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10 July 2025

C/- Lisa Beck  
Kapiti Law

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 14 Panorama Drive, 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](http://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](mailto: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:

**14 Panorama Drive, 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.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

### Application details

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<b>Applicant</b>	C/- Lisa Beck, Kapiti Law
<b>LIM number</b>	L250734
<b>Application date</b>	02/07/25
<b>Issue date</b>	10/07/25

### Property details

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<b>Property address</b>	14 Panorama Drive, Paraparaumu
<b>Legal description</b>	LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451
<b>Area (hectares)</b>	0.5243

### Valuation information

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<b>Valuation number</b>	1525149900
<b>Capital value</b>	\$1,110,000
<b>Land value</b>	\$840,000
<b>Improvements value</b>	\$270,000

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

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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)

## 1. Rates

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*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 2025 to 2026

**Annual rates** The estimated annual rates for 2025/26 rating year are \$9,432.19

This includes Greater Wellington Regional Council rates. The final figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.

**Next instalment date** 09/09/25

**Arrears for previous years** \$0.00

**Water rates** \$998.50 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

**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

09/09/08	BUILDING CONSENT 080774 : Removal of existing wood burner & replacing with a new Kent Firenze Clean air max w/b, F/S Fire : Code Compliance Certificate issued 07/11/08
01/06/01	BUILDING CONSENT 010657 : ERECT TIMBER CRIB RETAINING WALL : No Code Compliance Certificate has yet been issued.
13/10/98	BUILDING CONSENT 981116 : ADDS/ALTS TO EXTG DWELLING : No Code Compliance Certificate has yet been issued. :
18/06/96	BUILDING CONSENT 960414 : ALTERATION TO DWELLING : No Code Compliance Certificate has yet been issued. :
01/05/95	BUILDING CONSENT 950073 : NEW DWELLING : No Code Compliance Certificate has yet been issued. :
20/10/83	Building Permit 050966 ADDITIONS
03/07/79	Building Permit 59963 ADDITIONS 6-12SQM
22/03/79	Building Permit 71128 GARAGE 55-64SQM
28/02/78	Building Permit 011859 DWELLING 145-92SQM

To date not all inspections for Building Consents 950073, 960414, 981116 and 010657 have been undertaken and Code Compliance Certificates have not been issued. Under the Building Act 2004 a new owner inherits the responsibility, including any outstanding fees, for this consent and any additional work that may be required before the Code Compliance Certificate can be issued. Please contact Council for further information.

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's report

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

### Wind

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

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

### **Swimming Pools: Compliance with the Building Act 2004**

No pool registered to this property.

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

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

### **Registered Environmental Health Premises and Licences**

No information located.

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

## **3. Weathertightness**

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*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**

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*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 \(kapiticoast.govt.nz\)](https://www.kapiti.coast.govt.nz/Operative-District-Plan-2021)

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/](https://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 zone General Residential in the Operative District Plan (2021).

This property was created via subdivision in 1984. Copies of the Deposited Plan (DP 55201) and Record of Title are provided with this LIM.

This property is shown to be subject to and/or appurtenant to a right of way, right to drain sewage, electric power and telephone rights.

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

Resource Consent number RM950389 (Vehicular right of way easement) was granted in 1995 for this property. A copy of the Decision is 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 files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu. Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

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

These features are:

Ecological Site: an area with significant native vegetation or habitat for native fauna. (K095) Paraparaumu Coastal Scarp (Kanuka-Mahoe-Gorse scrub, Kohekohe-Titoki forest).

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform. SAL28 Mataihuka (Raumati) Escarpment Special Amenity Landscape (Escarpment slopes of the Akatarawa outlier that extends from Waterfall Road to Ruapehu Road).

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

These features are:

Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (12552) Totara, 10 Panorama Drive, Paraparaumu - 2 large Totara, (12553) Totara, 10 Panorama Drive, Paraparaumu - Stand of 3 Totara.

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

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

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

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

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

## 5. Special Features and Characteristics of the land

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*This section identifies information held by Council about:*

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

### Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

### 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 \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

### Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in

attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

### **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](http://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.

### **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/](http://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)).

### **Fire**

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the District Plan, while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

### **Liquefaction**

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the District Plan, while mapping of combined earthquake risk including liquefaction, can be found on the Greater Wellington Regional Council website.



## **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/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).

## **Other Information**

The adjoining road carriageways (Riwai Street and Ruapahu Street) are shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

The adjoining road carriageways (Riwai Street and Ruapahu Street) are shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

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

The adjoining road carriageways (Riwai Street and Ruapahu Street) are shown to be subject to a stream 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

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*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

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

Stormwater discharge should be confined to site, or discharged to the kerb and channel.

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

### 8. Drinking water supply

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*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

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*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

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*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](http://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.

