

7 April 2022

Carol-Ann Abernethy
148 Mazengarb Road
Paraparaumu 5032

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 148 Mazengarb Road, Paraparaumu.

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

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

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

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

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



Steve Cody
Building Team Manager

Land Information Memorandum (LIM)

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

148 Mazengarb Road, Paraparaumu

Land Information Memorandum

DOCUMENT INFORMATION

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

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

APPLICATION DETAILS

Applicant	Carol-Ann Abernethy 148 Mazengarb Road Paraparaumu 5032
Phone	027 7372422
LIM Number	L220261
Application Date	4/04/22
Issue Date	7/04/22

PROPERTY DETAILS

Property Address	148 Mazengarb Road, Paraparaumu	
Legal Description	LOT 3 DP 64593 CT 36C/87	
Area (hectares)	0.0817	
Valuation Number	1526083600	
Valuation Information	Capital Value:	\$660,000
	Land Value:	\$435,000
	Improvements Value:	\$225,000

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

Land Information Memorandum

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ATTACHMENTS

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

Land Information Memorandum

1. RATES

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 Current Rates Year 2021 to 2022

Annual Rates \$3,631.71

This includes Greater Wellington Regional Council rates.

Next Instalment Date 9/06/22

Arrears for Previous Years \$0.00

Water Rates \$483.17 last year (2020/21)

All water used is charged for at a volumetric rate of \$1.19 (incl. GST) per cubic metre (1000 litres) and a fixed annual charge of \$222.00 (incl. GST) per separately used or inhabited part of a rating unit, charged at a daily rate of \$0.6082, calculated on the number of days in each invoice period.

Water Balance Due \$0.00

① For further information on this section, contact the Rates Team on 0800 486 486

Land Information Memorandum

2. CONSENTS, CERTIFICATES, NOTICES, ORDERS OR REQUISITIONS AFFECTING THE LAND AND BUILDINGS

This is 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

19/02/91 Building Permit 18264 DWELLING 195 SQM

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer

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 \(arcgis.com\)](https://branzmap.arcgis.com). Wind zones should be determined in accordance with the NZ Building Code.

① For further information on this section, contact the Building Team on 0800 486 486

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

① For further information on this section, contact the Compliance Monitoring Team on 0800 486 486

Registered Environmental Health Premises and Licences

No information located.

① For further information on this section, contact the Environmental Health Team on 0800 486 486

3. WEATHERTIGHTNESS

This is 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.

Land Information Memorandum

4. LAND USE AND CONDITIONS

This is information relating to the use to which that land may be put and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

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

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) which is available on our website, <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

There may be policies or rules in the Greater Wellington Regional Council's Proposed Natural Resources Regional Plan that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website: gwrc.govt.nz. Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) record 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 1989. A copy of the Deposited Plan (DP64593) and Record of Title is provided with this LIM.

This property is subject sewage drainage easement.

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

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

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

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

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

Land Information Memorandum

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

① For further information on this section, contact the Resource Consents Team on 0800 486 486

5. SPECIAL FEATURES AND CHARACTERISTICS OF THE LAND

This is information known to Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991: It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that is known to the Council.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website: gwrc.govt.nz

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website: <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

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: gwrc.govt.nz

Coastal Erosion and Inundation Hazards

Information on coastal erosion and inundation hazards on the Kapiti Coast is available on our website: <https://www.kapiticoast.govt.nz/our-district/our-environment/coastal-adaptation/>

The Council has commissioned a coastal hazard report titled “Kāpiti Coast Coastal Hazard Susceptibility and Vulnerability Assessment” from consultancy firm Jacobs. Volume 1: The Methodology report, developed to provide technical information on the methods of how the areas susceptible to present and future coastal hazards are being calculated, is now available. LIM information will be updated with Volume 2: The results report, once it becomes available.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the areas residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council’s website at <https://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/>

Land Information Memorandum

Other Information

The adjacent road carriageway 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 adjacent road carriageway 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 adjacent road carriageway 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.

① For further information on this section, contact the Resource Consents Team on 0800 486 486

6. OTHER LAND AND BUILDING CLASSIFICATIONS

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

No information located.

