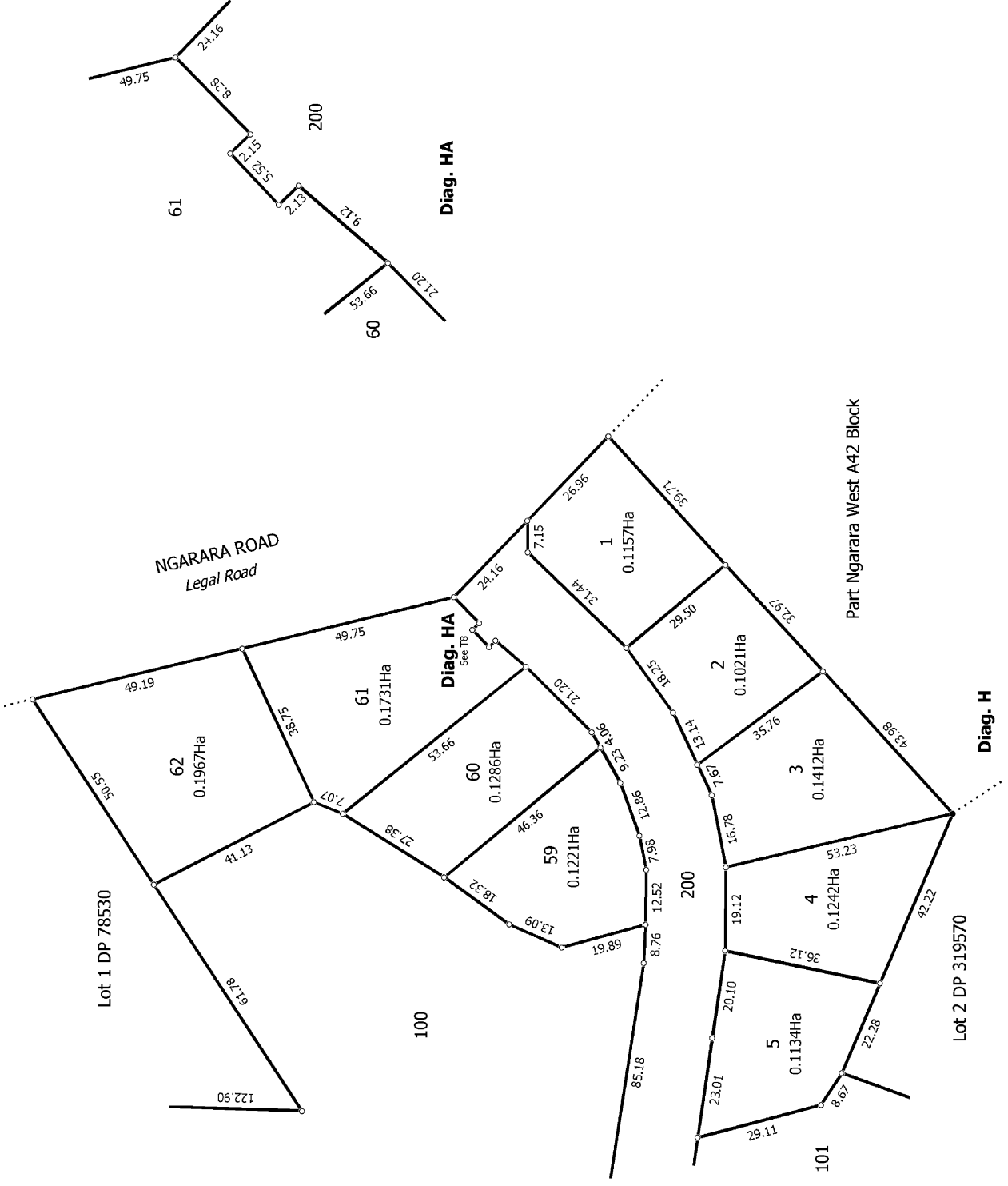
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Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Deposited on: 6/07/2009



6721



T 8/9

Land District Wellington

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Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

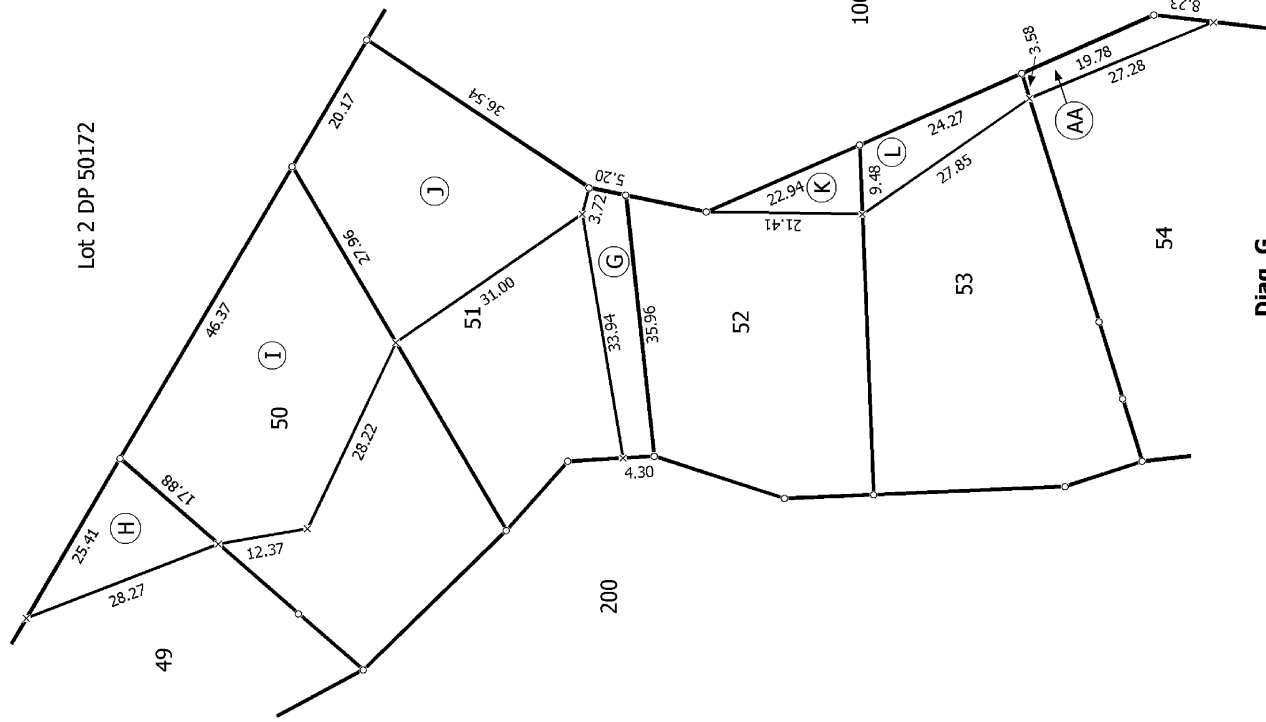
Surveyor: Craig William Hurford
Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Deposited on: 6/07/2009



Lot 2 DP 50172



Diag. G
Non Primary

T 9/9

Land District Wellington

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Generated on: 05/08/2009 1:28pm Page 15 of 15

Lots 1-62, Lots 100-103 and Lot 200 Being a Subdivision of Part Lot 6 DP 20118

Surveyor: Craig William Hurford
Firm: Aurecon (Wellington)

Digital Title Plan
DP 409302

Deposited on: 6/07/2009

Aerial Photography

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



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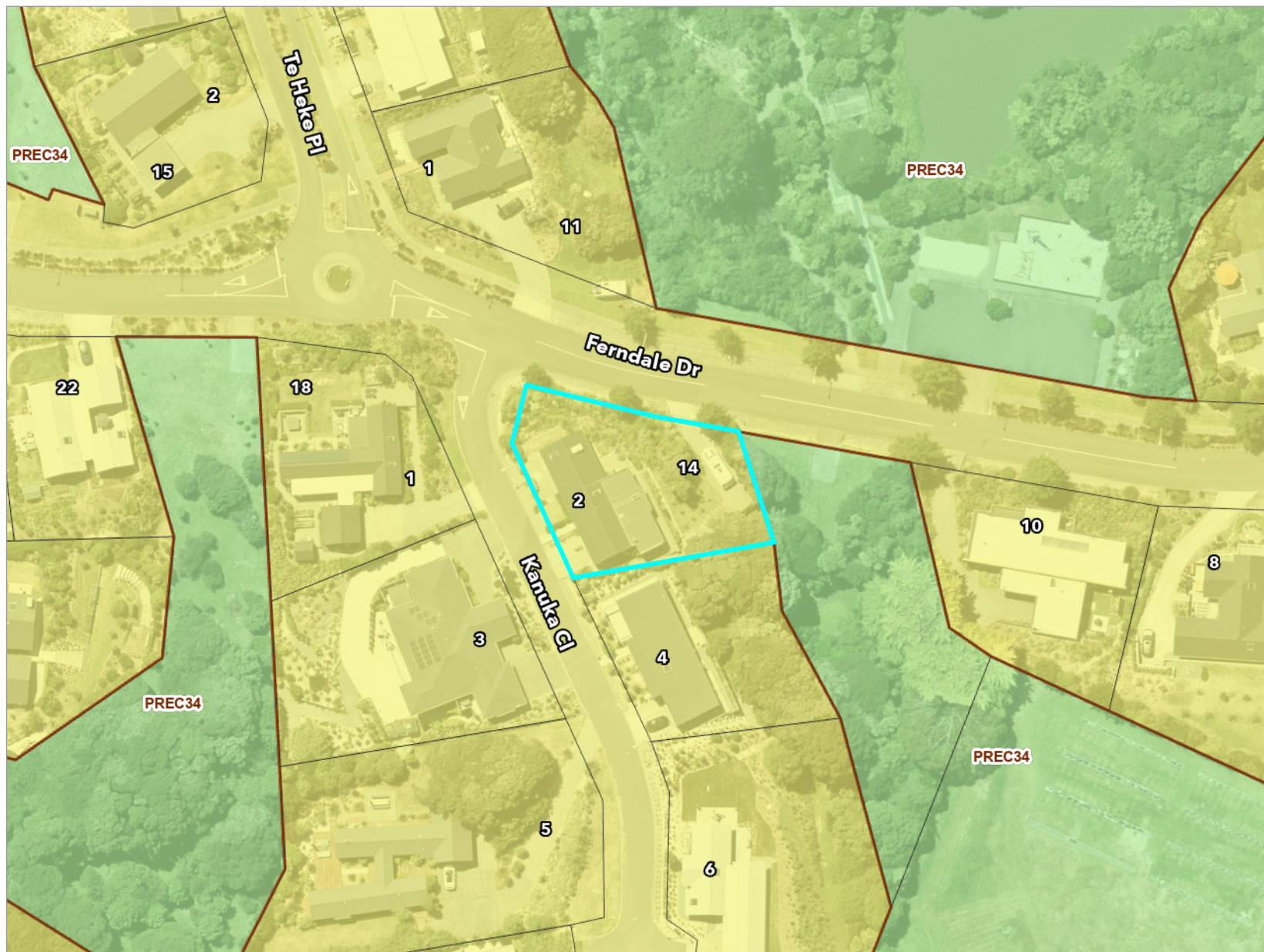
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Operative District Plan 2021 - Zones and Precincts

