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13 June 2025

Tim Dacombe-Bird

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 26 Cottonwood Close, Paraparaumu.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

26 Cottonwood Close, Paraparaumu

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	Tim Dacombe-Bird
LIM number	L250663
Application date	09/06/25
Issue date	13/06/25

Property details

Property address	26 Cottonwood Close, Paraparaumu
Legal description	LOT 7 DP 383936 C/T 335127
Area (hectares)	0.0684

Valuation information

Valuation number	1527000306
Capital value	\$920,000
Land value	\$415,000
Improvements value	\$505,000

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

Contents

1. Rates	3
2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings	4
3. Weathertightness	4
4. Land use and Conditions.....	5
5. Special Features and Characteristics of the land.....	7
6. Other land and building classifications	9
7. Private and Public stormwater and sewerage drains	9
8. Drinking water supply	9
9. Network utility information	9
10. Other information about the property.....	10
Glossary of Terms and Maps attached.....	11

Attachments

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

1. Rates

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 Current Rates Year 2024 to 2025

Annual rates \$5,198.28

This includes Greater Wellington Regional Council rates

Next instalment date 09/09/25

Arrears for previous years \$0.00

Water rates \$367.13 last year (2023/24)

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 \$0.6066, calculated on the number of days in each invoice period.

Water balance due \$0.00

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

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

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

Building Consents

27/02/07 BUILDING CONSENT 070013 : New house & garage : Code Compliance Certificate issued 27/11/07

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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 that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

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

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

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

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 2007 under resource consent number RM070044. A copy of the Decision, Deposited Plan (DP383936) and Record of Title is provided with this LIM.

This property is subject and/or appurtenant to a right of way, right to convey water, electricity, gas, telecommunications, computer media and a right to drain sewage and water.

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

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 is no record of any further resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent file 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 is adjacent to a property which contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is: Designation: land required for infrastructure or other public purposes. (MEDU-007) (Old reference D0208) Paraparaumu College, Mazengarb Road.

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

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

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

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

5. Special Features and Characteristics of the land

In this section: 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 www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](http://Greater Wellington - Search Selected Land Use Register (gw.govt.nz)).

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 Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

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 www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

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

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

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

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

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

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

The adjacent (Cottonwood Place) and adjoining (Wood Leigh) road carriageways are shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

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

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

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

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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 to the kerb and channel. There is no record of any Council services running through the property.

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

8. Drinking water supply

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

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

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

9. 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.

10. 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.

Cultural and Archaeological

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

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

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

Development Impact Fees

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

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

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

Glossary of Terms and Maps attached

Aerial Photograph

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

Deposited Plan

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

Building Information (if requested)

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

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

District Plan

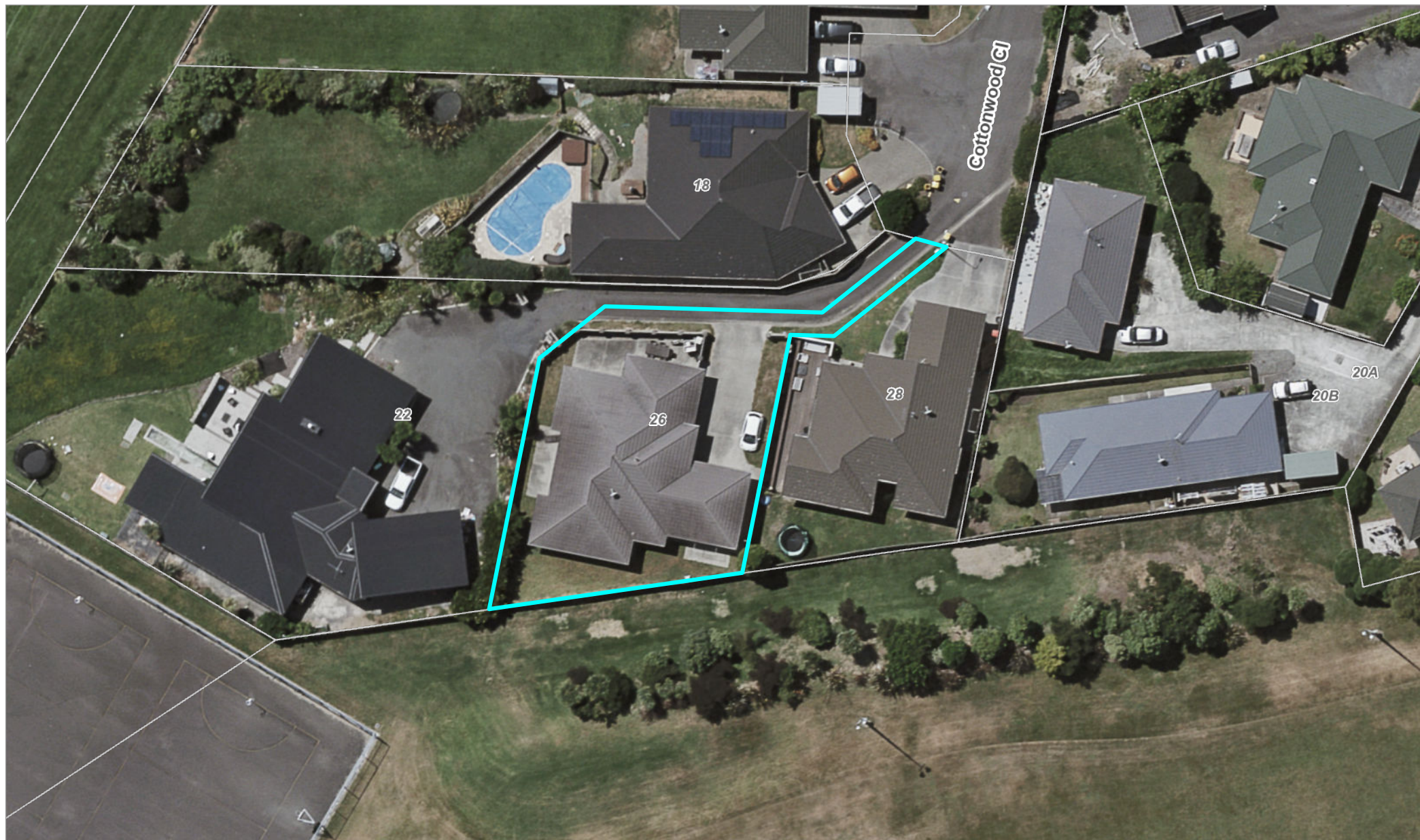
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing,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

Latest Flood Hazards

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

Aerial Photography

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: June 9, 2025

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 **335127**
Land Registration District **Wellington**
Date Issued 23 March 2007

Prior References
WN30A/375

Estate Fee Simple
Area 684 square metres more or less
Legal Description Lot 7 Deposited Plan 383936
Original Registered Owners
Global Management & Investment Limited