Land Information Memorandum

7. PRIVATE AND PUBLIC STORMWATER AND SEWERAGE DRAINS

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

Sewer and Stormwater

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. There is a Council sewer reticulation main within the property covered by an Easement. (The easement is detailed on the Deposited Plan.)

Stormwater discharges to the kerb and channel.

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

8. DRINKING WATER SUPPLY

This is 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.

Water

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

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

9. NETWORK UTILITY INFORMATION

This is 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

Contact Vector for gas availability

Land Information Memorandum

10. OTHER INFORMATION ABOUT THE PROPERTY

This is information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site. More detail on what to look for and who to contact can be found on our website: kapiticoast.govt.nz/Our-District/Tangata-Whenua

Expressway

The New Zealand Transport Agency (NZTA) have two Roads of National Significance currently under construction within the Kapiti Coast District; Transmission Gully and the Peka Peka to Otaki Expressway. Information on these roads, including their proximity to and expected effects on property, can be found on the NZTA website: nzta.govt.nz/projects/projects/9075

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 kapiticoast.govt.nz/Your-Council/Planning/Development-Impact-Fees/

Land Information Memorandum

GLOSSARY OF TERMS AND MAPS ATTACHED

Aerial Photograph

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

Deposited Plan

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

Building Information (if requested)

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

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

Land Information Memorandum

District Plan

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

Latest Flood Hazards

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

Aerial Photography

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: April 4, 2022

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



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 **WN36C/87**
Land Registration District **Wellington**
Date Issued 13 December 1989

Prior References
WN30D/739

Estate Fee Simple
Area 817 square metres more or less
Legal Description Lot 3 Deposited Plan 64593
Original Registered Owners
Kenneth George Tristram and Sheryl Ann Tristram

Interests

Subject to sewage drainage rights (in gross) over part marked D on DP 64593 in favour of The Kapiti Borough Council created by Transfer B051980.3 - 13.12.1989 at 1.38 pm

The easements created by Transfer B051980.3 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Transfer B157698.2 - 3.5.1991 at 2.42 pm

Fencing Covenant in Transfer B157698.2 - 3.5.1991 at 2.42 pm

B758778.3 Mortgage to Westpac Banking Corporation - 7.12.1999 at 1.25 pm

5714204.1 Discharge of Mortgage B758778.3 - 29.8.2003 at 9:00 am

5714204.2 Mortgage to Bank of New Zealand - 29.8.2003 at 9:00 am

5822109.1 Discharge of Mortgage 5714204.2 - 3.12.2003 at 9:00 am

5822109.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.12.2003 at 9:00 am

6018891.1 Discharge of Mortgage 5822109.2 - 28.5.2004 at 12:34 pm

6030111.1 Transfer to Martin Francis Chadwick and Amanda Jane Chadwick - 4.6.2004 at 9:00 am

6030111.2 Mortgage to Westpac Banking Corporation - 4.6.2004 at 9:00 am

6546561.1 Discharge of Mortgage 6030111.2 - 24.8.2005 at 9:00 am

6546561.2 Transfer to Carol-Ann Abernethy and Bruce Frederick McCullough - 24.8.2005 at 9:00 am

6546561.3 Mortgage to Westpac Banking Corporation - 24.8.2005 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6546561.3 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

7822928.1 NOTICE OF CLAIM PURSUANT TO SECTION 42 MATRIMONIAL PROPERTY ACT 1976 AGAINST THE INTEREST OF CAROL-ANN ABERNETHY BY BARRY MICHAEL THOMPSON - 21.5.2008 at 9:00 am

7840913.3 Withdrawal of Notice of Claim 7822928.1 - 17.6.2008 at 12:48 pm

9612030.2 Transfer to Carol-Ann Abernethy and Raroa Trustees Limited - 16.4.2014 at 4:39 pm

9612030.3 Transfer to Carol-Ann Abernethy and Paul O'Sullivan - 16.4.2014 at 4:39 pm

9612030.4 Discharge of Mortgage 6546561.3 - 16.4.2014 at 4:39 pm

9612030.5 Mortgage to Westpac New Zealand Limited - 16.4.2014 at 4:39 pm

10685121.1 Discharge of Mortgage 9612030.5 - 27.1.2017 at 4:07 pm

10685121.2 Transfer to Carol-Ann Abernethy - 27.1.2017 at 4:07 pm

10685121.3 Mortgage to Westpac New Zealand Limited - 27.1.2017 at 4:07 pm

References

Prior C/T 30D/739

Transfer No.