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

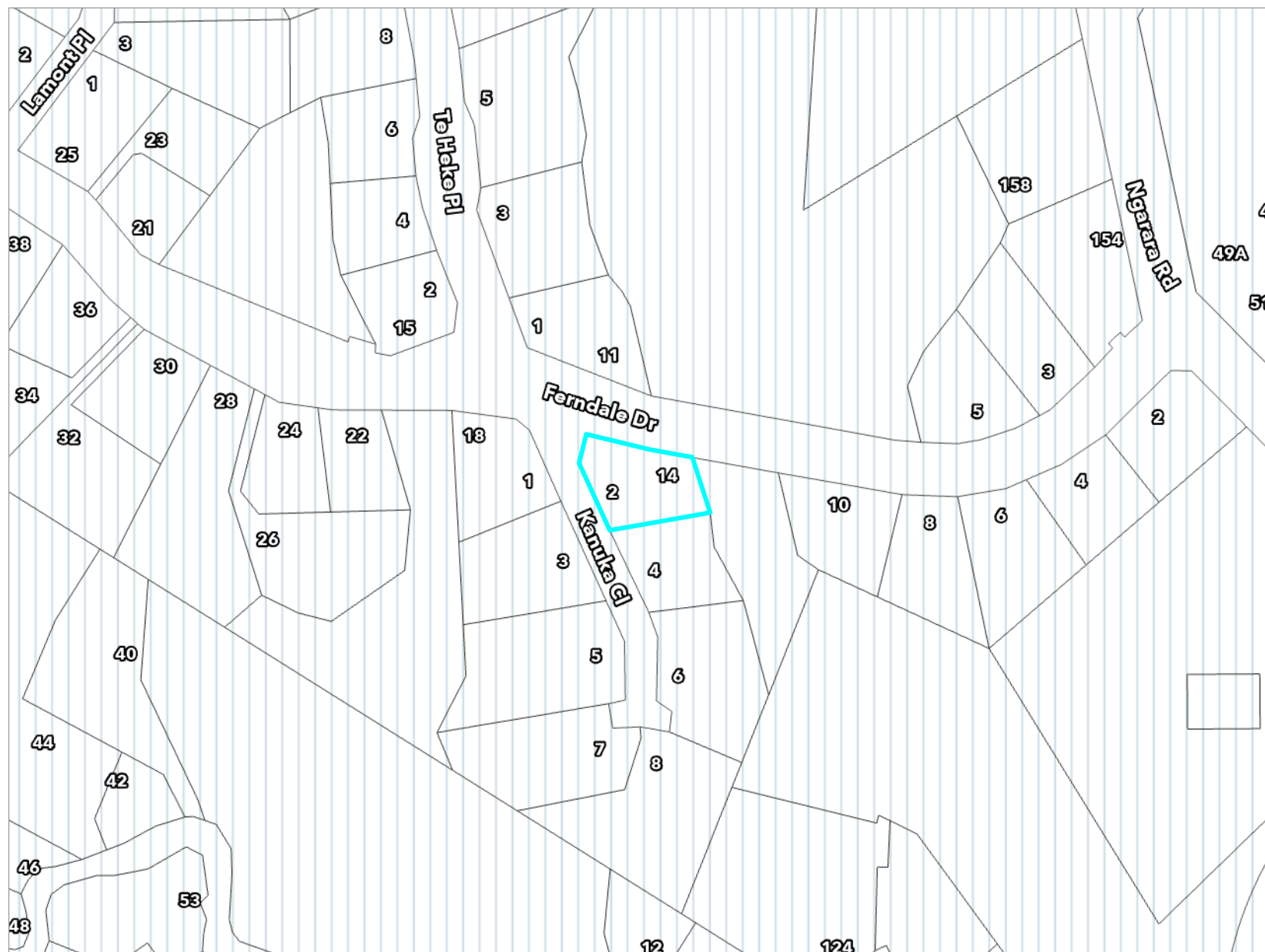
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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



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

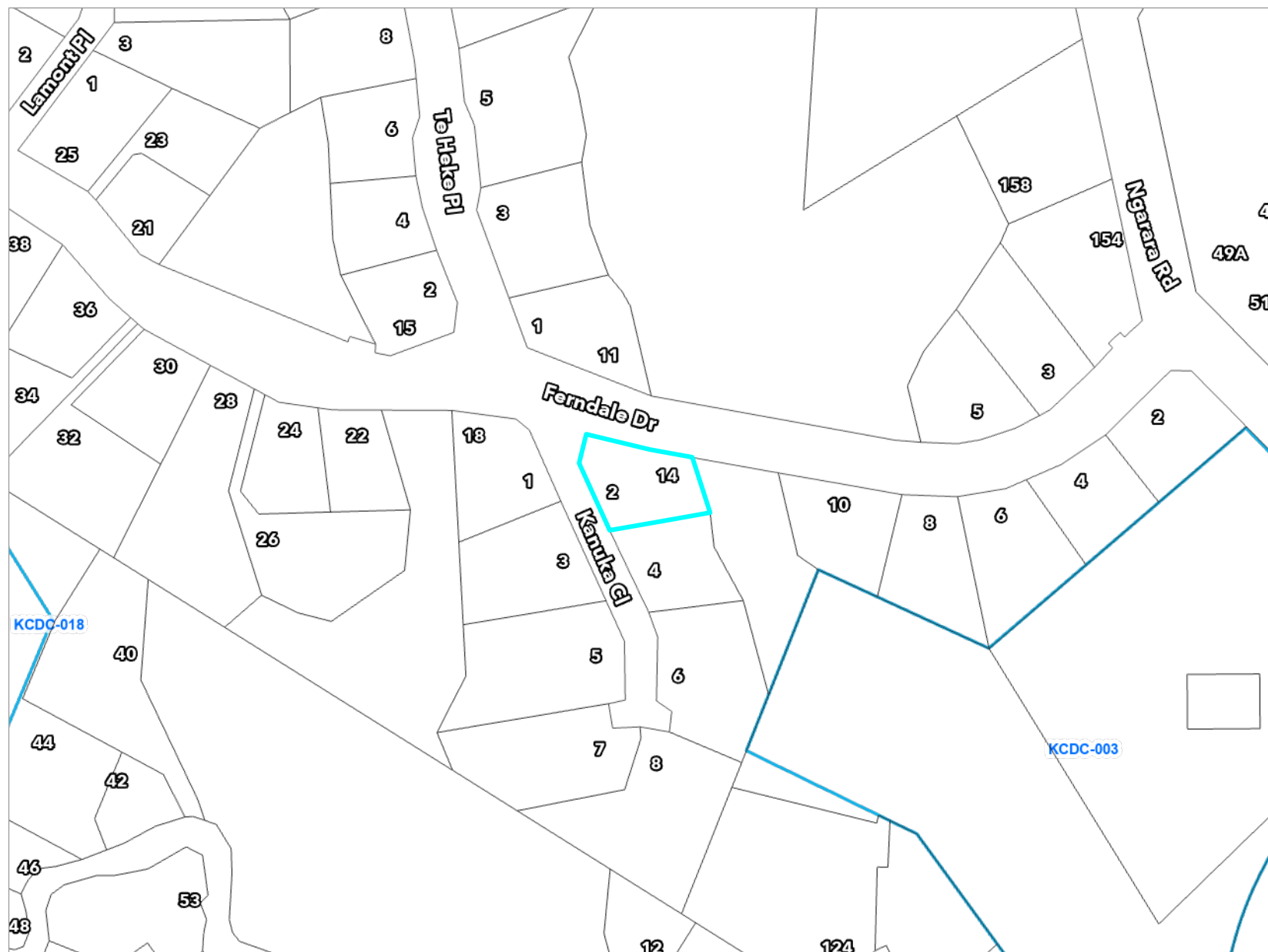
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Operative District Plan 2021 - Designations & Miscellaneous Features