Interests

Land Covenant in Transfer 804485.14 - 18.9.1986 at 10.48 am
6711850.1 Mortgage to Bank of New Zealand - 5.1.2006 at 9:00 am
7289255.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.3.2007 at 9:00 am
Subject to a right of way, right to convey water, electricity, gas, telecommunications and computer media and right to drain sewage and water over part marked B on DP 383936 created by Easement Instrument 7289255.5 - 23.3.2007 at 9:00 am
Appurtenant hereto is a right of way, right to convey water, electricity, gas, telecommunications and computer media and right to drain sewage and water created by Easement Instrument 7289255.5 - 23.3.2007 at 9:00 am
The easements created by Easement Instrument 7289255.5 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to drain sewage in gross over part marked B on DP 383936 in favour of Kapiti Coast District Council created by Easement Instrument 7289255.6 - 23.3.2007 at 9:00 am
The easement created by Easement Instrument 7289255.6 is subject to Section 243 (a) Resource Management Act 1991
7334998.1 Discharge of Mortgage 6711850.1 - 27.4.2007 at 3:50 pm
7334998.2 Transfer to JC & DM Properties Limited - 27.4.2007 at 3:50 pm
Fencing Covenant in Transfer 7334998.2 - 27.4.2007 at 3:50 pm
7427847.1 Transfer to Jacqueline Martha Handyside - 22.6.2007 at 1:55 pm
7427847.2 Mortgage to ANZ National Bank Limited - 22.6.2007 at 1:55 pm
7633732.1 Discharge of Mortgage 7427847.2 - 6.12.2007 at 11:12 am
7633732.2 Transfer to DB Properties Limited - 6.12.2007 at 11:12 am
7633732.3 Mortgage to Bank of New Zealand - 6.12.2007 at 11:12 am
10737857.1 Discharge of Mortgage 7633732.3 - 23.3.2017 at 11:50 am
10737857.2 Mortgage to ANZ Bank New Zealand Limited - 23.3.2017 at 11:50 am



Digital Title Plan - DP 383936

Survey Number DP 383936
Surveyor Reference 974.17 GMIL
Surveyor Robert Hugh Norton
Survey Firm Landlink Ltd
Surveyor Declaration I Robert Hugh Norton, 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 19/03/2007.

Survey Details

Dataset Description	Lots 1 to 8 and 10 to 11 being a subdivision of Part Lot 42 DP 60474		
Status	Deposited		
Land District	Wellington	Survey Class	Class I Cadastral Survey
Submitted Date	19/03/2007	Survey Approval Date	19/03/2007
		Deposit Date	23/03/2007

Territorial Authorities

Kapiti Coast District

Comprised In

CT WN30A/375

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 383936	Fee Simple Title	0.1271 ha	335121
Lot 2 Deposited Plan 383936	Fee Simple Title	0.1112 ha	335122
Lot 3 Deposited Plan 383936	Fee Simple Title	0.1262 ha	335123
Lot 4 Deposited Plan 383936	Fee Simple Title	0.1366 ha	335124
Lot 5 Deposited Plan 383936	Fee Simple Title	0.1435 ha	335125
Lot 6 Deposited Plan 383936	Fee Simple Title	0.1656 ha	335126
Lot 7 Deposited Plan 383936	Fee Simple Title	0.0684 ha	335127
Lot 8 Deposited Plan 383936	Fee Simple Title	0.0534 ha	335128
Lot 10 Deposited Plan 383936	Fee Simple Title	0.1376 ha	335129
Lot 11 Deposited Plan 383936	Fee Simple Title	0.1074 ha	
Marked A Deposited Plan 383936	Easement		
Marked B Deposited Plan 383936	Easement		
Marked C Deposited Plan 383936	Easement		
Marked D Deposited Plan 383936	Easement		
Marked E Deposited Plan 383936	Covenant Area		
Marked F Deposited Plan 383936	Covenant Area		
Marked G Deposited Plan 383936	Covenant Area		
Marked H Deposited Plan 383936	Covenant Area		
Marked I Deposited Plan 383936	Covenant Area		



Digital Title Plan - DP 383936

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked J Deposited Plan 383936	Covenant Area		
Total Area		<hr/> 1.1770 ha	

Schedule / Memorandum

Land Registration District

Wellington

Plan Number

DP 383936

Territorial Authority (the Council)

Kapiti Coast District

Memoranda of Easements

Purpose/Interest	Shown	Servient Tenement	Dominant Tenement
Right-of-Way, Right to Convey Water, Electricity, Gas, Computer Media and Telecommunications, Right to Drain Sewage and Water	A	Lot 6	Lot 7
	B	Lot 7	Lot 6

Memoranda of Easements In Gross

Purpose/Interest	Shown	Servient Tenement	Grantee
Right to Drain Sewage	A	Lot 6	Kapiti Coast District Council
	B	Lot 7	
Right to Drain Stormwater	C	Lot 1	
	D	Lot 1	

Schedule of Easements to be Surrendered

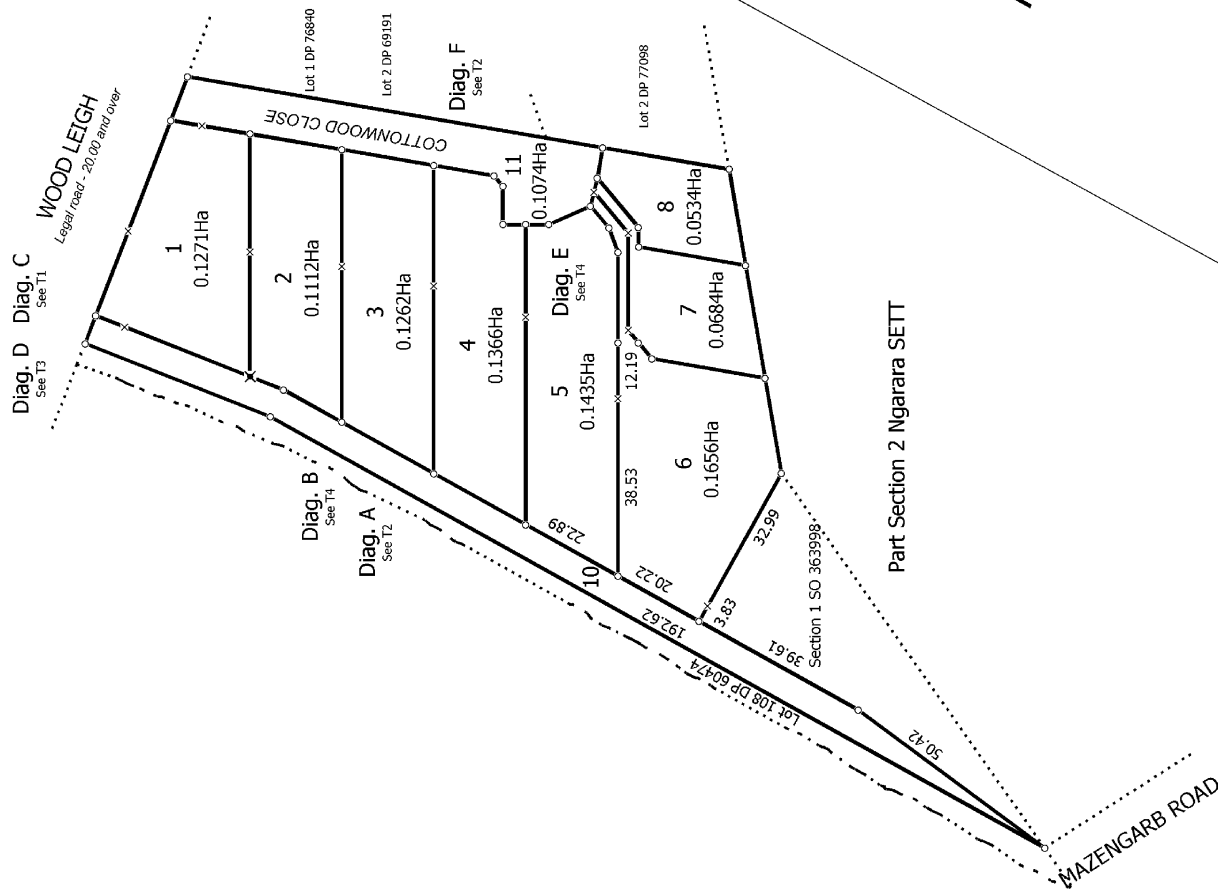
Purpose	Shown	Servient Tenement	Document Number
Stormwater Drainage	'A' on DP 60474	Lot 42 DP 60474	Tr 804485.10