N/C. Order No. B.051980.5

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 13th day of December one thousand nine hundred and eighty-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that ROBERT CHARLES HUDSON of Paraparaumu, Colour Lithographer and MURIEL CYNTHIA HUDSON his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon. be the several admeasurements a little more or less, that is to say: All that parcel of land containing 817 square metres more or less situate in the Borough of Kapiti being Lot 3 on Deposited Plan 64593



District Land Registrar

874678.1 Transfer containing Fencing
Covenant - 10.9.1987

D.L.R.

B.051980.3 Transfer and grant of sewage
drainage rights (in gross) over that
part herein marked "D" on Plan 64593 in
favour of The Kapiti Borough Council—
13.12.1989 at 1.38 p.m. (subject to
Section 309(1)(a) Local Government Act
1974)

D.L.R.

B.051980.4 Mortgage to Bank of New
Zealand - 13.12.1989 at 1.38 p.m.

D.L.R.

B.157698.2 Transfer to Barry Kevitt of
Paraparaumu Beach, Computer Technician and
Ellen Kevitt his wife - 3.5.1991 at 2.42
pm.

A.L.R.

B.157698.2 Transfer containing Fencing and
Restrictive Covenants - 3.5.1991.

A.L.R.

~~B.161241.1 Mortgage to The National Bank of
New Zealand Limited - 23.5.1991 at 10.50
am.~~

A.L.R.

B.167980.1 Mortgage to The National Bank of
New Zealand Limited - 20.6.1991 at 11.35
am.

A.L.R.

B.558373.2 Transfer to Gary Francis
Duncan, Self Employed and Deborah Karen
Harrison, Home Executive both of
Paraparaumu - 30.1.1997 at 11.45 a.m.

A.L.R.

B.558373.3 Mortgage to Bank of New
Zealand - 30.1.1997 at 11.45 a.m.

for A.L.R.