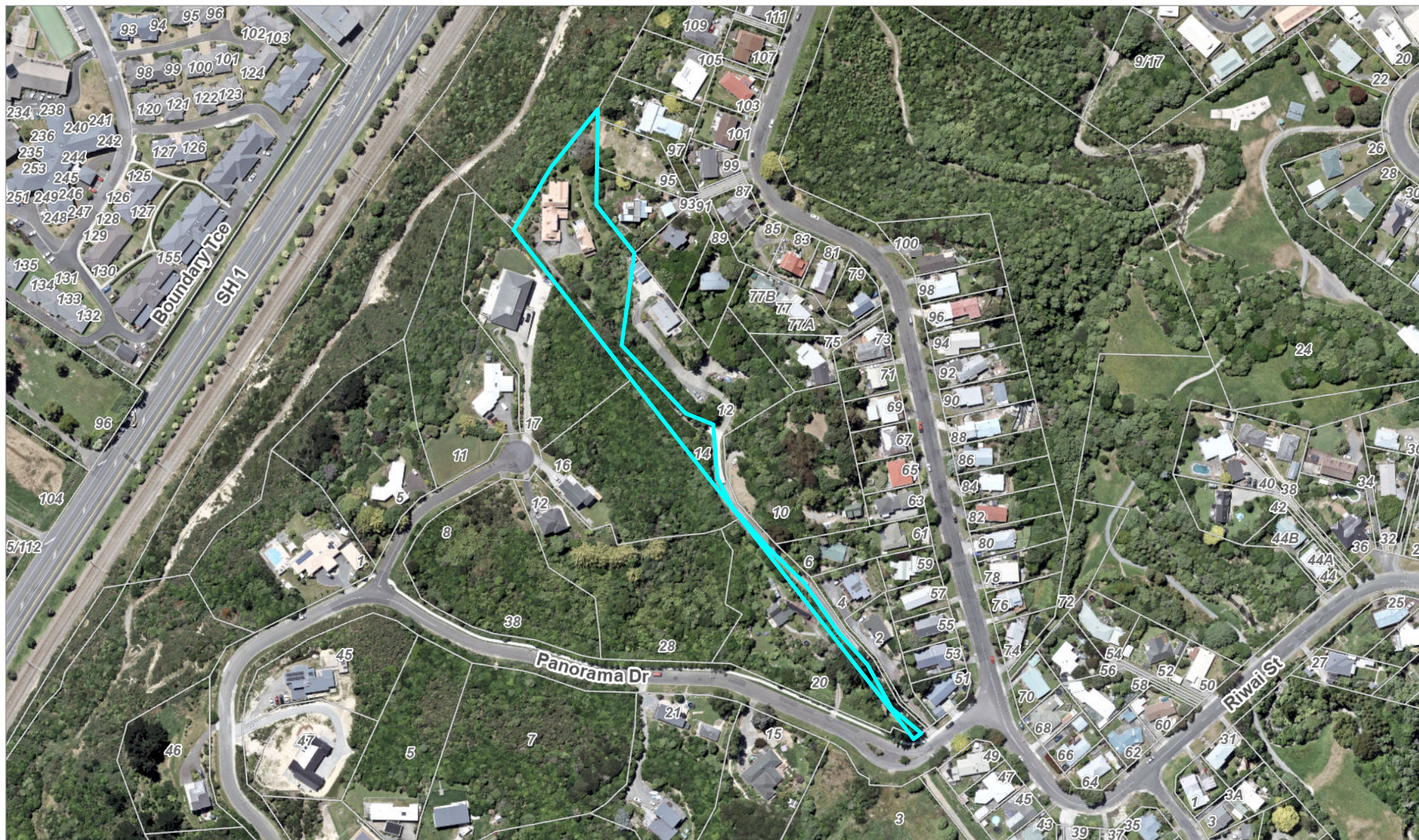
### **Latest Flood Hazards**

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

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



0 60 120 Metres

Scale @ A4 - 1:2,700

Date Printed: July 2, 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** **WN23D/451**

**Land Registration District** **Wellington**

**Date Issued** 10 July 1984

**Prior References**

WN18B/507

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**Estate** Fee Simple  
**Area** 5243 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 55201  
**Original Registered Owners**  
Nigel Whittaker Ashworth and Norma Margaret Ashworth

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**Interests**

Subject to the reservations as to coal, gold and silver as set out in No. 516880 (Affects part formerly Part Lot 2 DP 11423)  
Appurtenant hereto are electric power and telephone rights created by Transfer 375434.1  
Subject to a right (in gross) to drain sewage over part marked E on DP 55201 in favour of The Kapiti Borough Council created by Transfer 633048.12 - 10.7.1984 at 9.10 am  
The easements created by Transfer 633048.12 are subject to Section 309 (1) (a) Local Government Act 1974  
Appurtenant hereto is a right of way specified in Easement Certificate 633048.13 - 10.7.1984 at 9.10 am  
Subject to a right of way over part marked B on DP 55201 specified in Easement Certificate 633048.13 - 10.7.1984 at 9.10 am  
The easements specified in Easement Certificate 633048.13 are subject to Section 309 (1) (a) Local Government Act 1974  
12417655.1 Transmission to Norma Margaret Ashworth as survivor(s) - 15.2.2023 at 3:02 pm  
12716849.1 Application pursuant to Section 90 Land Transfer Act 2017 vesting 633048.12 in Kapiti Coast District Council - 7.7.2023 at 3:03 pm

## References

Prior C/T 18B/507

Transfer No.