Areas marked D, E, F, G, H, I, & J are subject to Land Covenants

Certifying parties must sign or initial this box



Diag. C



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Land District: Wellington

Dataset Type: Compiled

Digitally Generated Plan

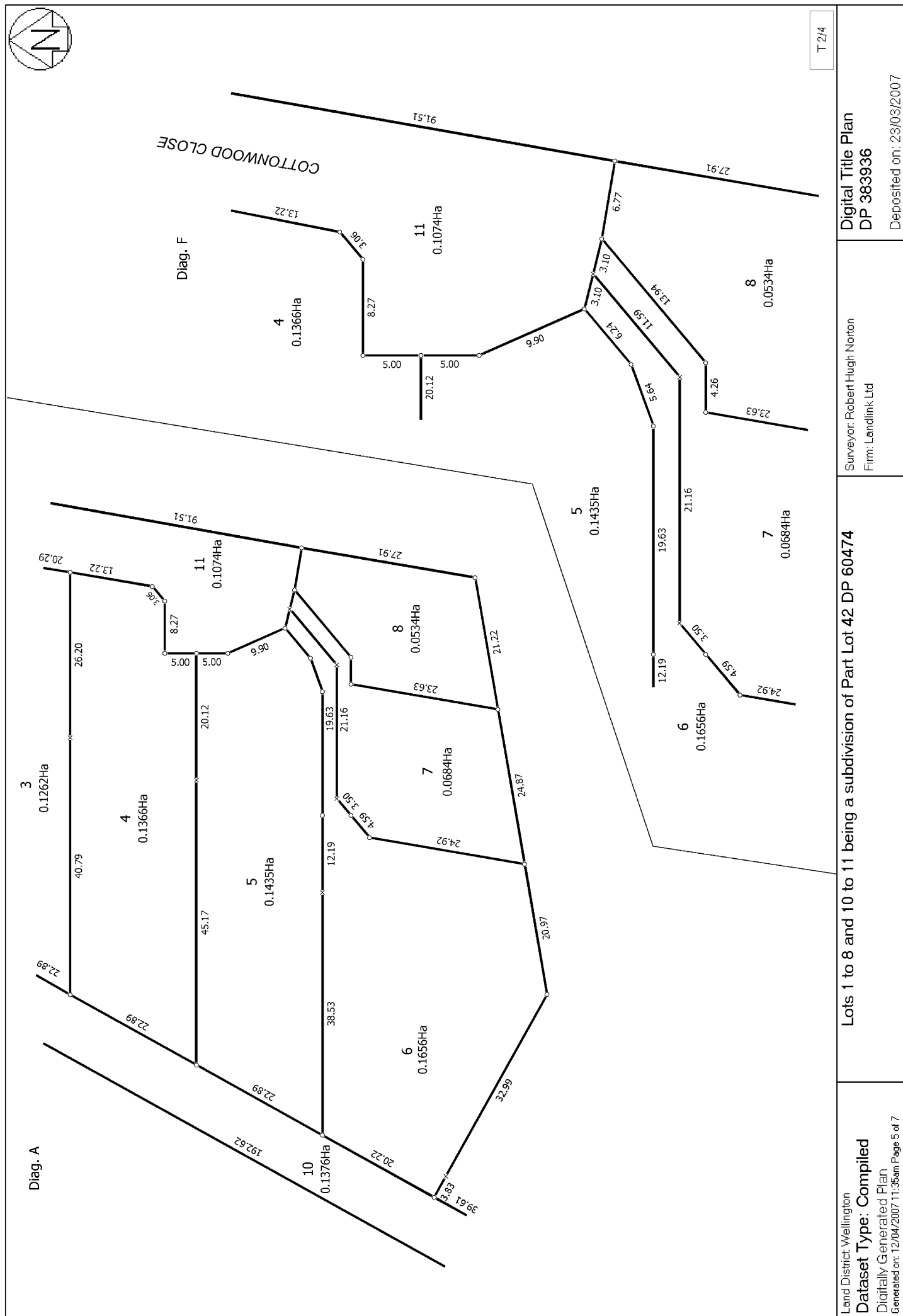
Generated on: 12/04/2007 11:35am Page 4 of 7