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



Key to map symbols

 Designation

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



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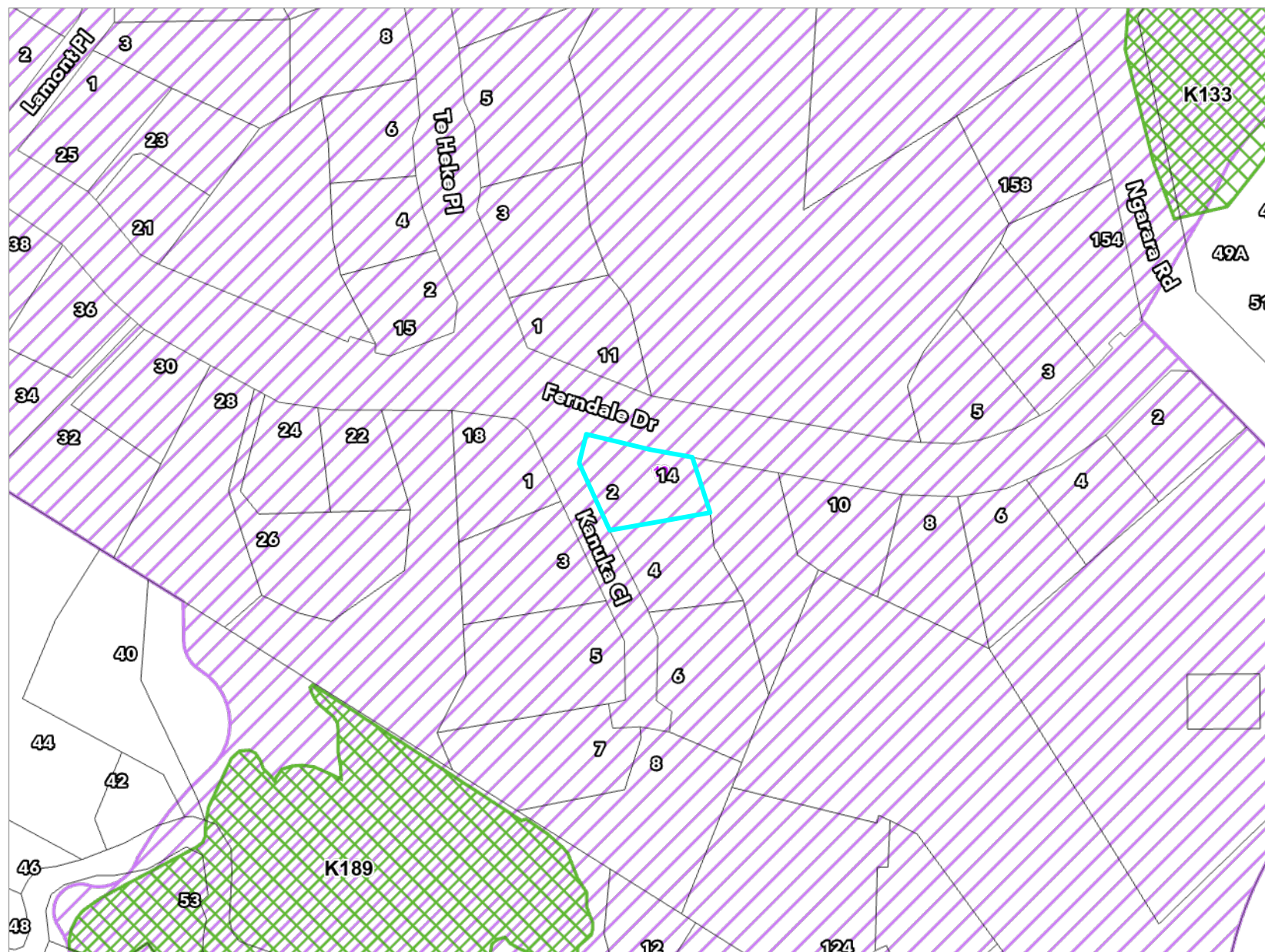
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Operative District Plan 2021 - Natural Features

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



Key to map symbols

-  Ecological Sites
-  Special Amenity Landscapes

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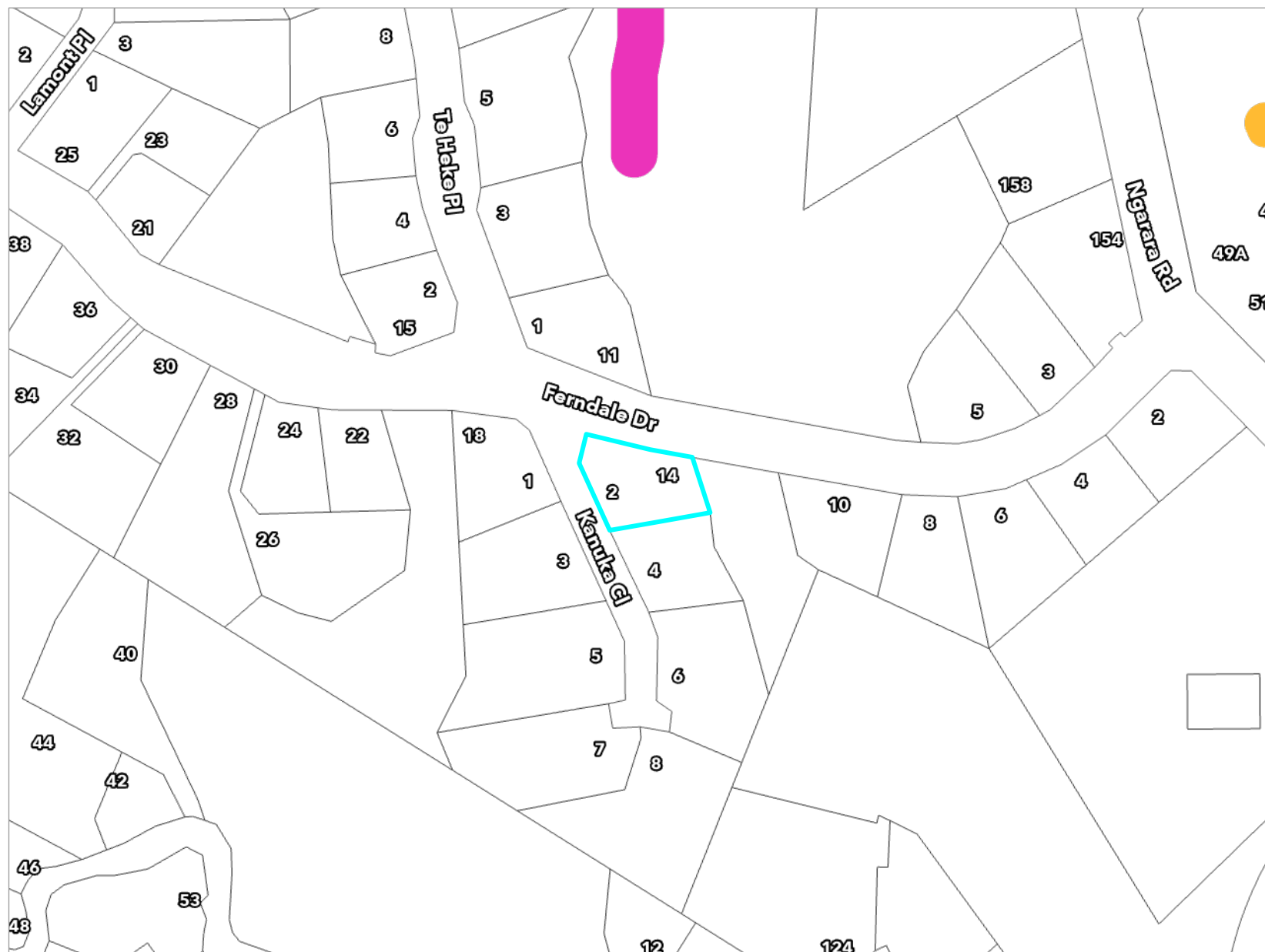
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Operative District Plan 2021 - Natural Hazards

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



Key to map symbols

-  Stream Corridor
-  Flood Storage 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

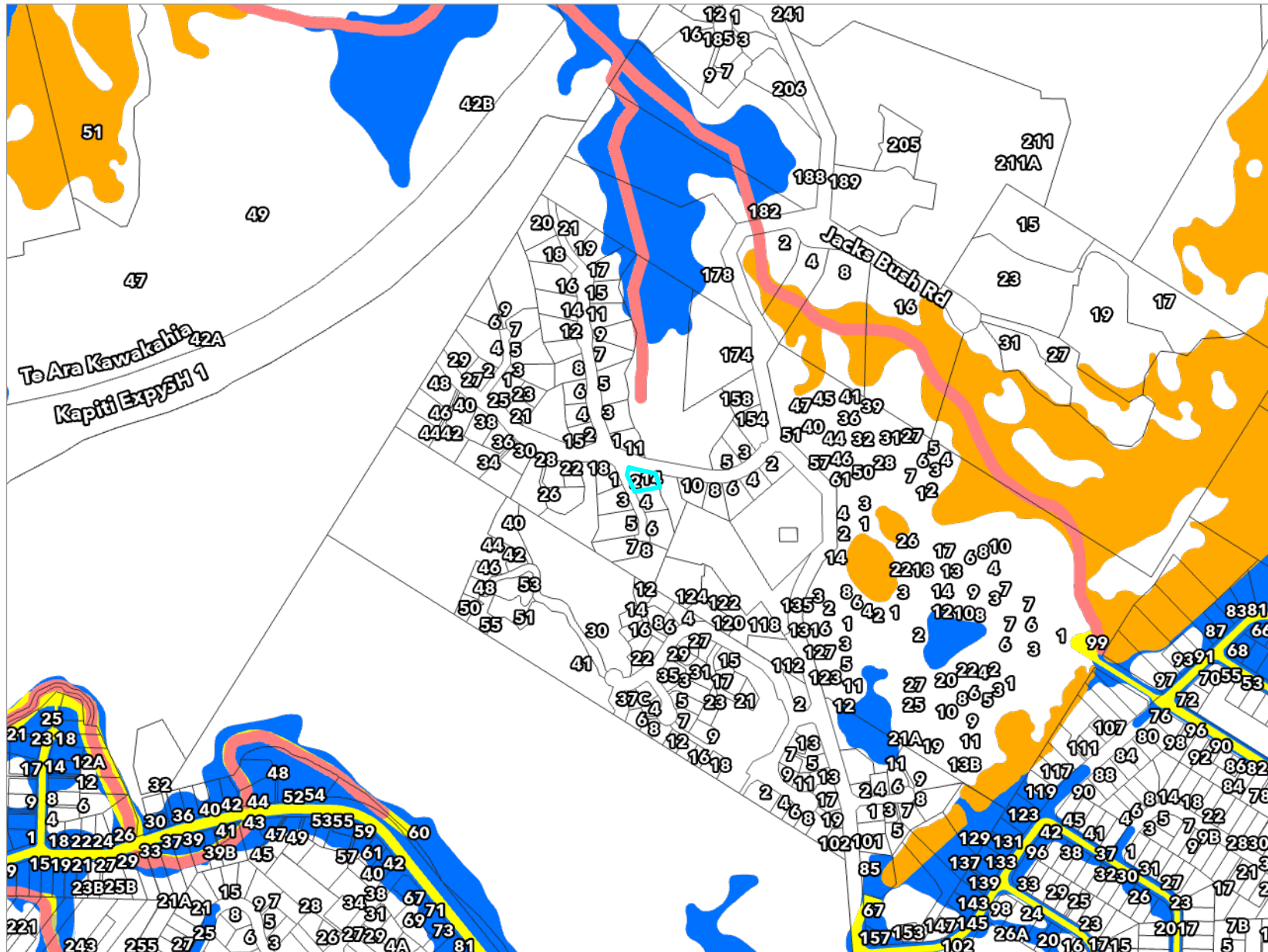
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Latest Flood Hazards