N/C. Order No. 633048.9

Land and Deeds 69



## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of July one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that NEVILLE ERNEST MADDREN of Auckland, Company Manager as survivor

is seized 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 5243 square metres more or less situate in the Borough of Kapiti being Lot 5 on Deposited Plan 55201



Assistant Land Registrar

Interests at date of issue

1. Appurtenant hereto are electric power and telephone rights over the parts Lot 37 Plan 29862 marked "A" and "B" on Plan 50636 created by Transfer 575434.1

2. Subject as to the part herein formerly part Lot 2 DP 11423 to the reservations as to coal, gold and silver as set out in No. 516880

3. 317941.2 Transfer containing Fencing Covenant - registered prior to 1.4.1979

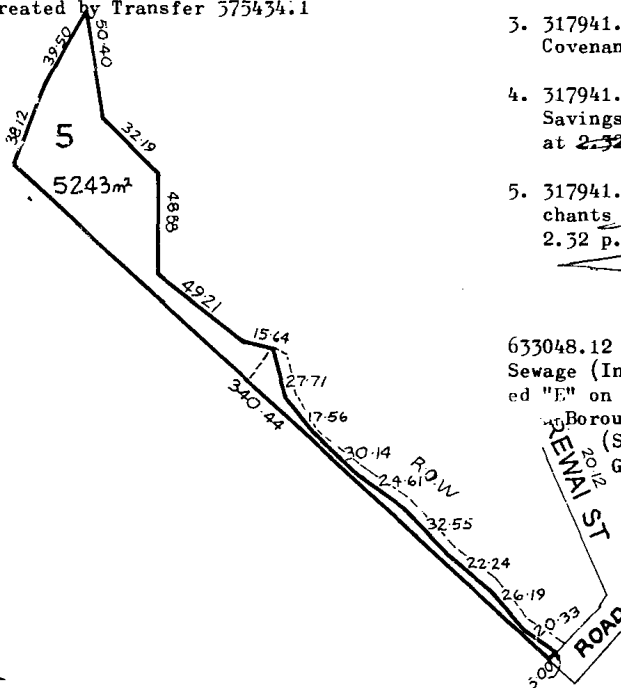
4. 317941.3 Mortgage to The Commercial Bank Savings Bank (N.Z.) Limited - 18.12.1978 at 2.32 p.m.

5. 317941.4 Mortgage to N.Z. Plumbers Merchants Society Limited - 18.12.1978 at 2.32 p.m.

A.L.R.

- 633048.12 Transfer Grant of Right to Drain Sewage (In Gross) over the part herein marked "E" on Plan 55201 In favour of The Kapiti Borough Council - 10.7.1984 at 9.10 a.m. (Subject to Section 309 (1)(a) Local Government Act 1974)

A.L.R.



Measurements are Metric

5R and 1

(OVER)

No. 23D/451

No. 23D/451

230/451

633048.13 Easement Certificate pursuant to  
Section 90 A Land Transfer Act 1952

Tenements: Plan 55201

<u>Nature</u>	<u>Servient</u>	<u>Dominant</u>
Right of Way	Lot 4 "A"	Lot 5
Right of Way	Lot 5 "B"	Lots 1, 2, 3 and 4

- 10.7.1984 at 9.10 a.m. (Subject when created  
to Section 309 (1)(a) Local Government Act 1974)

  
A.L.R.