B758778.2 Transfer to Kenneth George
Tristram and Sheryl Ann Tristram

B758778.3 Mortgage to Westpac Banking
Corporation
all 7.12.1999 at 1.25

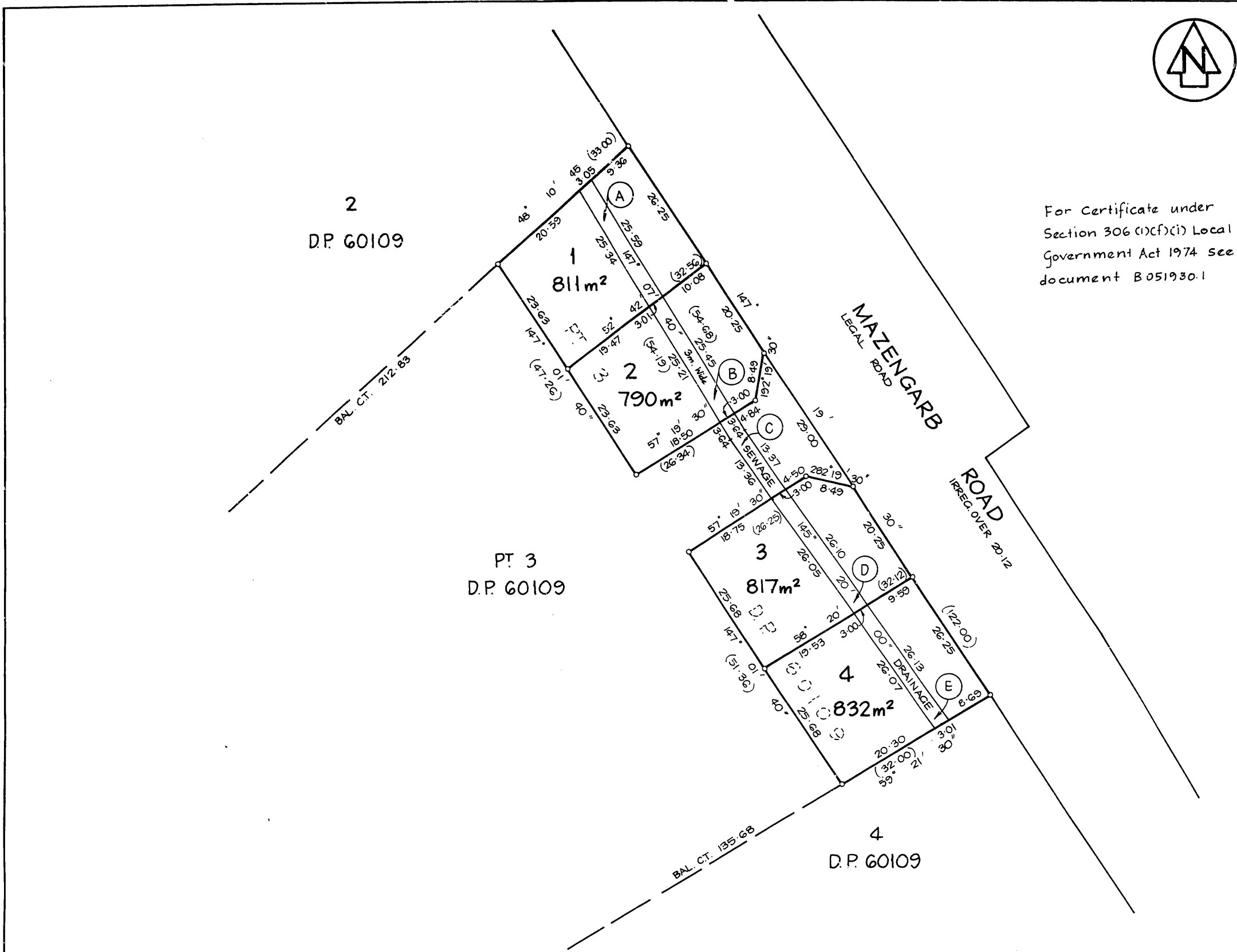
for RGL

Measurements are Metric

CERTIFICATE OF TITLE No. 36C / 87

<p>LAND DISTRICT: WELLINGTON</p> <p>SURVEY BLK. & DIST. 111, KAPITI</p> <p>RTMS 261 SM, R26, RECORDED MAP No 02/2905</p>	<p>LOTS 1-4 BEING A SUBDIVISION OF LOT 3 DP 60109</p>																					
<p>TERMINAL AUTHORITY: KAPITI BOROUGH</p> <p>Surveyed by: BRICKELL MOSE LTD</p> <p>Scale: 1:500 Date: MAY, 1986</p>		<p>For Certificate under Section 306 (1)(c)(i) Local Government Act 1974 See Document B051980.1</p>																				
<p>REGISTERED OWNERS</p> <p>W. C. H. L. M.</p> <p>R. K. H. L. M.</p> <p><i>(Signature)</i></p> <p>THE KAPITI BOROUGH COUNCIL</p> <p><i>(Signature)</i></p> <p>San Clark</p>																						
<p>MEMORANDUM OF EASEMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>PARCELS</th> <th>SECTION</th> <th>REMARKS</th> <th>GRANTEE</th> </tr> <tr> <td>1</td> <td>LOT 1</td> <td></td> <td>KAPITI BOROUGH COUNCIL</td> </tr> <tr> <td>2</td> <td>LOT 2</td> <td></td> <td>KAPITI BOROUGH COUNCIL</td> </tr> <tr> <td>3</td> <td>LOT 3</td> <td></td> <td>KAPITI BOROUGH COUNCIL</td> </tr> <tr> <td>4</td> <td>LOT 4</td> <td></td> <td>KAPITI BOROUGH COUNCIL</td> </tr> </table>			PARCELS	SECTION	REMARKS	GRANTEE	1	LOT 1		KAPITI BOROUGH COUNCIL	2	LOT 2		KAPITI BOROUGH COUNCIL	3	LOT 3		KAPITI BOROUGH COUNCIL	4	LOT 4		KAPITI BOROUGH COUNCIL
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<p>DEPOSITED THIS 13th DAY OF MAY 1986</p> <p><i>(Signature)</i></p> <p>APPROVED BY THE KAPITI BOROUGH COUNCIL</p> <p><i>(Signature)</i></p> <p>THE KAPITI BOROUGH COUNCIL</p>																						