Lots 1 to 8 and 10 to 11 being a subdivision of Part Lot 42 DP 60474

Surveyor: Robert Hugh Norton
Firm: Landlink Ltd

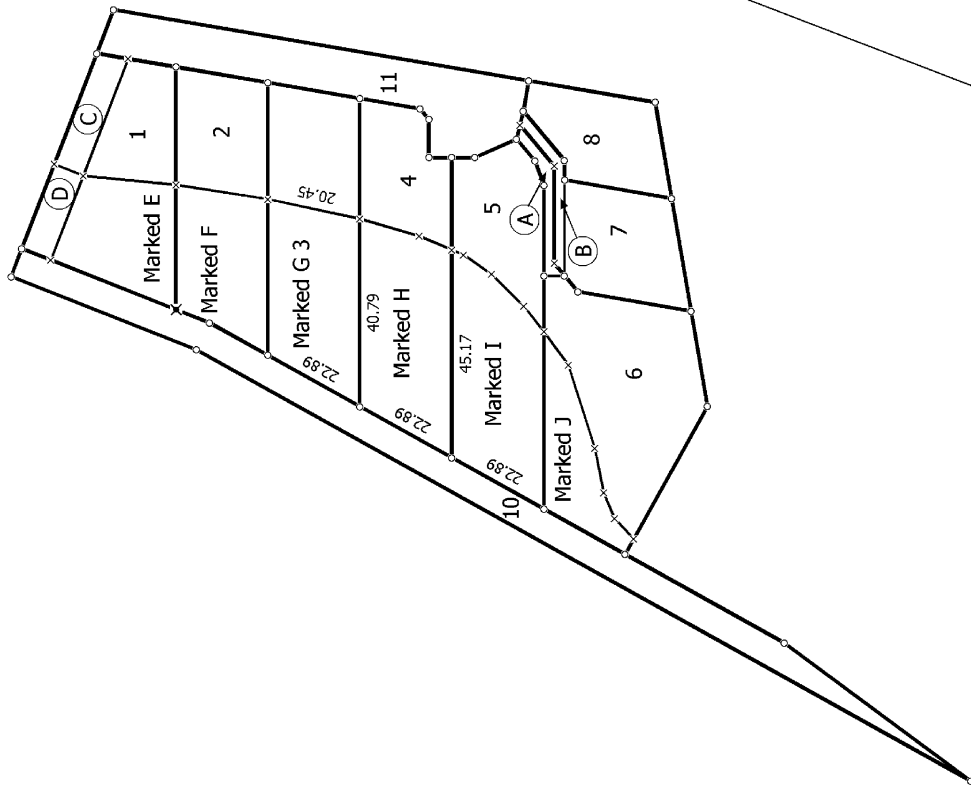
Digital Title Plan
DP 383936

Deposited on: 23/03/2007

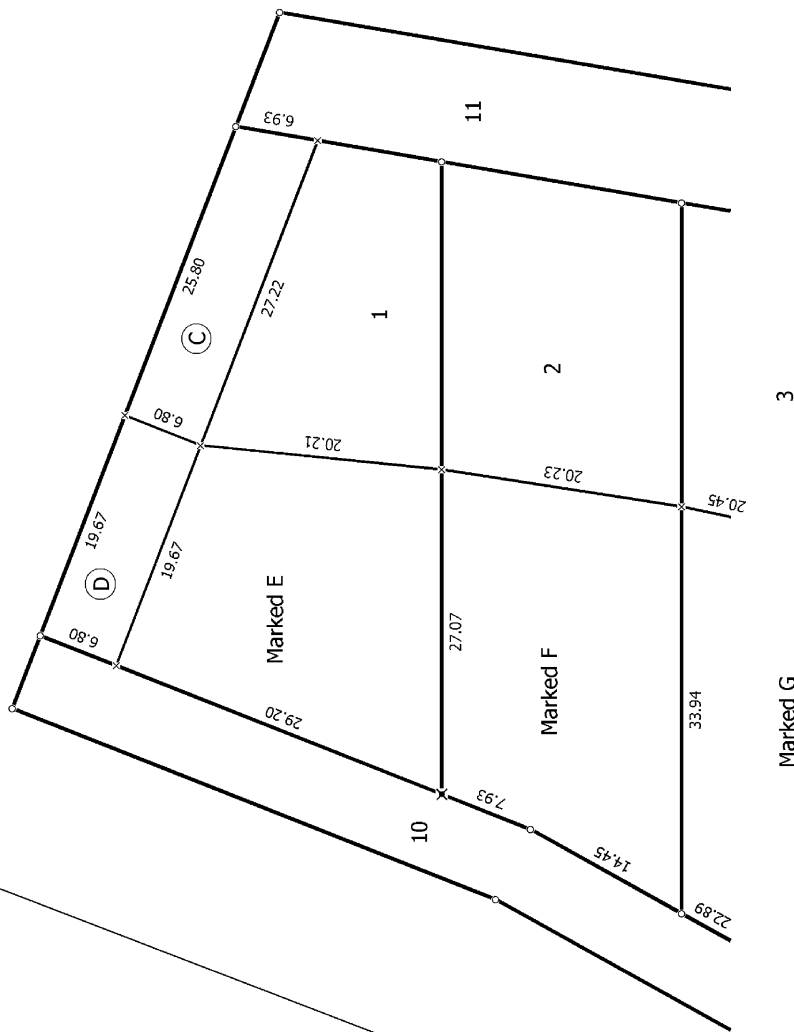




Non Primary



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Non Primary



T 3/4

Land District Wellington

Dataset Type: Compiled

Digitally Generated Plan

Generated on: 12/04/2007 11:35am Page 6 of 7

Lots 1 to 8 and 10 to 11 being a subdivision of Part Lot 42 DP 60474

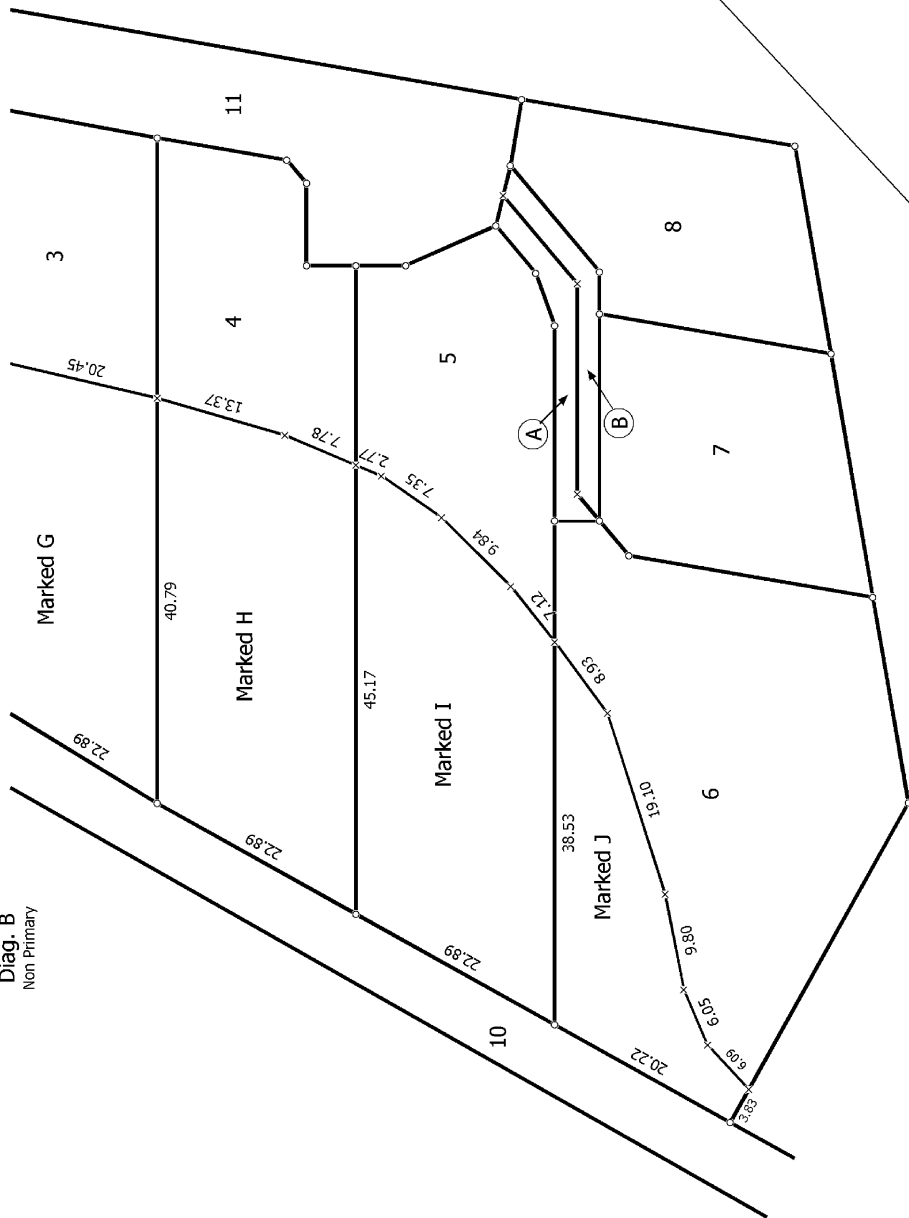
Surveyor: Robert Hugh Norton
Firm: Landlink Ltd