697000.1 Deed of Fencing Covenant - 20.6.1985  
at 10.26 a.m.

~~WITHDRAWN~~

~~784739~~

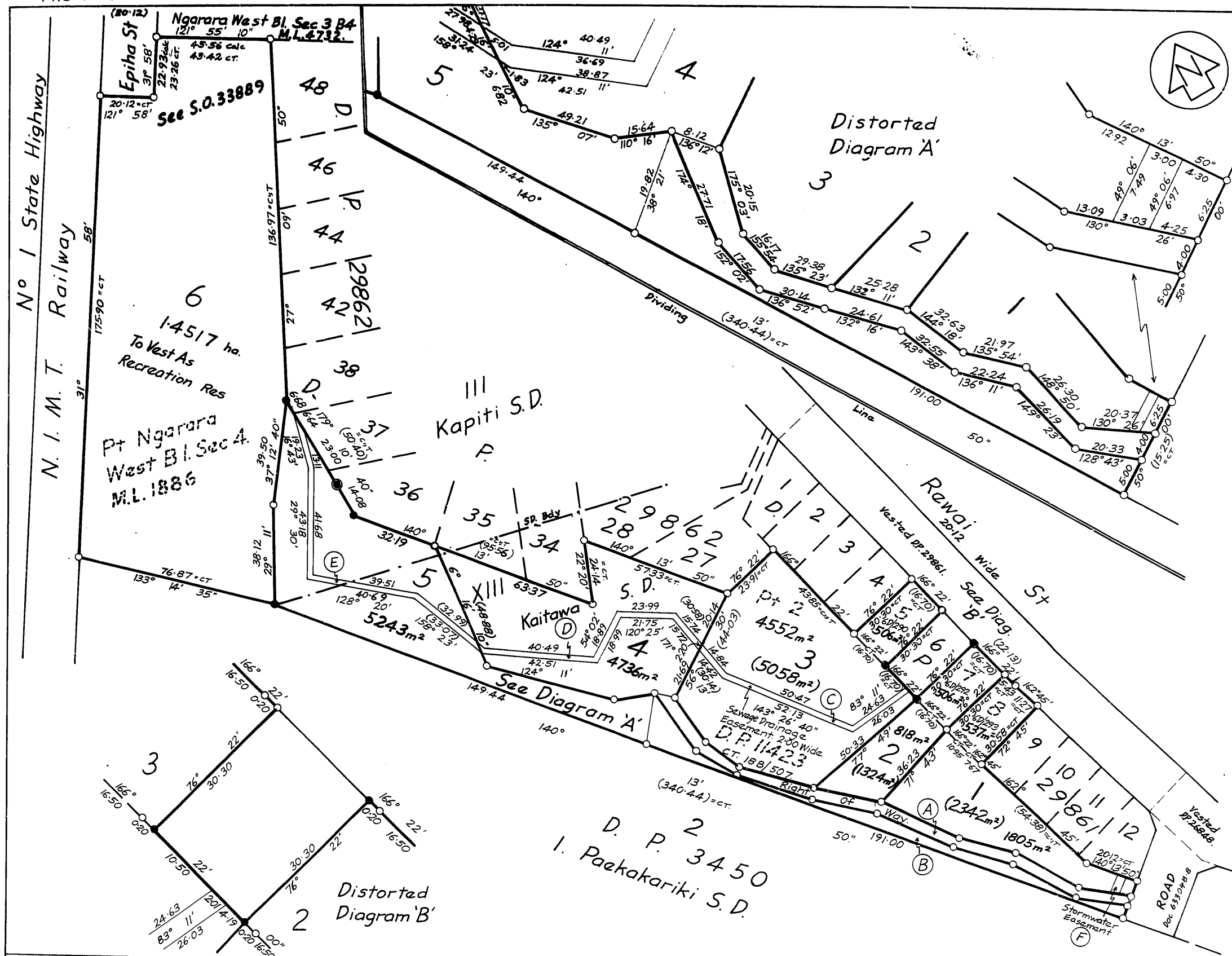
~~719274.1 Caveat by Australian Guarantee Cor-  
poration (N.Z.) Limited - 3.10.1985 at  
9.59 a.m.~~

  
A.L.R.

784830.4 Transfer to Nigel Whittaker  
Ashworth of Paraparaumu, Medical  
Practitioner and Norma Margaret Ashworth  
his wife - 17.6.1986 at 10.22 a.m.

  
A.L.R.





Approvals

Reg'd Proprietor

Pursuant to a resolution of the Kapiti Borough Council passed on the 30<sup>th</sup> day of MARCH 1983 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 endorsed hereon 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

*[Signature]* Mayor

*[Signature]* Town Clerk

Pursuant to Section 306(1)(f)(i) of the Local Government Act 1974 I hereby certify that all the conditions shown on or referred to in the scheme plan of subdivision have been complied with to the satisfaction of the Kapiti Borough Council.

Dated at Paraparaumu this 22 day of April 1983

*[Signature]* Town Clerk

Memorandum of Easements

Purpose	Letter	Servient Tenement	Dominant Tenement
R.O.W.	(A)	Lot 4	Lots 1, 2, 3 & 5.
R.O.W.	(B)	Lot 5	Lots 1, 2, 3 & 4.
Stormwater Drainage	(F)	Lot 1	Grantee Kapiti Borough
Sewage Drainage	(C)	Lot 3	Kapiti Borough
Sewage Drainage	(D)	Lot 4	Kapiti Borough
Sewage Drainage	(E)	Lot 5	Kapiti Borough

Total Area 3.3220 ha.

Comprised in C's T 6D/290A 6D/292A 6D/293A 11 & 18B/507A 11.

I, Alistar Ritchie of Paraparaumu registered surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33 (2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, and that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Paraparaumu this 20 day of August 1982 Signature A. Ritchie

Field Book 358 p. 59-61 Traverse Book 392 p. 208-209

Reference Plans PP's 345D, 11423, 29861, 29862, 26848.

ML 1886

Examined W. M. Armstrong P. Corbett Correct 14/12/83

Approved as to Survey

14/12/83 *[Signature]* Chief Surveyor

Deposited this 10 day of July 1984

*[Signature]* Land Registrar

File Received 1-7-83 Instructions

55201

LAND DISTRICT Wellington  
 SURVEY BLK. & DIST. III. Kapiti & XIII. Kaitawa  
 NZMS 261 SHEET NO. R26/G.2

