

**IN THE MATTER** of the Resource Management Act 1991 (**RMA**)

**AND**

**IN THE MATTER** of a proposed review of the Kapiti Coast District  
Plan: Chapter 10 Historic Heritage (Waahi Tapu)

**BETWEEN** **MAYPOLE ENVIRONMENTAL LIMITED**

Submitter [no. 263] Further submitter [No. 125]

**AND** **KAPITI COAST DISTRICT COUNCIL**

Local Authority

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**MEMORANDUM FOR MAYPOLE ENVIRONMENTAL LIMITED  
CONCERNING CHAPTER 10 WAAHI TAPU**

**Dated: 30<sup>th</sup> March 2017**

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**MAY IT PLEASE THE PANEL**

1. I act for Maypole Environmental Limited (**Maypole**) – submitter no. 263 and further submitter no.125. I refer to my memorandum dated 20 January 2017 addressing Maypole's answers to the questions set out under the Panel's Minute No.17.
2. The purpose of this memorandum is to seek leave from the Panel for an early recommendation concerning the Waahi Tapu designated area WTS0318, known as Taewapirau and shown on the Proposed District Plan (**PDP**) Planning Map 6B.
3. Te Atiawa ki Whakarongotai agreed in their memorandum, dated 20 January 2017, that the extent of the Waahi Tapu overlay for Taewapirau should be more limited than that shown under the PDP. This area of land is shown as Lot 502 on the approved subdivision plan attached under **annexure "A"**.
4. Maypole seeks an early decision on this matter as sales of sections are due to commence in mid-April 2017. Section sales will be prejudiced by the current extent of the Waahi Tapu area, as discussed in Mr Chris Hansen's evidence in chief dated 19 September 2016 and supplementary evidence dated 28 September 2016 on this topic.
5. Maypole respectfully requests that the Panel consider decoupling its recommendation on the Waahi Tapu overlay for Taewapirau from the wider PDP. This would enable Maypole to proceed with sales, which are needed to finance ongoing regulatory (incl. the PDP) and development costs.

**Dated 30<sup>th</sup> March 2017**

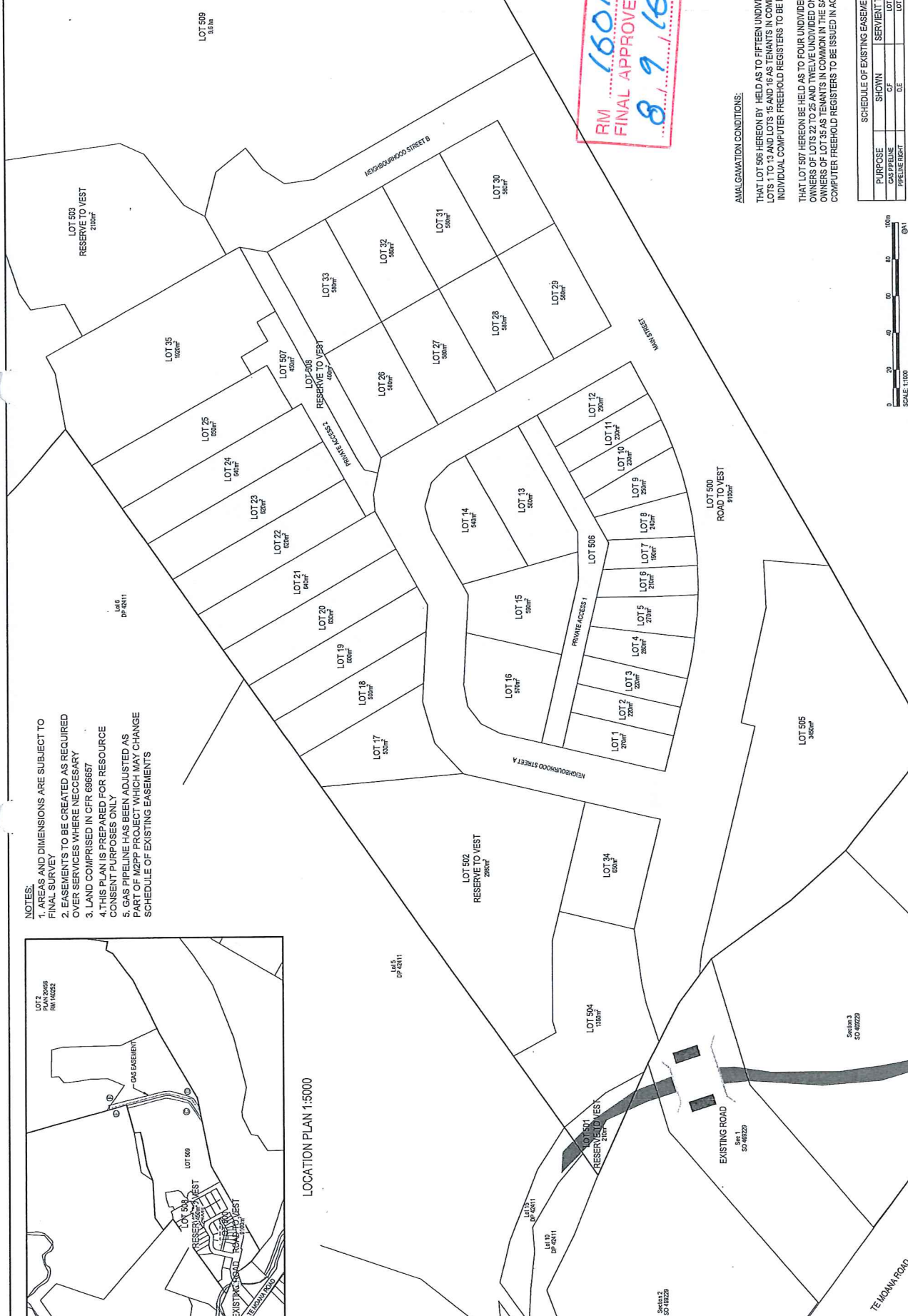


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**Robert Makgill  
Counsel for Maypole Environmental  
Limited**