Digital Title Plan
DP 383936

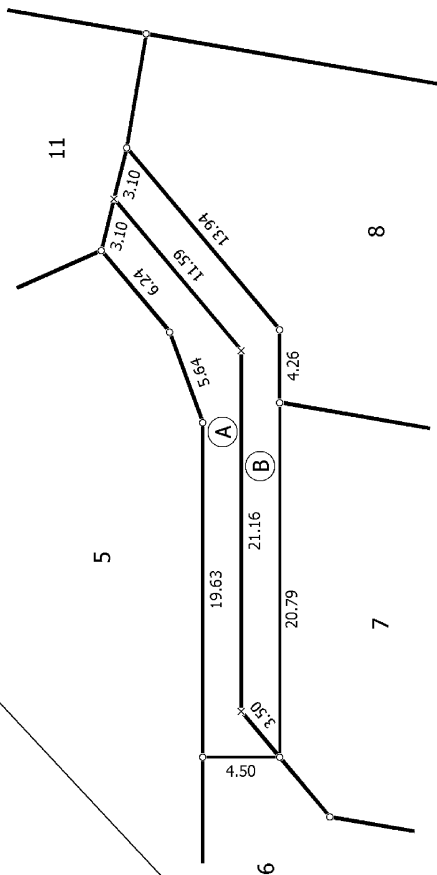
Deposited on: 23/03/2007



Diag. B
Non Primary



Diag. E
Non Primary



T 4/4

Land District Wellington

Dataset Type: Compiled

Digitally Generated Plan

Generated on: 12/04/2007 11:35am Page 7 of 7

Lots 1 to 8 and 10 to 11 being a subdivision of Part Lot 42 DP 60474

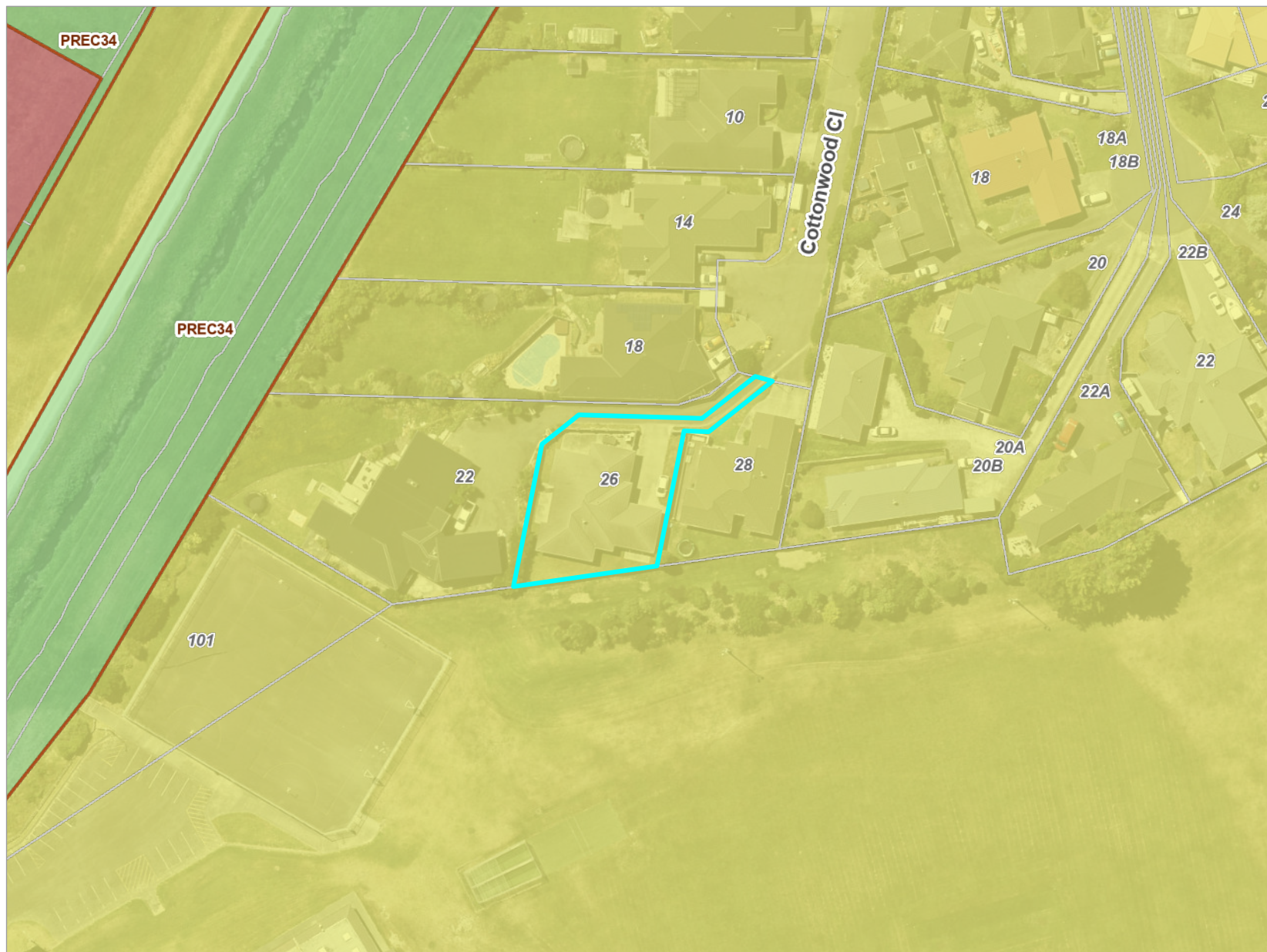
Surveyor: Robert Hugh Norton
Firm: Landlink Ltd

Digital Title Plan
DP 383936





Deposited on: 23/03/2007

Operative District Plan 2021 - Zones and Precincts

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



Key to map symbols

-  Precinct
-  General Residential Zone
-  Local Centre Zone
-  Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: June 9, 2025