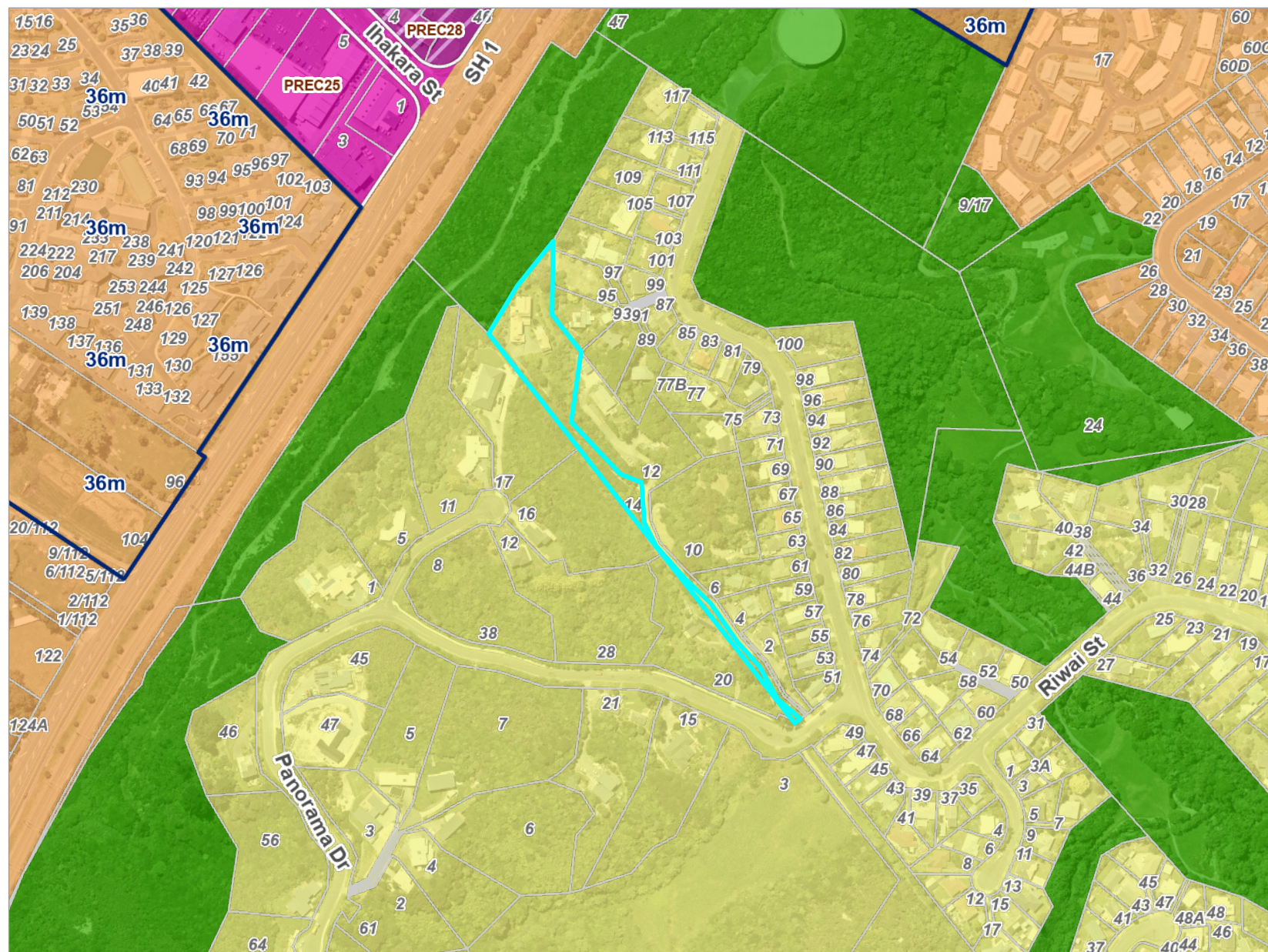
Lots 1-6 Being Subdivision Of Lots 5, 7 & 8  
 D.P. 29861, Pt Lot 2 D.P. 11423 & Pt Ngarara  
 West Bl. Sec 4.

LOCAL AUTHORITY Kapiti Borough  
 Surveyed by A. Ritchie & Co  
 Scale 1:1000 Date Aug. 1982