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



Key to map symbols

- Stream Corridor
- Overflow Path
- Residual Overflow
- Storage
- Ponding
- Residual 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: September 23, 2026

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Resource Consents Map

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



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 20 40 Metres

Scale @ A4 - 1:1,000

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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
160209	10 Ferndale Drive, Waikanae	1494126506	LOT 5 DP 409302 CT 434059	LD	New dwelling and associated earthworks	N	N	Decision Issued	17/10/2016	19/9/2016
160111	3 Kanuka Close, Waikanae	1494126513	LOT 12 DP 409302 C/T 434066	LN	To construct a new dwelling with yard and HIRB	N	N	Decision Issued	9/8/2016	14/6/2016
160125	8 Kanuka Close, Waikanae	1494126510	LOT 1 DP 500046 CT 745781	SC	Boundary adjustment of approximately 440m ²	N	N	s.223 Approval	4/7/2016	15/6/2016
180214	4 Kanuka Close, Waikanae	1494126508	LOT 7 DP 409302 C/T 434061	LD	To construct dwellings in the Ferndale Precinct that do not	N	N	Decision Issued	18/10/2018	4/10/2018

Health and Alcohol Licenses

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



Key to map symbols

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



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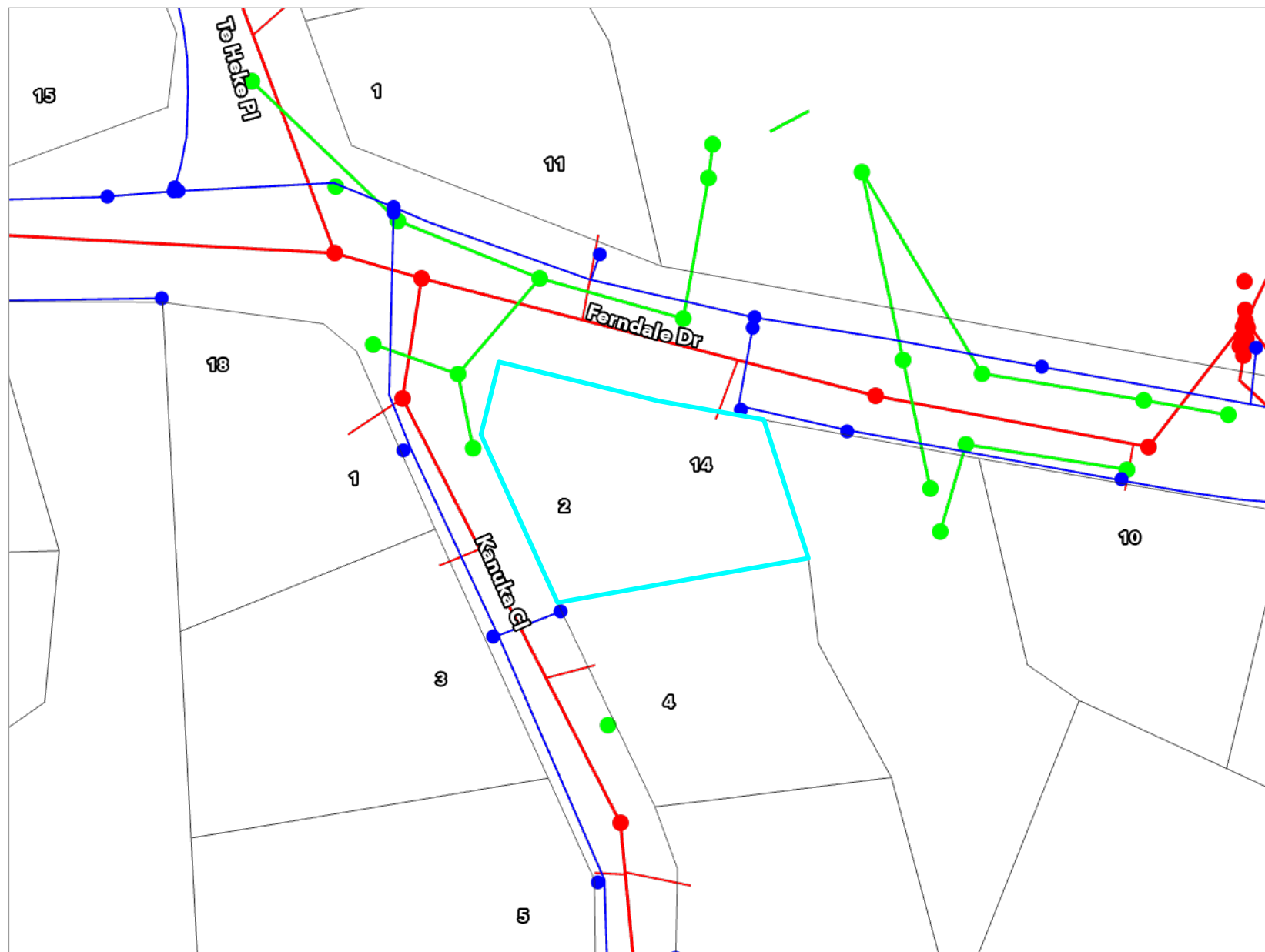
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Services Network

14 Ferndale Drive Waikanae - LOT 6 DP 409302 C/T 434060



Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe
- 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 10 20 Metres

Scale @ A4 - 1:800

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WEST GAST PLUMBING
Scott Tither reg. 19014
ph. 021 524 545

BC 160475 /
2 Karuka Cioso /
14 Fernside Drive
WAIKANA E

29 JUN 2016

666.97

PLUMBING & DRAINAGE NOTES:

● THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION

THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH BRANZ PLUMBING AND DRAINAGE GUIDE SECTION D AS/NZS 3500 PART 2 FOR GROUND FLOOR SYSTEMS, SINGLE STACK RESIDENTIAL SYSTEMS AND SECTION F DRAINAGE REQUIREMENTS

● CONFIRM POSITION OF LATERALS & MAINS ON SITE

● PROVIDE 22500 litre WATER STORAGE TANK WITH PUMP SUPPLY TO WC CISTERNS AND EXTERIOR HOSE TAPS - LOCATION TO BE CONFIRMED BY CLIENT

● ALL PIPES FROM WATER TANK SUPPLYING WC AND EXTERIOR TAPS TO BE CLEARLY LABELLED AS SUCH

- INSTALL SIGNS AT EXTERIOR TAPS TO SHOW WATER NOT FIT FOR DRINKING

● HOT WATER SUPPLY PIPES FROM WATER HEATER SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH NZS 4305

● ALL TILED WET AREA SHOWERS TO HAVE AQUATITE WET WALL CADDY SYSTEM INSTALLED TO PENETRATIONS

PLUMBING KEY

BATH	= BATH	= 4FU
BG	= BATHROOM GROUP	= 6FU
DW	= DISHWASHER	= 3FU
SHW	= SHOWER	= 2FU
SINK	= SINK	= 3FU
TUB	= LAUNDRY TUB	= 5FU
WC	= TOILET	= 4FU
WHB	= WASH HAND BASIN	= 1FU
WM	= WASHING MACHINE	= 5FU

DP = DOWNPIPE
DV = DRAIN VENT
HT = HOSE TAP
IP = INSPECTION POINT
AAV = AIR ADMITTANCE VALVE
FWG = FLOOR WASTE GULLY
HWC = HOT WATER CYLINDER
ORG = OVERFLOW RELIEF GULLY

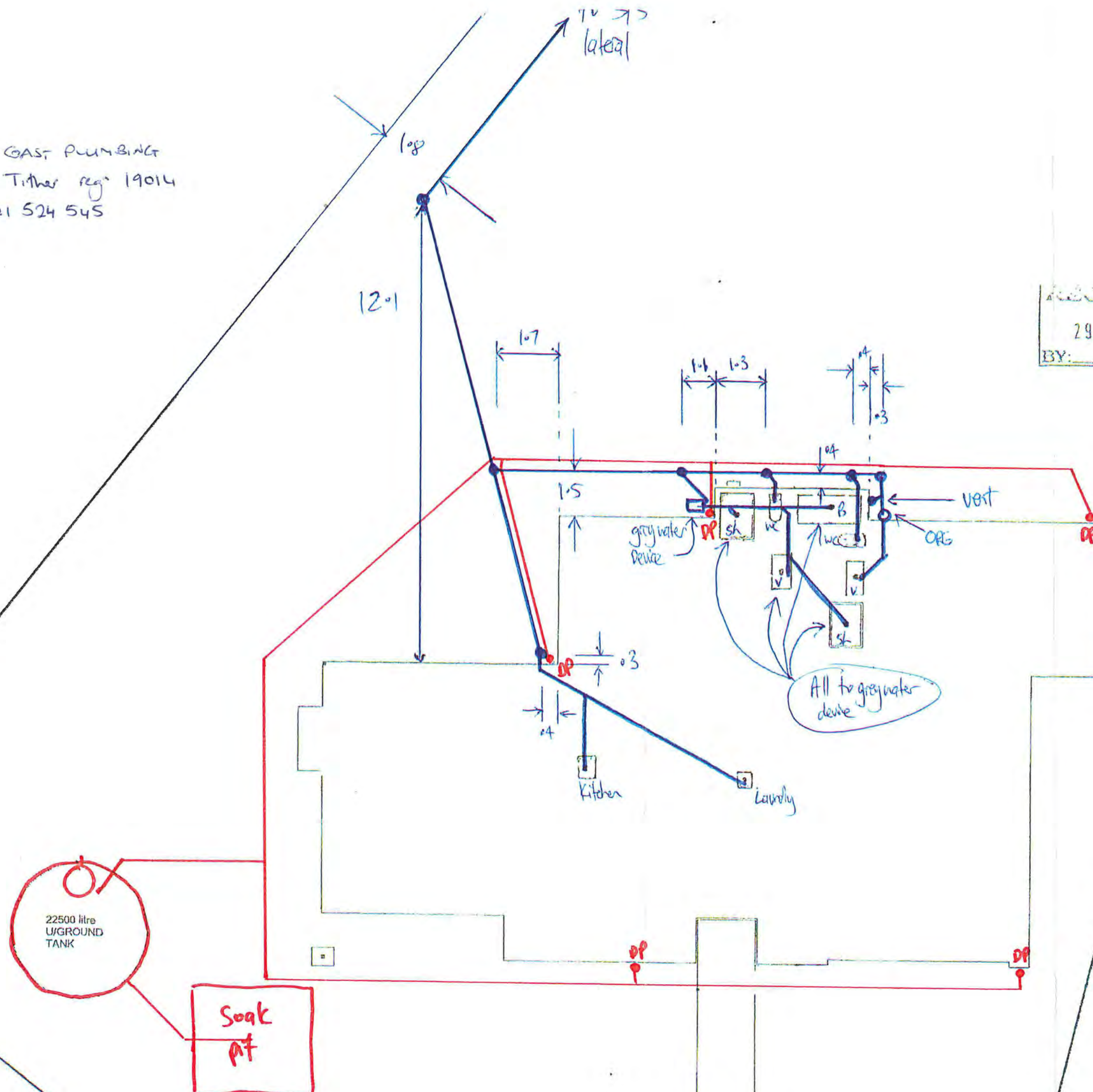
MAXIMUM NUMBER FIXTURE UNITS FOR
VENTED 100Ø DRAIN LAID 1 IN 60 = 165
REFER TO TABLE 4.3 AS/NZS 3500.2 FOR
OTHER GRADIENTS.