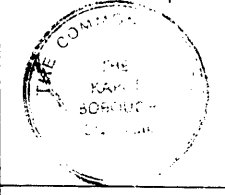
93560H-50.000/2/89AK



For Certificate under
Section 306 (1)(f)(i) Local
Government Act 1974 see
document B051930.1

Approvals
R. C. Hudson
M. J. Hudson

REGISTERED OWNERS
Pursuant to a resolution of the Kapiti Borough Council passed on the 22nd day of June 1988 approving pursuant to Section 305 of the Local Government Act 1974, this survey plan, conditional upon the granting or reserving of the easements shown in the memorandum enclosed hereto, and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme in force for the area to which the survey plan relates at the date of approval of the scheme plan, the common seal of the Kapiti Borough Council was affixed hereto in the presence of:


Mayor
Town Clerk

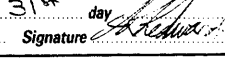
MEMORANDUM OF EASEMENTS

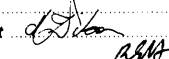
PURPOSE	SHOWN	SERVIENT TEN.	GRANTEE
SEWAGE DRAINAGE	A	LOT 1	KAPITI BOROUGH COUNCIL
	B	LOT 2	
	C	LOT 3	
	D	LOT 4	
	E	LOT 4	

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TEN.	GRANTEE
SEWAGE DRAINAGE	C	PT 3 D.P. 60109	KAPITI BOROUGH COUNCIL

Total Area 3250 m²
Comprised in CT 30D-739 (PART)

I, IAN RAMSEY REDWARD
Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Paraparaumu this 31 day of MAY 19 88 Signature 

Field Book 5816 p. 103-106 Traverse Book 449 p. 106
Reference Plans DP 60109; SO 31679
DP 58692
Examined C. Noare Correct 

Approved as to Survey
2/9/1988
Chief Surveyor
Deposited this 13th day of December 1989
District Land Registrar
File 14962 SP 538
Received 7.7.88
Instru ns
64593



LAND DISTRICT WELLINGTON	LOTS 1-4 BEING A SUBDIVISION OF LOT 3 D.P. 60109	TERRITORIAL AUTHORITY KAPITI BOROUGH
SURVEY BLK. & DIST. III KAPITI		Surveyed by BRICKELL MOSS LTD.
NZMS 261 SHT R26 RECORD MAP No 02/29-05		Scale 1:500 Date MAY 1988

Operative District Plan 2021 - Zones and Precincts

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



Key to map symbols

-  General Residential Zone
-  Rural Lifestyle Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: April 4, 2022



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

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



Key to map symbols

-  Major Community Connectors
-  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.



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Operative District Plan 2021 - Designations & Miscellaneous Features

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



Key to map symbols

 Designation

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Operative District Plan 2021 - Natural Features

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



Key to map symbols

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Operative District Plan 2021 - Natural Hazards

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



Key to map symbols

- Overflow Path
- Flood Storage Area
- Ponding Area

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



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Latest Flood Hazards

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



Key to map symbols

- Overflow Path
- Storage
- Ponding

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



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Resource Consents Map

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



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
020145	1A Stella Court, Paraparaumu	1526052701	LOT 1 DP 312985 - INT IN ESMT	SC	ONE ADDITIONAL LOT SUBDIVISION AT 1 STELLA COURT	N	N	s.224 Issued	10/7/2002	12/6/2002
030316	12 College Drive, Paraparaumu	1526084100	LOT 13 DP 77773 CT 44B/212	LC	SIDE YARD ENCROACHMENT - CONSERVATORY	N	N	Decision Issued	10/11/2003	22/10/2003
950170	160 Mazengarb Road, Paraparaumu	1526083400	LOT 4 DP 60109 CT 30D/740	SC	18 RESIDENTIAL ALLOTMENTS	Y	N	s.223 Approval	28/6/1995	21/6/1995
990116	160 Mazengarb Road, Paraparaumu	1526083400	LOT 4 DP 60109 CT 30D/740	SC	TWENTY EIGHT LOT SUBDIVISION and ASSOCIATED EARTHWORKS and ROAD	N	N	s.224 Clearance received	29/11/1999	30/3/1999

Health and Alcohol Licenses

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



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.