# Operative District Plan 2021 - Zones and Precincts

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



## Key to map symbols

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



0 90 180 Metres

Scale @ A4 - 1:4,000

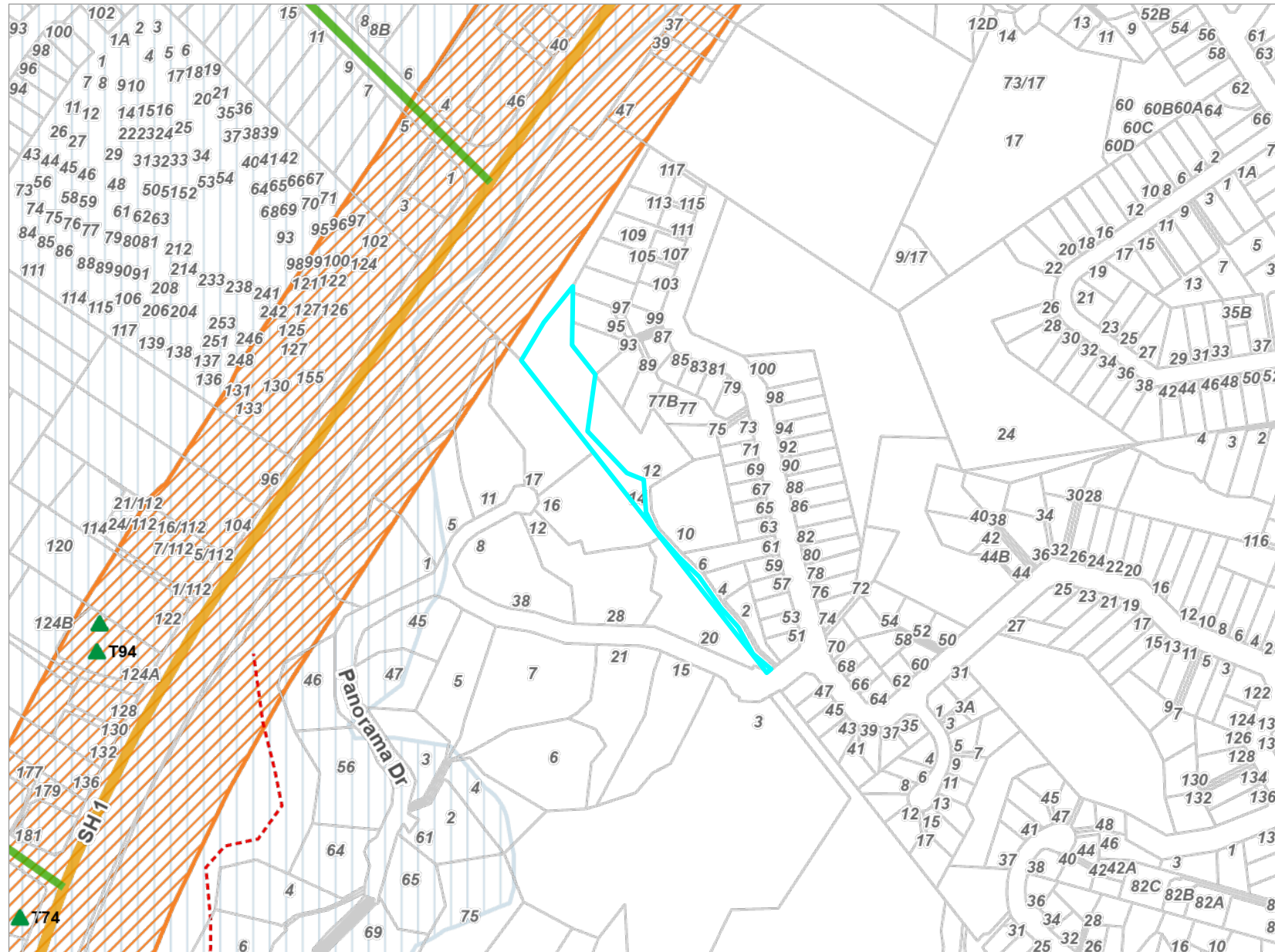
Date Printed: July 2, 2025

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

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



## Key to map symbols

- CWB Link Priority Connections
- Strategic Arterial Routes (or SH1)
- Major Community Connectors
- ▲ Notable Trees
- Noise Corridor
- Coastal Environment