PIPE GRADIENTS

MINIMUM GRADES FOR DRAINS & DISCHARGE PIPES:

65Ø & LESS = 1 IN 40
80Ø & 100Ø = 1 IN 60

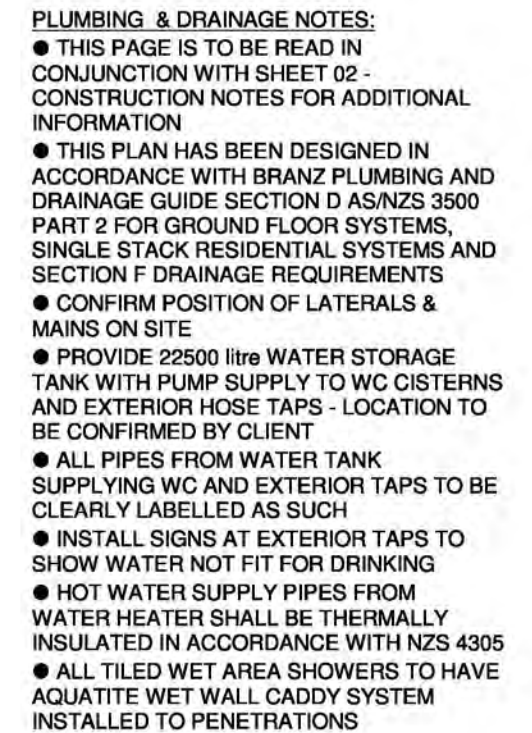
DRAINAGE PLAN



BC 160475 revised plan supplied 5/8/2016

Drainlayer/Plumber please provide a neat asbuilt plan to Council showing water sewer and stormwater and under floor drainage plus the grey drainage layout.

an 50mm open terminal vent



BATH	= BATH	= 4FU
BG	= BATHROOM GROUP	= 6FU
DW	= DISHWASHER	= 3FU
SHW	= SHOWER	= 2FU
SINK	= SINK	= 3FU
TUB	= LAUNDRY TUB	= 5FU
WC	= TOILET	= 4FU
WHB	= WASH HAND BASIN	= 1FU
WM	= WASHING MACHINE	= 5FU

DP = DOWNPIPE
DV = DRAIN VENT
HT = HOSE TAP
IP = INSPECTION POINT
AAV = AIR ADMITTANCE VALVE
FWG = FLOOR WASTE GULLY
HWC = HOT WATER CYLINDER
ORG = OVERFLOW RELIEF GULLY

MAXIMUM NUMBER FIXTURE UNITS FOR
VENTED 100Ø DRAIN LAID 1 IN 60 = 165
REFER TO TABLE 4.3 AS/NZS 3500.2 FOR
OTHER GRADIENTS.

**MINIMUM GRADES FOR DRAINS &
DISCHARGE PIPES:**
65Ø & LESS = 1 IN 40
80Ø & 100Ø = 1 IN 60

THE BUILDER IS TO ENSURE
THAT
PROPOSED FOUNDATION
HEIGHT WILL ALLOW A
SATISFACTORY DRAINAGE
CONNECTION TO THE
COUNCIL'S SEWER.



RAISING THE
DAVID REID
HOMES
STANDARD

a. **ADarchitecture**
Applied Design

Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

☒ **Kapiti Office** - Phone: (04) 298 5662
Smarter Building Centre
45B Te Roto Drive, Paraparaumu

☐ **Wellington Office** - Phone: (04) 232 4258
Level 9 Crowe Horwath House

Proposed House
for
David Reid Homes
2 Kanuka Close
Waikanae

E	Date 6	Relocate Sewer
Rev	Date	Description

BUILDING CONSENT

Job	Date	Sheet	Rev.
10029	AUG2016	A06	E

SITE NOTES
THIS PAGE IS TO BE READ IN CONJUNCTION
WITH SHEET 02 - CONSTRUCTION NOTES
FOR ADDITIONAL INFORMATION

LEGAL DESCRIPTION:
LOT 6
DP 409302

SITE AREA = 987m²

SITE COVERAGE (MEASURED OVER
CLADDING AND INCLUDING VERANDAHS) =
236.4m² = 23.95%

SITE FEATURES:
PLANNING ZONE = RESIDENTIAL
WIND ZONE = HIGH
EXPOSURE ZONE = C
EARTHQUAKE ZONE = 3
SOIL CLASS = REFER ENGINEERS
DOCUMENTATION
SNOW ZONE = N1 (0 - 400m ALTITUDE)
CLIMATE ZONE = 2
HAZARD ZONE = NO KNOWN HAZARDS

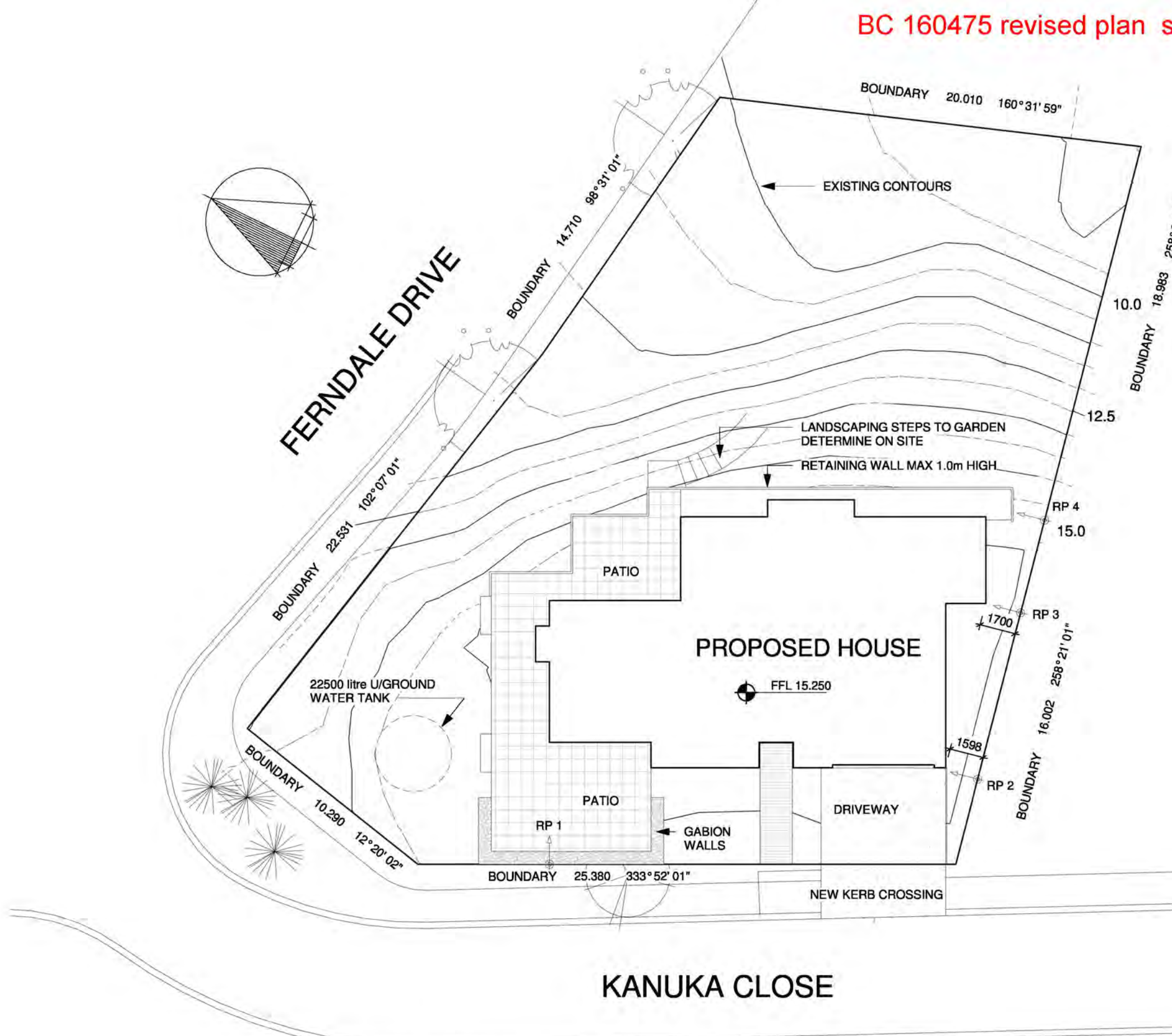
**APPROVED BY
PLANNING**
Jill Burke
8/07/2016

**APPROVED
BY
PLUMBING
AND
DRAINAGE**
Simon C
5/8/2016

**APPROVED
BY BUILDING**
Colin Clench
5/08/2016

BOUNDARY LINES

The Owner/Builder is responsible for
clearly defining the site boundary lines
and pegs. This may require a survey.
NOTE: established fences are not
necessarily on the site boundary.