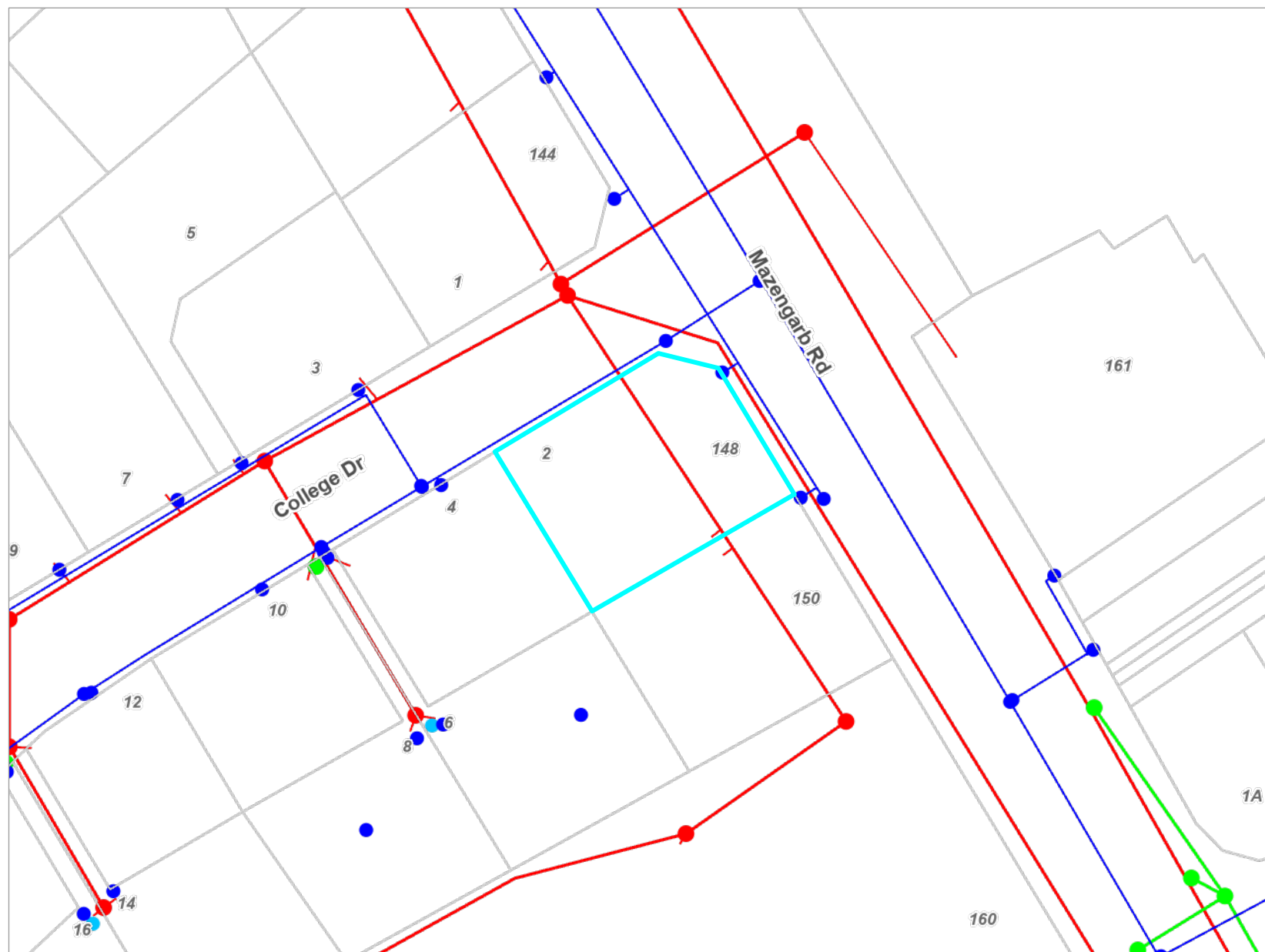
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Scale @ A4 - 1:1,000

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Services Network

148 Mazengarb Road, Paraparaumu (LOT 3 DP 64593 CT 36C/87)



Key to map symbols

- WS Node
- WS Node Private
- 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.