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



0 120 240 Metres

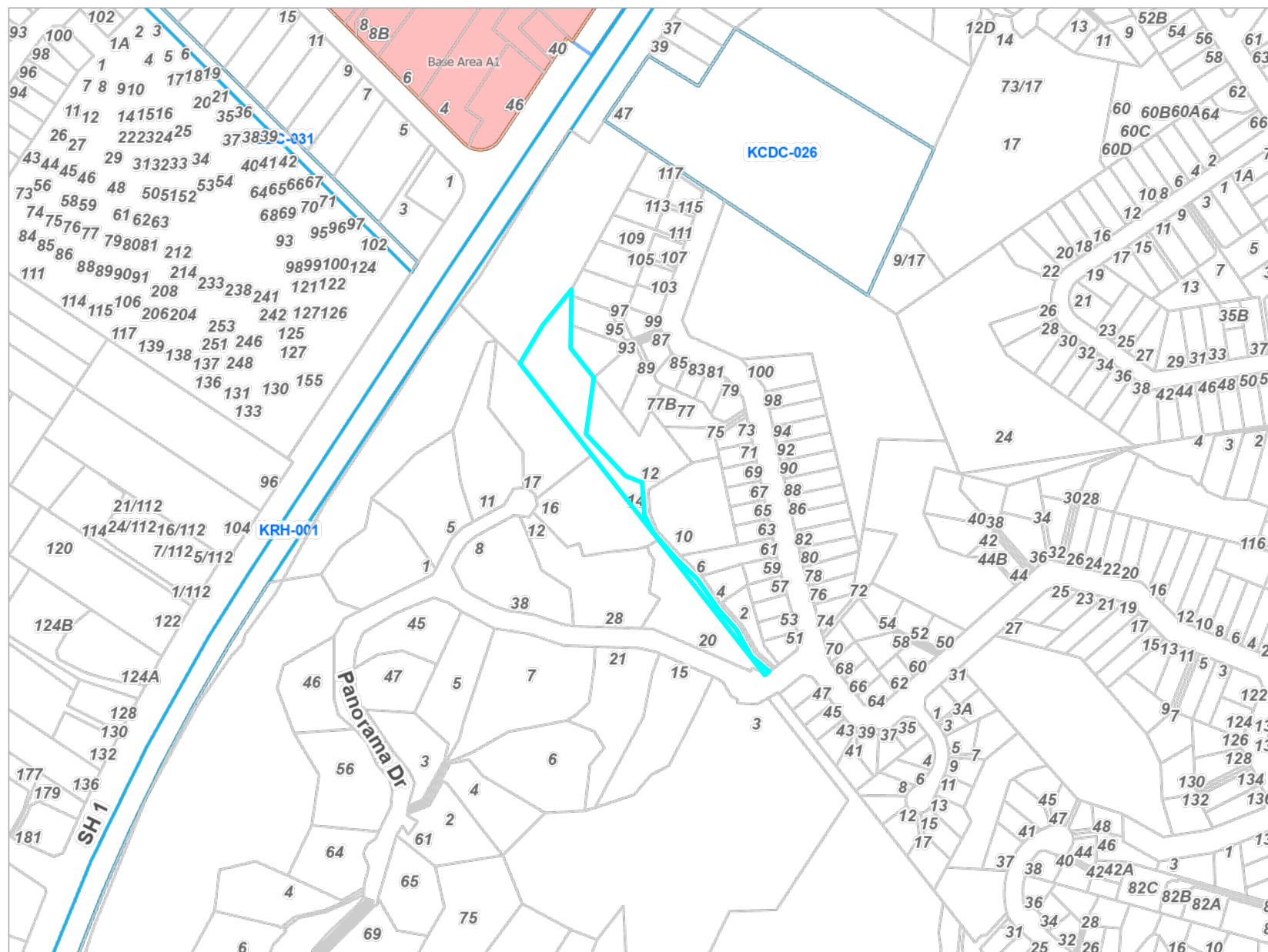
Scale @ A4 - 1:5,000

Date Printed: July 2, 2025

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# Operative District Plan 2021 - Designations & Miscellaneous Features

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



## Key to map symbols

- Designation
- Base Area A
- Plan Outline

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



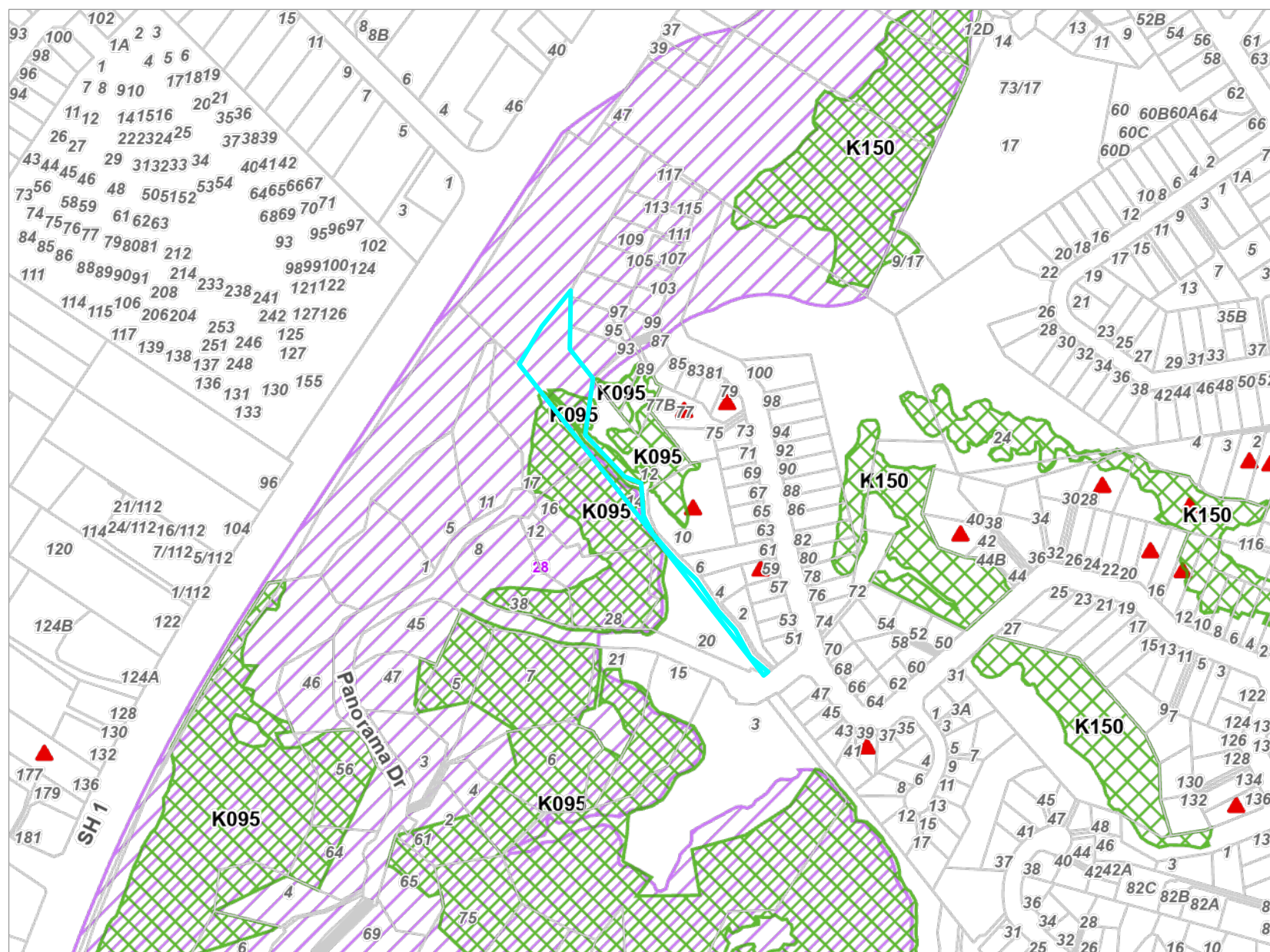
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Scale @ A4 - 1:5,000