**ANNEXURE "A"**

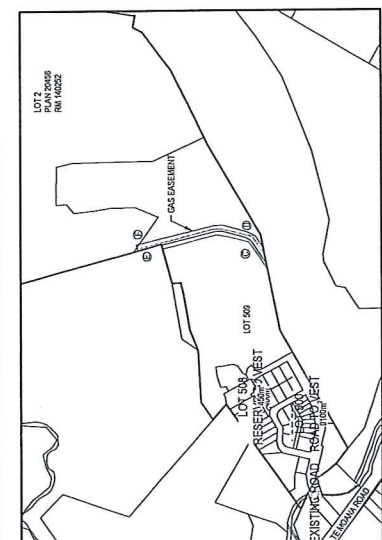
**APPROVED SUBDIVISION PLAN FOR THE WAIMEHA DEVELOPMENT**



RM 160/135  
FINAL APPROVED PLANS  
8.9.16

AMALGAMATION CONDITIONS:  
THAT LOT 506 HEREON BE HELD AS TO FIFTEEN UNDIVIDED SHARES BY THE OWNERS OF LOTS 1 TO 19 AND LOTS 15 AND 16 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTRARS TO BE ISSUED IN ACCORDANCE THEREWITH.  
THAT LOT 507 HEREON BE HELD AS TO FOUR UNDIVIDED ONE SIXTEENTH SHARES BY THE OWNERS OF LOTS 22 TO 25 AND TWELVE UNDIVIDED ONE SIXTEENTH SHARES BY THE OWNERS OF LOTS 35 AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL COMPUTER FREEHOLD REGISTRARS TO BE ISSUED IN ACCORDANCE THEREWITH.

- NOTES:
1. AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
  2. EASEMENTS TO BE CREATED AS REQUIRED OVER SERVICES WHERE NECESSARY
  3. LAND COMPRISED IN CFR 696657
  4. THIS PLAN IS PREPARED FOR RESOURCE CONSENT PURPOSES ONLY
  5. GAS PIPELINE HAS BEEN ADJUSTED AS PART OF MPP PROJECT WHICH MAY CHANGE SCHEDULE OF EXISTING EASEMENTS



PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
GAS PIPELINE	CF	LOT 509	69276
PIPELINE RIGHT	DE	LOT 250	1318161

Drawn	Checked	Drawn	Checked
RT	RT	RT	RT
RT	RT	RT	RT
RT	RT	RT	RT

Client	Date	Client	Date
Maypole Environmental	17/02/2016	Maypole Environmental	17/02/2016
Proposed Waiwaka Neighbourhood Development	17/02/2016	Proposed Waiwaka Neighbourhood Development	17/02/2016
TE MOKAHI ROAD, WAIWAKA - STAGE 1	17/02/2016	TE MOKAHI ROAD, WAIWAKA - STAGE 1	17/02/2016

Consent Plan	Date	Consent Plan	Date
WANG2000	17/02/2016	WANG2000	17/02/2016
Wang2000	17/02/2016	Wang2000	17/02/2016
Wang2000	17/02/2016	Wang2000	17/02/2016

Subdivision Plan	Date	Subdivision Plan	Date
LOT 1 TO 35, 500 TO 509 DEWIS SUBDIVISION OF LOT 1	17/02/2016	LOT 1 TO 35, 500 TO 509 DEWIS SUBDIVISION OF LOT 1	17/02/2016
PLAN 24468 SOD3 RPH49252 (SECTION 4 SO 469229)	17/02/2016	PLAN 24468 SOD3 RPH49252 (SECTION 4 SO 469229)	17/02/2016

Scale	Scale
1:1000	1:1000
1:1000	1:1000
1:1000	1:1000

Section	Description
Section 1	LOT 1
Section 2	LOT 2
Section 3	LOT 3
Section 4	LOT 4
Section 5	LOT 5
Section 6	LOT 6
Section 7	LOT 7
Section 8	LOT 8
Section 9	LOT 9
Section 10	LOT 10
Section 11	LOT 11
Section 12	LOT 12
Section 13	LOT 13
Section 14	LOT 14
Section 15	LOT 15
Section 16	LOT 16
Section 17	LOT 17
Section 18	LOT 18
Section 19	LOT 19
Section 20	LOT 20
Section 21	LOT 21
Section 22	LOT 22
Section 23	LOT 23
Section 24	LOT 24
Section 25	LOT 25
Section 26	LOT 26
Section 27	LOT 27
Section 28	LOT 28
Section 29	LOT 29
Section 30	LOT 30
Section 31	LOT 31
Section 32	LOT 32
Section 33	LOT 33
Section 34	LOT 34
Section 35	LOT 35



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