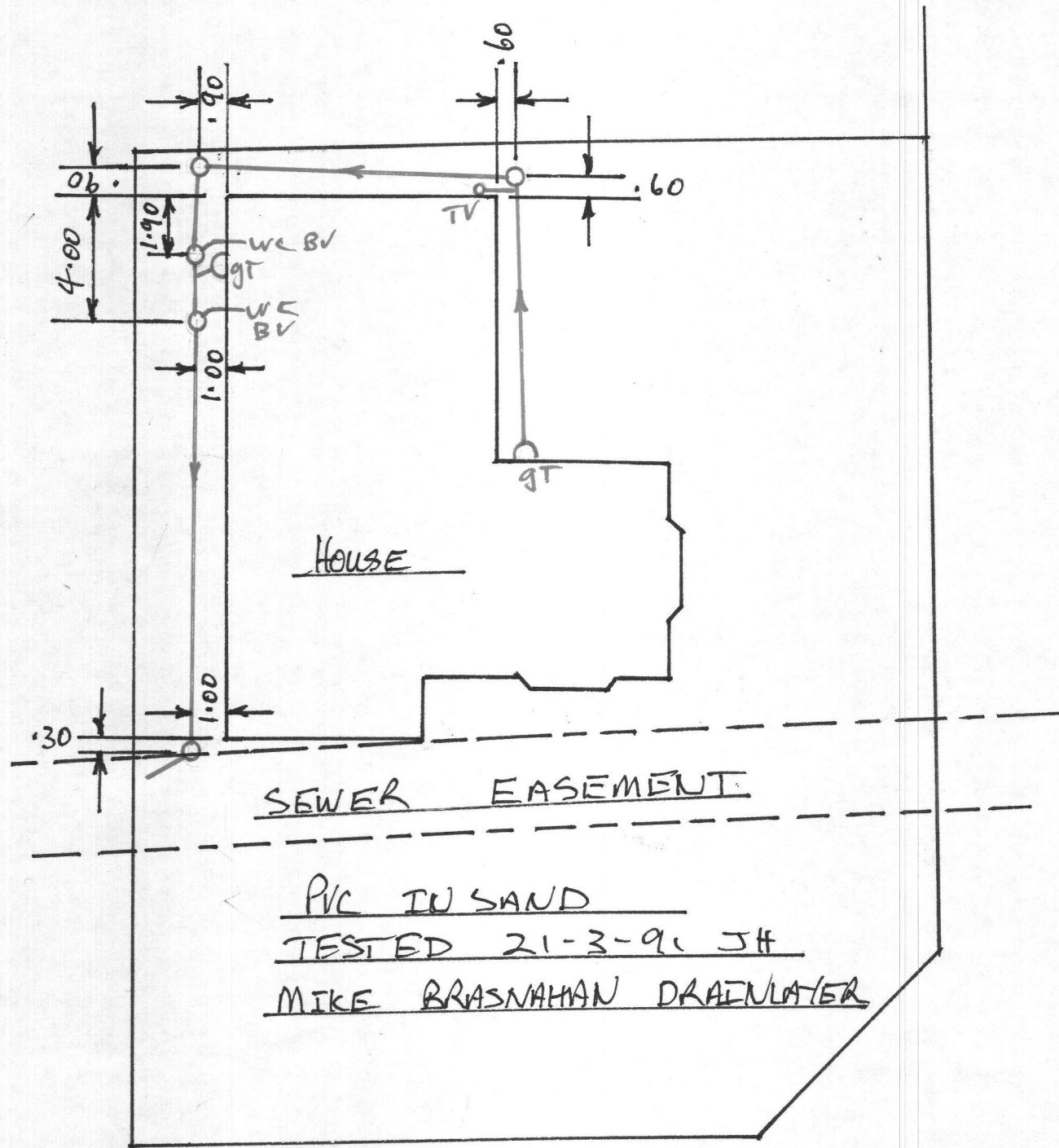


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SEWER EASEMENT

PVC IN SAND
TESTED 21-3-91 JH
MIKE BRASNAHAN DRAINLAYER

148 MAZENGAR RD