ADarchitecture
Applied Design
Email: info@adarchitecture.nz
Web: www.adarchitecture.nz

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Proposed House
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David Reid Homes
2 Kanuka Close
Waikanae

Rev	Date	Description
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SITE PLAN

BUILDING CONSENT

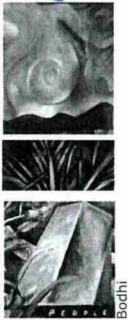
Job	Date	Sheet	Rev.
10029	AUG2016	A03	

Rm 070273 ✓
Sust. Design ✓

Kapiti Coast District Council
Private Bag 601
Paraparaumu 5254

Tel. (04) 296 4700
Fax (04) 296 4830

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W: www.kapiticoast.govt.nz



22 July 2008

Ferndale Trust
Connell Wagner Ltd
P O Box 39
PARAPARAUMU
Attention: Guy Forrest

Dear Guy

**RM080140: APPLICATION TO CHANGE CONDITION 27 OF RM070273, FERNDALE,
148-158 NGARARA RD, WAIKANAЕ.**

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

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

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

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

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 621.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely


Ross Goodman
Resource Consents - Planner

Kapiti Coast District Council
Private Bag 601
Paraparaumu 5254

Tel. (04) 296 4700

Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz
W: www.kapiticoast.govt.nz



**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM080140**

APPLICANT: Ferndale Trust
LOCATION OF ACTIVITY: 148-158 Ngarara Road, Waikanae
DESCRIPTION OF ACTIVITY: To change condition 27 of RM070273.

DECISION:

Granted on 22 July 2008.

Pursuant to section 127 of the Resource Management Act 1991, the undersigned officers acting under delegated authority from the Council **grant** consent to the application to change condition 27 of resource consent RM070273 to read:

Each Residential Lot that cannot comply with Condition 26 regarding the installation of a grey water dispersal device shall be required to have a water supply restricted to no more than 1000 litres per day (0.0116 litres per second).

The Council will issue a Consent Notice under section 221 of the Resource Management Act 1991 recording this requirement on an ongoing basis.

Reasons for Decision:

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

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

Ross Goodman
Resource Consents - Planner

Kapiti Coast District Council
Private Bag 601
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W: www.kapiticoast.govt.nz



21 August 2008

Ferndale Trust
C/- Connell Wagner Ltd
P O Box 39
PARAPARAUMU

Attention Guy Forrest

Dear Guy

**RM080167: PROPOSED AMENDMENTS TO YARD SETBACKS, FERNDALE
SUBDIVISION, 148-158 NGARARA RD, WAIKANAE**

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

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

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

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

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 296 4819.

Yours sincerely

Dean Raymond
Resource Consents Planner



**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM080167**

APPLICANT:	Ferndale Trust
LOCATION OF ACTIVITY:	148-158 Ngarara Road, Waikanae
DESCRIPTION OF ACTIVITY:	Reduced front yards on Lots 6 to 8 and 40 to 58, and reduced rear yards on Lots 1, 2 and 9 of the Ferndale Trust subdivision at Ngarara Road, Waikanae as shown on the Plan by Connell Wagner Ltd drawing number C104 revision 02, submitted to Council in relation to consent number RM080167

DECISION: Granted subject to conditions on 21 August 2008.

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

1. Any part of any dwelling on Lots 6 to 8 and 40 to 58 closer than 4.5 metres from the road boundary shall include habitable rooms(s) with windows of those rooms facing the street.
Note: For the purposes of this condition 'habitable room' is as defined in Part Q of the Kapiti Coast District Plan.
2. No building or part of a building comprising a garage, workshop, or shed shall be permitted to be located, erected or established closer than 4.5 metres from the front boundary of Lots 6 to 8 and 40 to 58.

Reason for Conditions:

- The reason for Conditions 1 and 2 is to ensure that the activity does not go beyond the scope of the application.

Advice Notes:

- This consent does not override any other District Plan standard apart from the yard standards specified in this consent.
- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in seven years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above. It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.



Dean Raymond
Resource Consents Planner

Kapiti Coast District Council
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W: www.kapiticoast.govt.nz



12 October 2007

Ferndale Trust
c/- Connell Wagner Ltd
P O Box 1591
WELLINGTON
Attention: Corey Roderick

Dear Corey

**RM070273: SUBDIVISION CONSENT TO CREATE 62 RESIDENTIAL LOTS AND
ASSOCIATED EARTHWORKS AT FERNDAL 148-158 NGARARA ROAD, WAIKANAE.
(REFER PLAN CHANGE 67)**

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

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

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

There is no deposit for an objection. However, a fee of \$180.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

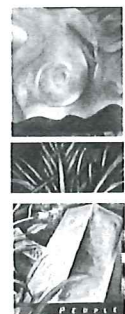
Please note also that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section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

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 621.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Ross Goodman
Resource Consents Planner



**RESOURCE CONSENT UNDER PART IV OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM070273**

APPLICANT: Ferndale Trust

LOCATION OF ACTIVITY: 148 – 158 Ngarara Road, Waikanae

DESCRIPTION OF ACTIVITY: Subdivision consent to create 62 residential lots and associated earthworks at 148 – 158 Ngarara Road, Waikanae (Refer Plan Change 67)

DECISION:

Granted subject to conditions on 12 October 2007.

The following conditions were imposed under Sections 108 and 220 of the Resource Management Act 1991:

Conditions:

General

- 1 The e-Survey Data Set shall be in accordance with the plan submitted by Connell Wagner titled Ferndale Trust "Ferndale" Ngarara Road Waikanae, Proposed Subdivision of Part Lot 6 DP 20118, Drawing No. C13, dated 21/08/07, and stamped 'Final Approved Plans' on 12/10/07 and other information submitted with the application RM070273, except where modified by the conditions below.
- 2 The earthworks to be undertaken shall be in accordance with the plan submitted by Connell Wagner titled Ferndale Trust "Ferndale" Ngarara Road Waikanae, Cut Fill Depth Plan Drawing No. C15, the plan submitted by URS Titled Ferndale Trust, Ferndale Development Landfill Gas Control, Concept Layout Plan Drawing Number FG-100 Rev. A, and stamped 'Final Approved Plans' on 12/10/07 and other information submitted with the application RM070273.
- 3 The consent holder shall notify the Council's Compliance Officer in writing **48 hours** before works related to the consent commence. The consent holder shall fill out and return (by fax 04 296 4830 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.

- 4 That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

Engineering

- 5 The consent holder shall pay Council Engineering Fees of \$450, plus \$270 per lot, (total \$17,190 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.
Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 1 July 2006.

Note: The current charge out rate is \$90.00 (GST inclusive) per hour.

- 6 The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 unless alternatives are proposed by the consent holder and approved by the Council.
- 7 The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.
- 8 The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Geotechnical Engineering
 - Foundation recommendations
 - Stormwater and flood issues
- 9 The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.

- 10 A bench mark, level reference point, with respect to Mean Sea Level, (Wellington) shall be provided within close vicinity of the subdivision to the approval of the Council.
- 11 Those Lots affected by the old Waikanae landfill shall have the hazardous material removed and the area treated in accordance with the recommendations in the URS reports, Ferndale Development Site Investigation, dated 22 December 2006 and Ferndale Development –Landfill Gas Protection Concept Design dated 21 August 2007.

- 12 The designation over the affected landfill area shall be uplifted prior to the issue of any Section 224 certification covering the affected Lots.

Note: The Council is willing to consider the uplifting of the designation once all the hazardous material is removed and work to protect the proposed sites from the hazards in the neighbouring property has been completed.

- 13 The consent holder shall comply with the requirements of the approved earthworks management plan. Any proposed amendments to the earthworks management plan shall be submitted to the Council for approval. If approved, then the amended earthworks management plan becomes the approved plan.

Note: The earthworks management plan submitted with the application is approved.

- 14 Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.

- 15 The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for those allotments not subjected to earthworks in accordance with NZS 4431.

Where specifically designed foundations may be required in accordance with the Building Act 2004, then the Council may issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations may be required.

- 16 Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
- (a) cease operations;
 - (a) inform local iwi (Te Ati Awa ki Whakarongotai);
 - (b) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (c) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

Note: In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

- 17 The consent holder shall notify Te Ati Awa ki Whakarongotai in writing a minimum of 48 hours prior to undertaking any earthworks on the site.
- 18 Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
- 19 The consent holder shall incorporate the recommendations from the Traffic Design Group Stage 2 Road safety Audit dated 17 September 2007 into the roading design and construction, unless otherwise agreed with the Council.
- 20 The consent holder shall provide all signs and install all road markings for compliance with Land Transport Safety Authority/Transit New Zealand Manual of Traffic Signs and Markings, unless otherwise approved by the Council.

The associated costs of legalising any no stopping lines, give way and compulsory stops that are required shall be met by the consent holder.

- 21 Three names per new road shall be forwarded to Council for approval.
- 22 To meet the requirement for sign posts and/or name plates to be provided for each road the consent holder shall pay a fee of \$250 (GST inclusive) per required sign.
- 23 Stormwater disposal design shall be in general accordance with the design methodology in the Connell Wagner Stormwater Design Report dated 23 August 2007 included with the consent application.
- 24 Each residential Lot shall have a stormwater design prepared by a suitably qualified person submitted to the Council for approval prior to any application for a building consent. The approved design shall be submitted with the building consent application. The design shall incorporate, as a minimum, stormwater attenuation devices and on-site soakage systems capable of dealing with the 1 in 10 year event where there is a secondary overflow path, or the 1 in 100 year event where there is no secondary overflow path. Stormwater shall not discharge from the residential properties onto properties adjoining the development.