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

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



Key to map symbols

-  Major Community Connectors
-  Local 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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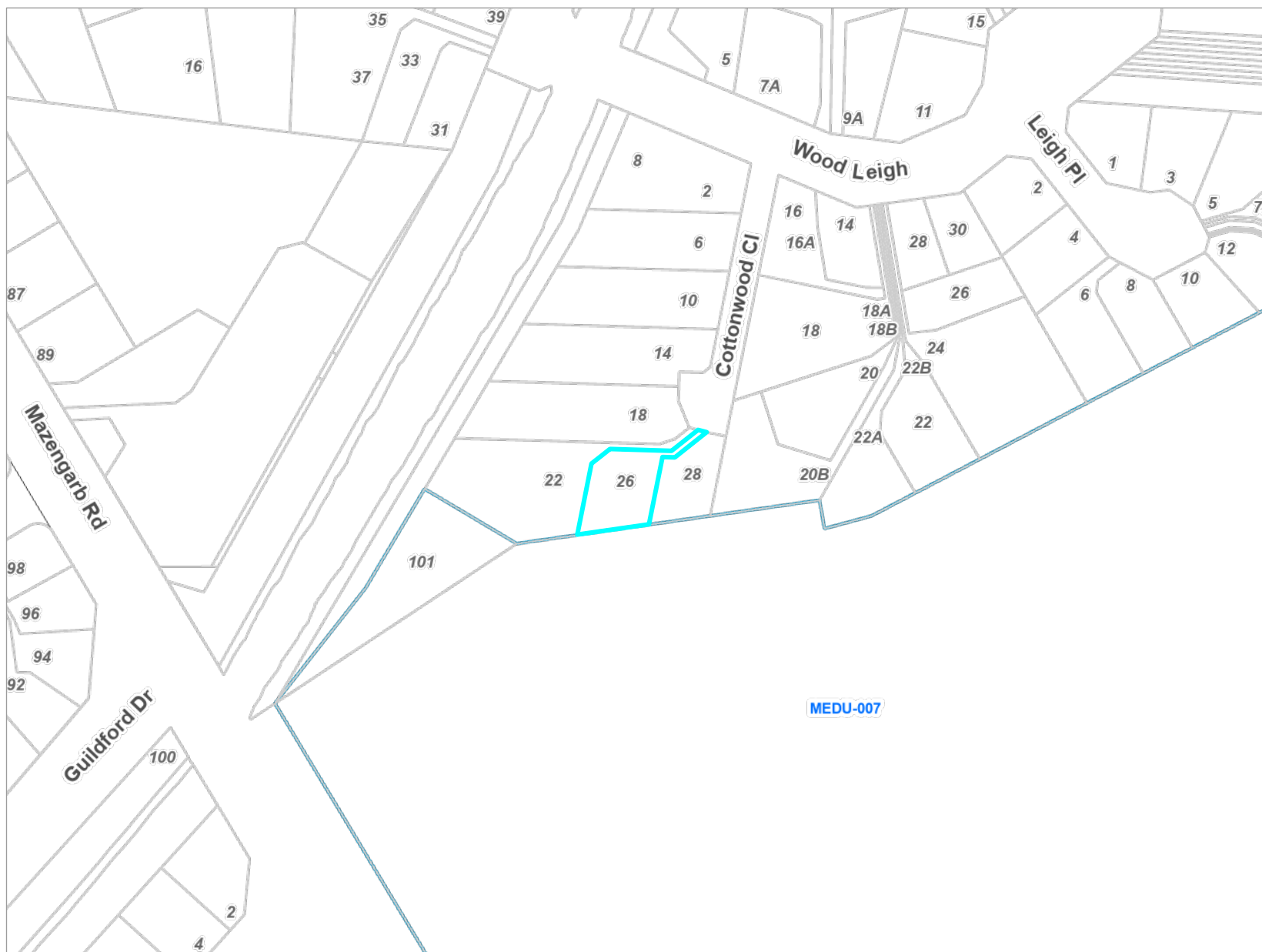
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Operative District Plan 2021 - Designations & Miscellaneous Features

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



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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26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



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26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



 Ponding Area

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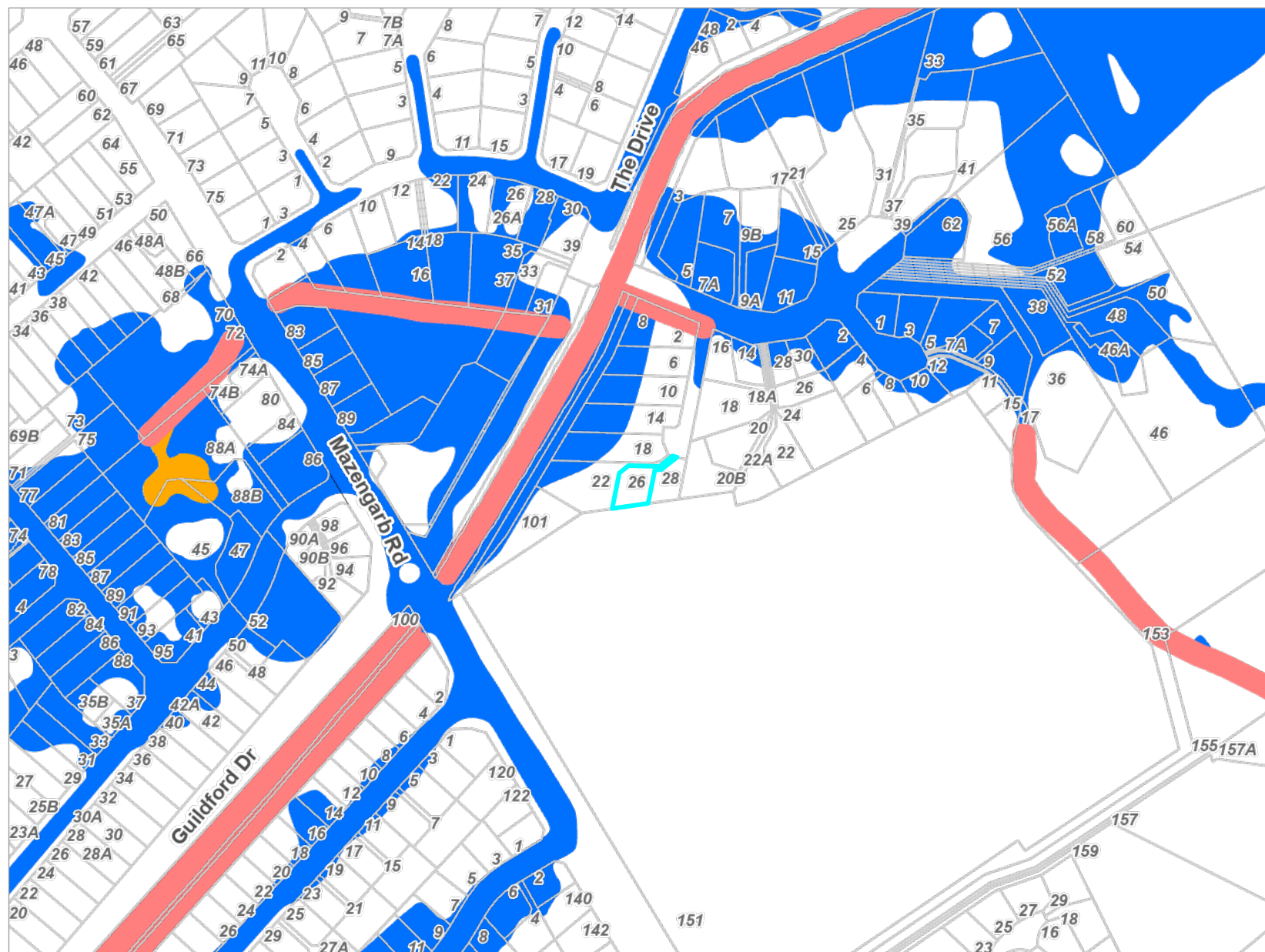
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Latest Flood Hazards

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



Key to map symbols

- Stream Corridor
- 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

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



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 10 20 Metres

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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
070229	18 Wood Leigh, Paraparaumu	1527000800A	FLAT 1 DP 72591 1/2 INT 1517 M2 BEING	LD	New garage encroaching front yard at 18 Wood Leigh,	N	N	Decision Issued	14/8/2007	20/7/2007
930012	22 Wood Leigh, Paraparaumu	1527001001	LOT 1 DP 79069	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	5/11/1993	18/10/1993
930199	16A Wood Leigh, Paraparaumu	1527000701	LOT 1 DP 76840 CT44B /767	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	29/4/1993	12/3/1993
970063	20 Wood Leigh, Paraparaumu	1527000900	LOT 1 DP 77098 CT 43C/358	SD	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	25/3/1997	25/2/1997