The Council will issue a Consent Notice under Section 221 of the Resource Management Act recording this requirement on an ongoing basis.

- 25 Attenuation areas and ponds located on private land shall be clearly identified on the survey plan. These areas shall have no-build and no earthworks restrictions enforced through Consent Notices under Section 221 of the Resource Management Act placed on the titles. Maintenance obligations with respect to the retention of the form and continued efficient operation of the attenuation areas shall also be included in the Section 221 notices.
- 26 Each residential Lot shall have a greywater dispersal device approved by the Council installed at the time of dwelling construction, unless a report by a suitably qualified person shows that this is impracticable because of the particular site conditions.

The greywater dispersal device shall be maintained in good operating order in

accordance with the manufacturer's requirements.

The Council will issue a Consent Notice under Section 221 of the Resource Management Act recording the above requirements on an ongoing basis.

- 27 Each Residential Lot shall have a water supply restricted to no more than 1000 litres per day (0.0116litres per second).

The Council will issue a Consent Notice under Section 221 of the Resource Management Act recording this requirement on an ongoing basis.

- 28 Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision.

Easements in favour of the Council are required over any stormwater attenuation areas and ponds that are located within private land. Documentation for these easements shall be submitted for approval by the Council's Stormwater Engineer.

The Council may require other easements.

Easement documents shall be prepared by solicitors at the consent holder's expense.

- 29 This approval is conditional on the granting or reserving of all easements for rights of way and/or services.

- 30 Lots 100, 101, 102 and 103 shall vest as a recreation reserve. A Certificate of Title for each reserve allotment is required to be issued in the name of the Kapiti Coast District Council. A cash deposit or secured bond in the sum of \$2,000 will be required prior to the issue of certification pursuant to s.224(c) of the Resource Management Act 1991 to ensure compliance with this condition. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

- 31 Lots 100, 101, 102 and 103 shall be fenced along the boundaries of adjoining lots in accordance with Part 8 of NZS4404 and Schedule 8 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 and as approved by the Council.

- 32 The consent holder 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 boundaries. The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once appropriate documentary evidence is submitted that the covenants have been registered on the appropriate titles.

- 33 The consent holder shall submit to the Council for approval a comprehensive Landscape Plan for the development in general accordance with the provisions outlined in the resource consent application. Landscape work shall be completed in accordance with the approved Landscape Plan and shall be maintained by the consent holder for a period of 2 years from the date of the Section 224 certification.

34 The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Reasons for Conditions:

- The reasons for Conditions 1 & 2 is to ensure that the proposal does not go beyond the scope of the application.
- The reason for Conditions 3 & 4 is to ensure that the works undertaken are in accordance with the approved plans
- The reason for Condition 5 is to ensure that Council recovers costs for Engineering Fees.
- The reason for Condition 8 is to ensure that suitably qualified persons are employed to undertake the activity.
- The reason for condition 30 is to ensure that the land shown within the proposed reserves is put in the ownership of the Kapiti Coast District Council
- The reason for Condition 6, 7, 9, 10-33 is to ensure that the development is undertaken in accordance with Council's guidelines.
- The reason for Condition 34 is to ensure that Council is informed when the conditions of consent have been met.

Advice Notes:

- A. The total reserves contribution requirements will be met by the land and works that are proposed to be credited.
- B. Costs arising from any of the above conditions shall be borne by the consent holder unless otherwise agreed to by Council.
- C. Those new roads and rights-of-way that require to be second coat sealed may have this requirement met by lodging a cash contribution with the Council calculated at \$6.50 per square metre of the area for first coat seal.
- D. This Land Use Consent incorporates the approval for Earthworks required under the Kapiti Coast District Council Earthworks Bylaw.
- E. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- F. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- G. A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.

- H. Development Contributions will be required pursuant to section 198 of the Local Government Act 2002 and the 2006/2007 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time of uplifting the section 224(c) certificate:

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).

Stormwater Development contributions will not be required in recognition of the on-site stormwater control measures that are proposed.

Other contributions may be used as a credit towards agreed works to be funded by the Council.

If the consent holder considers that other remissions are justified then an application should be made to the Council quantifying the remissions sought with appropriate justification.

Reasons for Decision:

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

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



Ross Goodman
Resource Consents Planner

Kapiti Coast District Council

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

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

Application No: RM070273

Site Address: 148-158 Ngarara Road, Waikanae
Part Lot 6 DP 20118

Proposal: Subdivision consent to create 62 residential lots and
associated earthworks at 148-158 Ngarara Road, Waikanae.
(Refer Plan Change 67)

Development works will commence on (date):

Owner's contact details

Name:

Telephone: **Mobile phone:**

Postal address:

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

Name:

Telephone: **Mobile phone:**

Signed:

Name: **Date:**



LEVELS AND CONTOURS IN TERMS OF WELLINGTON DATUM.

NOTE:
THIS PLAN HAS BEEN PREPARED TO ACCOMPANY AN APPLICATION FOR RESOURCE CONSENT. IT IS TO BE USED ONLY IN CONJUNCTION WITH OUR REPORT TO COUNCIL. THE CONCEPT DEPICTED HEREON IS SUBJECT TO COUNCIL APPROVAL AND THEIR CONDITIONS OF CONSENT.

AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

TOTAL AREA = 14.8755 ha

-  = RESERVE AREA
-  = NEW ROAD
-  = NO BUILD ZONE
-  = RIGHT OF WAY

RM 070273
FINAL APPROVED PLANS
12/10/07

01	21/08/07	FOR INFORMATION	GF		
Rev	Date	Revision Details	By	Ver.	App.

Connell Wagner

Connell Wagner Limited
Rimu Road (PO Box 30)
Pareparemu New Zealand

Telephone: +64 4 298 7084
Facsimile: +64 4 298 3347
Email: owprn@connellwagner.com

A person using Connell Wagner drawings and other data accepts the risk of:
1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
2. using the drawings or other data for any purpose not agreed to in writing by Connell Wagner.

Client:
FERNDALE TRUST

Project:
**"FERNDALE"
NGARARA ROAD
WAIKANA**

Drawing Title:
**PROPOSED SUBDIVISION OF
PART LOT 6 DP. 20118**

Drawn	Signed	Date	Verified	Signed	Date
JB		21/08/07	IRR		21/08/07
Designed	Signed	Date	Approved	Signed	Date
GF		21/08/07	CR		21/08/07
CW Project No.			Scale: 1:1000 @ A1 1:2000 @ A3		
Drawing No.			Revision: 01		

20 10 0 10 20 30 40 50 100m

PRELIMINARY

PT LOT 2
DP.47188

LOT 2
DP.50172

LOT 1
DP.78530

PT LOT 8
DP.20118

LOT 2
DP.319570

LOT 1
DP.319570

CEMETERY

PT Ngarara West A42

NGARARA ROAD

100
RECREATION
RESERVE

103
RECREATION
RESERVE

ROAD 1

ROAD 2

102
RECREATION
RESERVE

101
RECREATION
RESERVE





- = RESERVE AREA
- = CUT AREA
- = FILL AREA
- = CUT / FILL

02		LANDFILL INFORMATION ADDED	JB	SL	CP
01		FOR INFORMATION	GF		
Rev	Date	Revision Details	By	Ver.	App

Connell Wagner

Connell Wagner Limited
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Pareparemu New Zealand

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2. using the drawings or other data for any purpose not agreed to in writing by Connell Wagner.

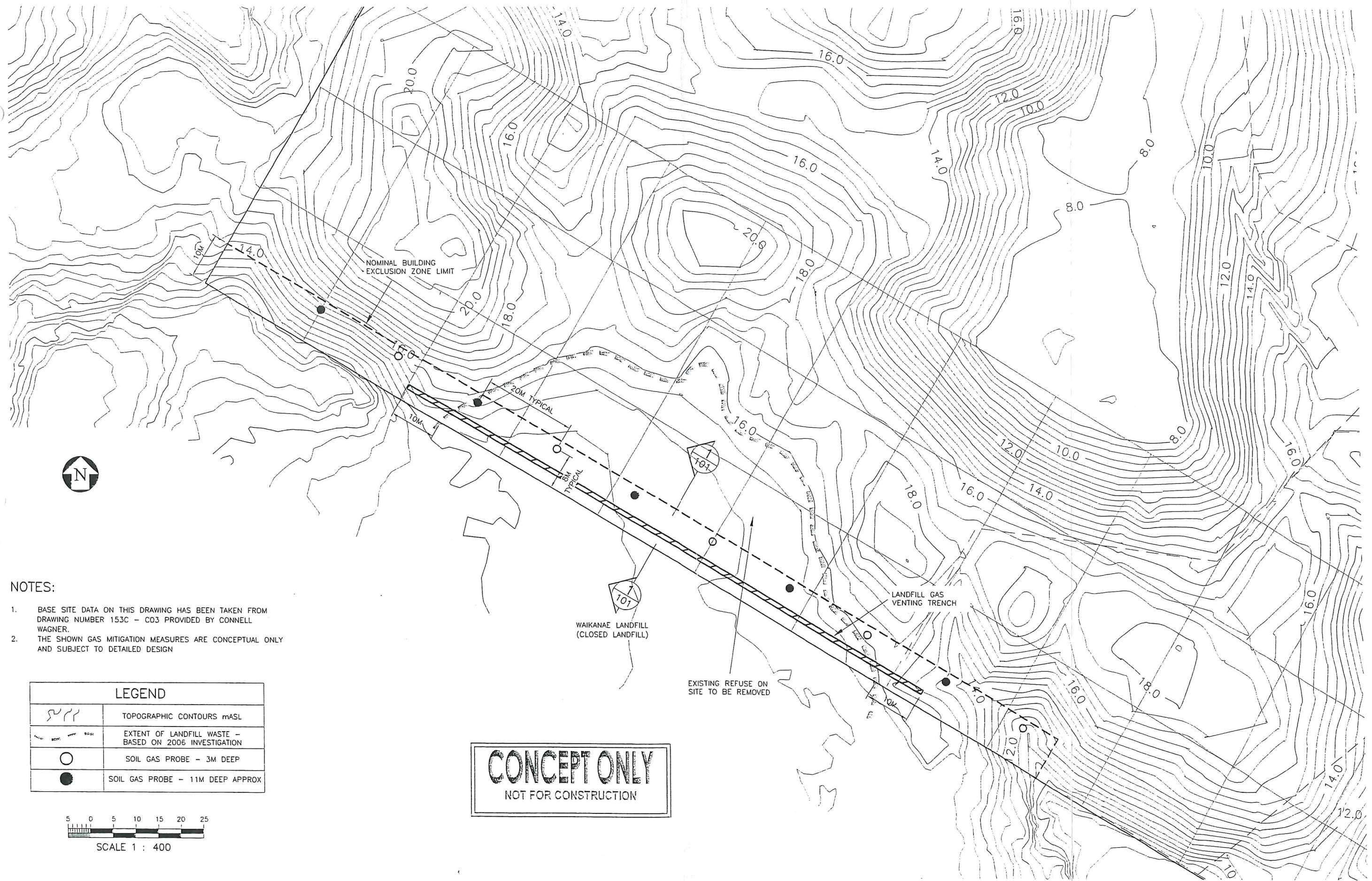
Client:
FERNDALE TRUST

Project:
**"FERNDALE"
NGARARA ROAD
WAIKANA**

Drawing Title:
CUT FILL DEPTH PLAN

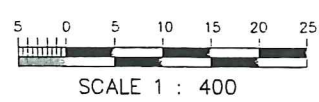
Drawn	Signed	Date	Verified	Signed	Date
JB			IRR		
Designed	Signed	Date	Approved	Signed	Date
GF			NB		
CW Project No.			Scale: 1:1000 @ A1 1:2000 @ A3		
Drawing No.			Revision:		
			C15		

PRELIMINARY



- NOTES:
1. BASE SITE DATA ON THIS DRAWING HAS BEEN TAKEN FROM DRAWING NUMBER 153C - C03 PROVIDED BY CONNELL WAGNER.
 2. THE SHOWN GAS MITIGATION MEASURES ARE CONCEPTUAL ONLY AND SUBJECT TO DETAILED DESIGN

LEGEND	
	TOPOGRAPHIC CONTOURS mASL
	EXTENT OF LANDFILL WASTE - BASED ON 2006 INVESTIGATION
	SOIL GAS PROBE - 3M DEEP
	SOIL GAS PROBE - 11M DEEP APPROX



CONCEPT ONLY
NOT FOR CONSTRUCTION

Rev	Revision Description	Designed	Drawn	Checked	Approved	Date
A	CONCEPT	MR	NME			2/10/10

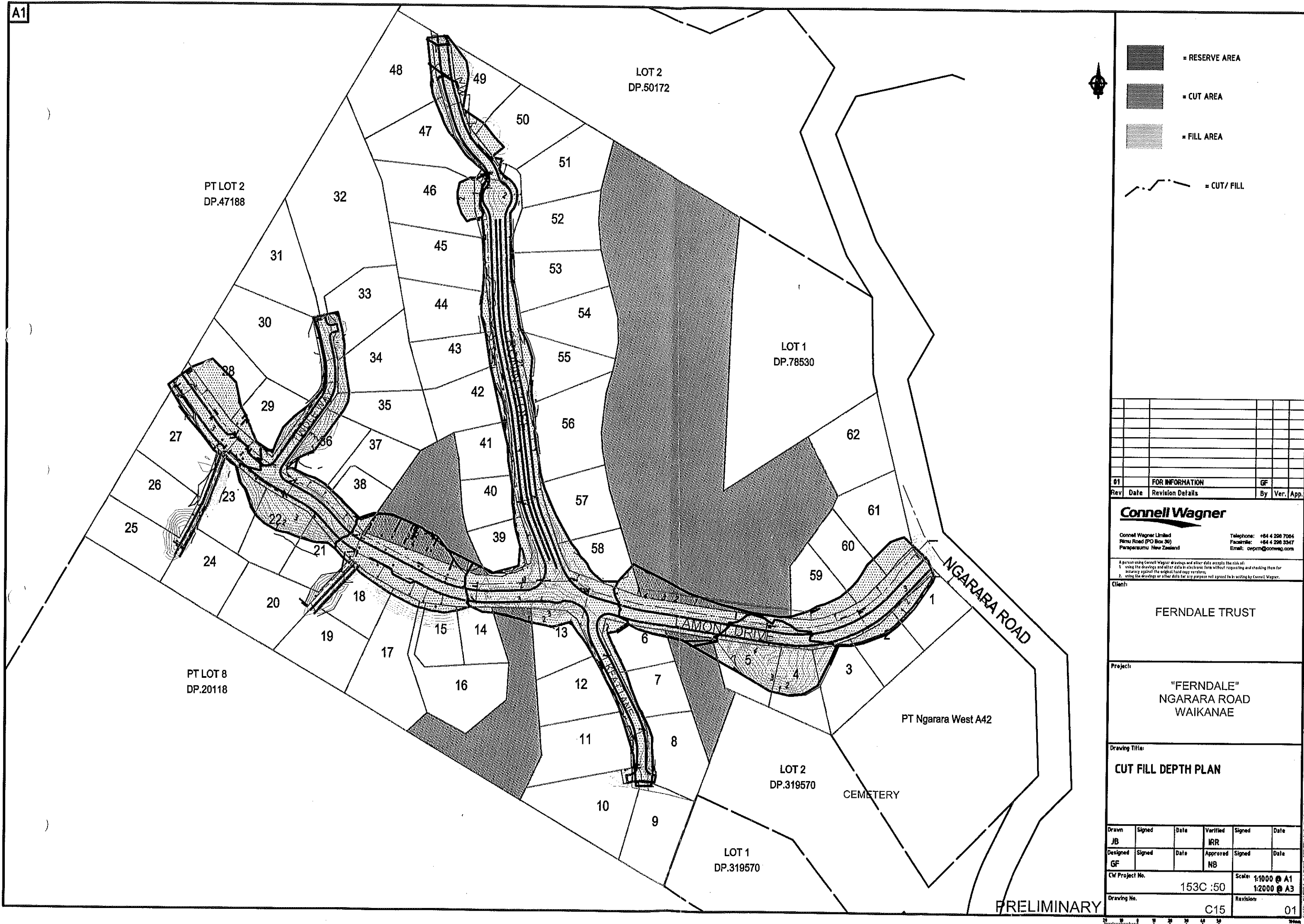
Tab	land fill
Scales	1:400
Original Size	A1

URS New Zealand
Engineering and Environmental Management

URS New Zealand Limited
Level 6, URS Centre
13-15 College Hill, Auckland
Phone: 9-355 1300

FERNDALE TRUST

FERNDALE DEVELOPMENT LANDFILL GAS CONTROL			
CONCEPT LAYOUT PLAN		Status	CONCEPT
Drawing Number		Revision	
FG-100		A	



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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 409302
AND RESOURCE CONSENT NO. RM070273**

**(BEING THE SUBDIVISION OF PART LOT 6 DP 20118)
AT 148 – 158 NGARARA ROAD, WAIKANAE
FOR FERNDAL TRUST**

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and in respect to Lots 1 - 62 the following conditions are to be complied with on a continuing basis:

- 1. With respect to Lots 32 – 35, 37, 42 - 54, 56 and 57: Within the attenuation and ponding areas of the respective allotments as identified on the schedule below, the following restrictions/obligations apply;**
 - **No earthworks are permitted as the existing landform must be retained;**
 - **No buildings may be erected or established;**
 - **The continued efficient operation of any attenuation and/or ponding facility must be ensured on a continuing basis.**

Schedule:

- **Lot 32 areas marked S and AE on DP 409302**
- **Lot 33 areas marked R DP 409302**
- **Lot 34 areas marked Q DP 409302**
- **Lot 35 areas marked P DP 409302**
- **Lot 37 areas marked O DP 409302**
- **Lot 42 areas marked Z DP 409302**
- **Lot 43 areas marked Y DP 409302**
- **Lot 44 areas marked X DP 409302**
- **Lot 45 areas marked W DP 409302**
- **Lot 46 areas marked V DP 409302**
- **Lot 47 areas marked U DP 409302**
- **Lot 48 areas marked T and AF on DP 409302**
- **Lot 49 areas marked H DP 409302**
- **Lot 50 areas marked I DP 409302**
- **Lot 51 areas marked J DP 409302**
- **Lot 52 areas marked K DP 409302**
- **Lot 53 areas marked L DP 409302**
- **Lot 54 areas marked AA on DP 409302**
- **Lot 56 areas marked M DP 409302**

- Lot 57 areas marked N DP 409302

2. With respect to Lots 1 – 62 inclusive: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the Geotechnical Earthworks Report prepared by Connell Wagner Limited (reference 153C) dated 23 December 2008 and submitted to Council in relation to application No. RM070273. A copy of the report is available in Council's Office at any time the office is open to the public.
3. With respect to Lots 1 – 62 inclusive: Each residential lot shall have stormwater design prepared by a suitably qualified person submitted to Council for approval prior to any application for building consent. The approved design shall be submitted with the building consent application. The design shall incorporate, as a minimum, stormwater attenuation devices and on-site soakage systems capable of dealing with the 1 in 10 year event where there is a secondary overflow path, or the 1 in 100 year event where there is no secondary overflow path. The approved design must be implemented and maintained in full working order on a continuing basis. Stormwater shall not discharge from the residential properties onto properties adjoining the development.
4. With respect to Lots 1 – 62 inclusive: Each residential lot shall have a greywater dispersal device approved by Council installed at the time of any dwelling construction, unless a report acceptable to Council prepared by a suitably qualified person shows that this is impracticable because of the particular site conditions.

Any greywater dispersal device shall be maintained in good operating order in accordance with the manufacturer's requirements.
5. With respect to Lots 1 – 62 inclusive: Each residential lot that cannot comply with the requirement above regarding the installation of a greywater dispersal device shall be required to have a water supply restricted to no more than 1000 litres per day (0.0116 litres per second).

Issued in respect of application No. RM 070273 on this 5 day of June 2009.



Sarah Banks
AUTHORISED OFFICER



Eloise Carstens
AUTHORISED OFFICER