Health and Alcohol Licenses

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



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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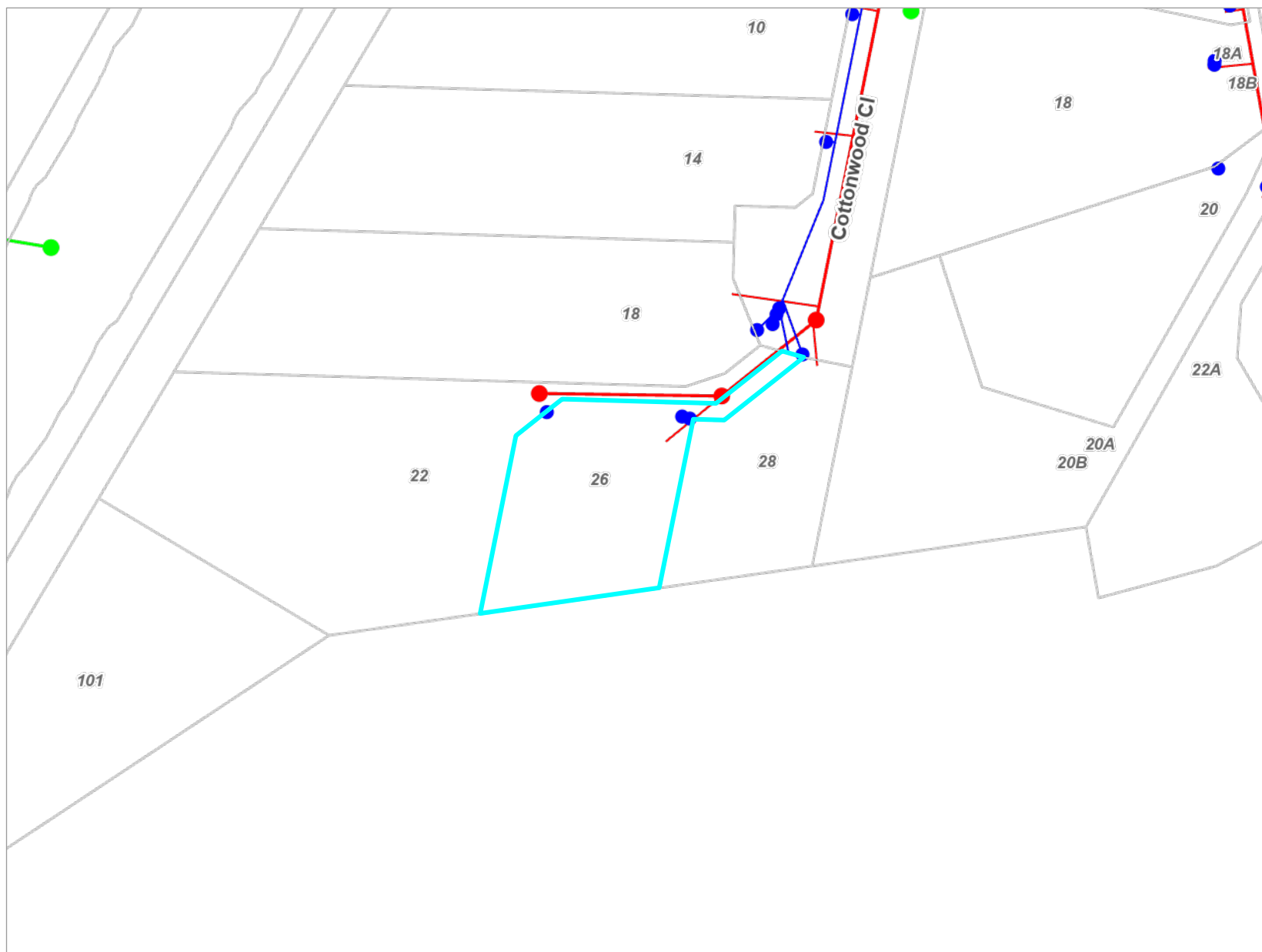
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Services Network

26 Cottonwood Close, Paraparaumu (LOT 7 DP 383936 C/T 335127)



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.

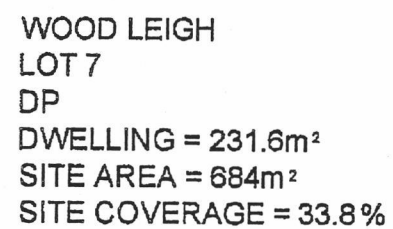


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PLEASE SHOW UNDER SLAB DRAINAGE & SEWER STORM
WATER DEAINS AND THE WATER MAIN AND TOBY
ON THE ASBUILT PLAN PROVIDED TO COUNCIL.

CONNECT STORMWATER & SEWAGE INTO LOCAL
AUTHORITY MAINS. CONFIRM POSITION ON SITE



FILE: RM070044

March 5, 2007

Landlink Ltd
PO Box 370
Waikanae
Att: Hugh Norton

Dear Landlink Ltd

RM070044: SUBDIVISION (AND RELATED EARTHWORKS) TO CREATE 8 RESIDENTIAL ALLOTMENTS AT 8 WOOD LEIGH, PARAPARAUMU

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

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

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

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 782.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Wayne Gair", is written over a faint, light blue background graphic that resembles a stylized mountain range.

Wayne Gair
Principal Planner - Subdivisions



**RESOURCE CONSENT UNDER PART IV OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM070044**

APPLICANT:	Global Management & Investment Limited
LOCATION OF ACTIVITY:	8 Wood Leigh & 151 Mazengarb Road, Paraparaumu
DESCRIPTION OF ACTIVITY:	Eight Lot Subdivision & Landuse Consent for the construction of a road, associated earthworks & front yard reductions

DECISION:

Granted subject to conditions on March 5, 2007

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

Conditions:

General:

1. The Title Plan or E-Survey Dataset shall be in accordance with the subdivision consent proposal shown on the Digital Title Plan bearing the number LT383936 and submitted with application RM070044.
2. The earthworks activity shall be in general accordance with the plans drawn by Landlink Limited, titled 'Earthworks Plan – 8 Wood Leigh, Paraparaumu for Global Management & Investment Ltd', Drawing Number: 974.02-2 Issue B, Dated: April 2005, stamped as 'final approved plans' on 10/08/2005 and as described within the documents submitted with application no. RM050136.
3. The bulk and location of all dwellings shall not exceed the following limits:
 - The bulk and location of dwellings on Lots 1 to 5 shall not be built closer than 3 metres from the front boundary. Garages whether attached or not shall be set back from the front boundary at least 4.5 metres.

Note: A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by Council to record this condition, which is to be complied with on an ongoing basis.

Engineering:

4. The consent holder shall pay Council engineering fees of \$562.50, plus \$216 per lot, (total \$2,290.50 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 12 December 2002.

Note: The current charge out rate is \$72.00 (GST inclusive) per hour.

5. The total cash reserves contribution assessed is \$59,062.50. An allowance of \$15,000 for Lot 10 to be vested as Local Purpose Reserve (Esplanade) has been made and therefore the consent holder shall pay \$44,062.50 as a reserves contribution prior to the section 224(c) certification of the subdivision.

Note: A breakdown of the individual reserves contributions pertaining to each lot is available from council on request.

6. Lot 10 shall be dedicated as Local Purpose Reserve (Esplanade) and Lot 11 shall be dedicated as Legal Road. As this action cannot be completed prior to the deposit of the e-survey dataset, Council will accept a cash deposit or a secured bond in the sum of \$5000.00 to ensure that both allotments will transfer to Council and be dedicated as Reserve and Road respectively. The cash deposit will be refunded or the bond released as the case may be upon presentation of documentary evidence of the successful completion of the transfer and dedication of the allotments as required.
7. 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.
8. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
9. 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:
 - a. Geotechnical Engineering
 - a. Foundation recommendations
 - b. Stormwater and flood issues
 - c. Sewer Pump Station analysis
 - d. Traffic engineering

10. 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.
11. 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.

A consent Notice under Section 221 of the Resource Management Act 1991 will be issued by the Council recording the soil conditions and foundation recommendations on the certificate of title.

12. 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.
13. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. The consent holder shall provide statements by a suitably qualified person in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404.

Note: It is expected that peat under proposed roads, rights-of-way, accesses to lots, services alignments and building platforms will be removed and replaced with compacted fill.

14. 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.

15. If the new road and right-of-way is required to be second coat sealed, then this requirement may be met by lodging a cash contribution with the Council calculated at \$6.50 per square metre of the area for first coat seal.
16. The consent holder shall submit a road safety audit report in accordance with the Transfund New Zealand Road Safety Audit Procedures for Projects Guideline dated November 2004 for the new intersection when engineering drawings are submitted for approval. The audit shall be undertaken by a suitably qualified person and the audit

recommendations incorporated into the works, unless otherwise approved by the Subdivision Engineer.

17. 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.

18. Three names for the new road shall be forwarded to Council for approval.

The name of the new road shall be shown on the survey plan.

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.

19. The consent holder shall submit a stormwater disposal design in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, for approval by the Council. Construction shall be in accordance with the approved design.

Note: It is not permissible for each individual lot to discharge to the stream.

20. The consent holder shall provide an analysis by a suitably qualified person to determine if the existing sewer pump station has the capacity to meet the extra demands from the development. If the pump station requires to be upgraded to meet the extra demand, then the cost of the required upgrade shall be met by the consent holder.

21. The survey plan shall show for each lot a labelled 'no filling zone' from the formed embankment westward to the boundary of Lot 10. A consent notice under Section 221 of the Resource Management Act 1991 will be issued by the Council to record that no filling is permitted, unless otherwise approved by the Council, within each labelled area as shown on the survey plan, so that flood storage in the area is maintained.

22. The construction of a dwelling within the defined 'no filling zone' is prohibited, however this restriction does not extend to accessory buildings which are not habitable.

Note: A consent Notice under Section 221 of the Resource Management Act 1991 will be issued by the Council to ensure that this condition is complied with on an on-going basis.

23. Any fence constructed within the defined 'no filling zone' shall be of an open nature to avoid damming water or trapping debris and thereby impeding the flow of flood waters.

Note: A consent Notice under Section 221 of the Resource Management Act 1991 will be issued by the Council to ensure that this condition is complied with on an on-going basis.

24. Any fences constructed along the boundary of Lot 10 or within 3 metres of that boundary shall be no higher than 1.2 metres and of an open nature to avoid damming water or trapping debris and thereby impeding the flow of flood waters.

Note: A consent Notice under Section 221 of the Resource Management Act 1991 will be issued by the Council to ensure that this condition is complied with on an on-going basis.

25. 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 Local Purpose Reserve (Esplanade) boundary (ies). The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.
26. The consent holder shall submit to the Council for approval a comprehensive landscape plan for the development covering the new road, and the Local Purpose Reserve (Esplanade). Landscape work shall be completed in accordance with the approved landscape plan.
27. 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 Resource Consents Manager.

Subdivision & Landuse Notes

1. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
2. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
3. 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.
4. The following development contributions are required for every new residential lot pursuant to section 198 of the Local Government Act 2002 and the 2004/2005 Council's Development Contributions Policy:

Water Supply	\$112.50
Sewage	\$2,071.00
Community Facilities	\$1,856.00
Roads	\$2,683.00

The above 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).

5. All costs arising from any of the above conditions shall be borne by the consent holder.
6. The title plan or e - survey data must be certified in accordance with Section 223 within 5 years of the granting of this Consent and the Landuse consent must be given effect to within 5 years, or within such extended period of time pursuant to Sections 125 and 37, as Council may allow.

7. A certificate pursuant to Section 224 will be issued following compliance with all of the conditions of subdivision consent set out above, and payment of all relevant charges and levies.
8. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as Council in any special case may allow.

REASONS FOR DECISION

1. The adverse effects on the environment are considered to be no more than minor
2. The proposal is not contrary to the objectives and policies of the Kapiti Coast District Plan or the Resource Management Act 1991.



Wayne Gair
Principal Planner - Subdivisions



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

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 383936
AND RESOURCE CONSENT NO. RM 070044**

**(BEING THE SUBDIVISION OF PART LOT 42 DP 60474),
AT WOOD LEIGH, PARAPARAUMU
FOR GLOBAL MANAGEMENT LIMITED**

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 that the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 1 to 6 inclusive:** The following covenant areas identified on DP383936 are subject to earthworks, building and fencing restrictions as set out below:
 - Covenant area E in Lot 1
 - Covenant area F in Lot 2
 - Covenant area G in Lot 3
 - Covenant area H in Lot 4
 - Covenant area I in Lot 5
 - Covenant area J in Lot 6

Earthworks:

In order to ensure that adequate flood storage in the area is maintained, no filling is permitted without specific written approval from Council.

Building:

The construction of any dwelling within the covenant areas is prohibited, however this restriction does not extend to non habitable accessory buildings.

Fencing:

Any fence constructed within the covenant areas shall be of open design to avoid the damming of water or trapping of debris and thereby impeding any flood waters.

Any fences constructed along the common boundary of the lots with the local purpose reserve or within 3 metres of it shall be no higher than 1.2 metres and shall be of open design to avoid the damming of water or trapping of debris and thereby impeding any flood waters.

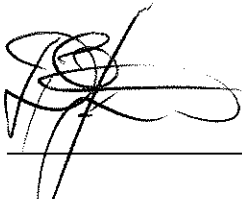
Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz

Me huri whakamuri, ka titiro whakamua

2. **With respect to Lots 1 to 5 inclusive:** Dwellings shall be set back from the road frontage boundary by at least 3 metres and any garages, whether attached to a dwelling or not must be set back from the road frontage boundary by a minimum of 4.5 metres.
3. **With respect to Lots 1 to 8 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 document titled "Statement of Professional Opinion as to suitability of land for Building Purposes", prepared by Samcon Civil Engineers, dated 24 July, 2006 and submitted to Council in relation to application No. RM050136. A copy of the report is available in Council's Office at any time the office is open to the public.

Issued in respect of application No. RM 070044 on this 7th day of March, 2007.



David Wayne Gair
AUTHORISED OFFICER



Dean Phillip Raymond
AUTHORISED OFFICER