Date Printed: July 2, 2025




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14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



### Key to map symbols

-  Ecological Sites
-  Special Amenity Landscapes
-  Key Indigenous Trees

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



0 120 240 Metres

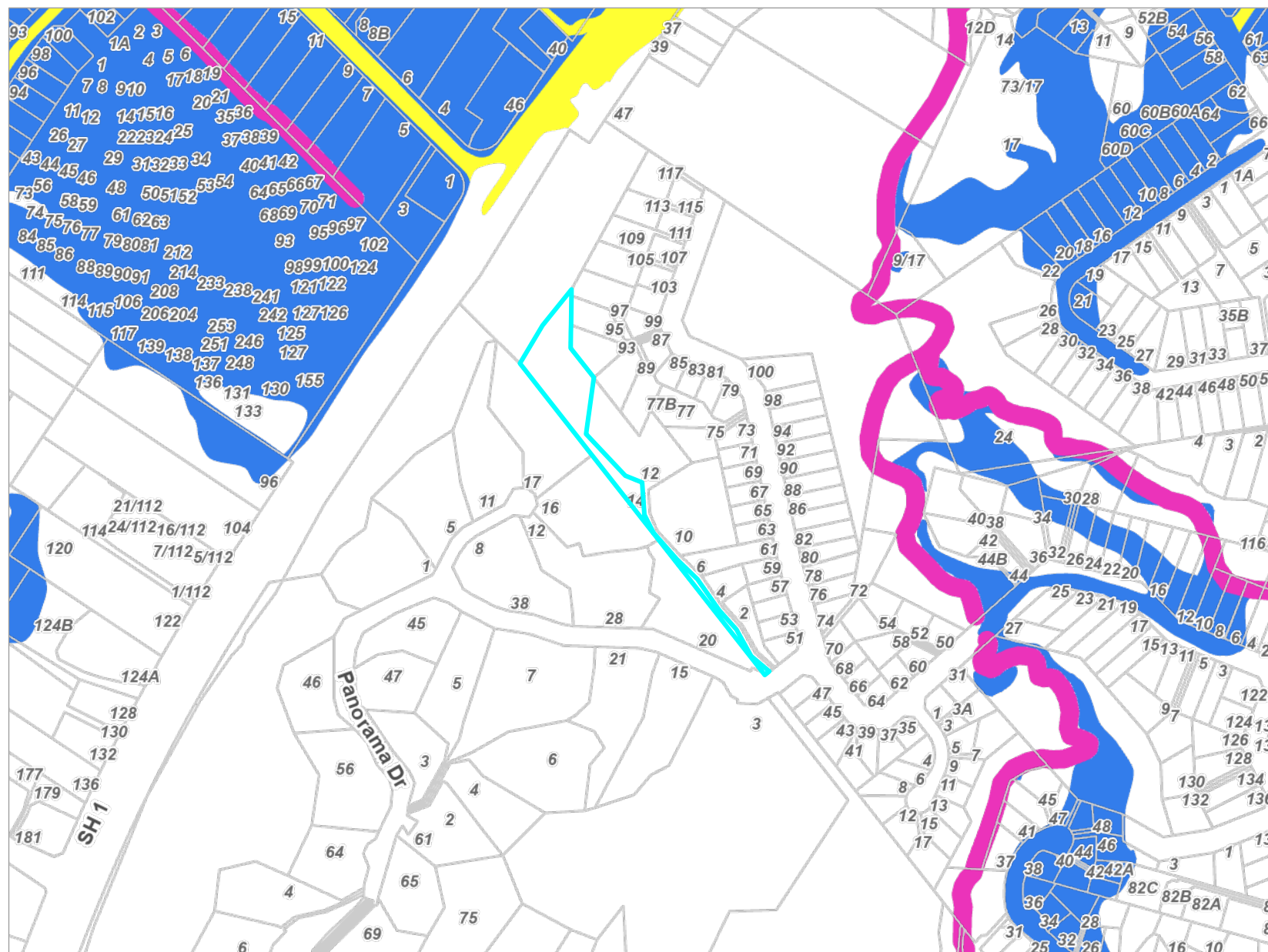
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# Operative District Plan 2021 - Natural Hazards

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



## Key to map symbols

- Stream Corridor
- Overflow Path
- 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.



0 120 240 Metres  
Scale @ A4 - 1:5,000

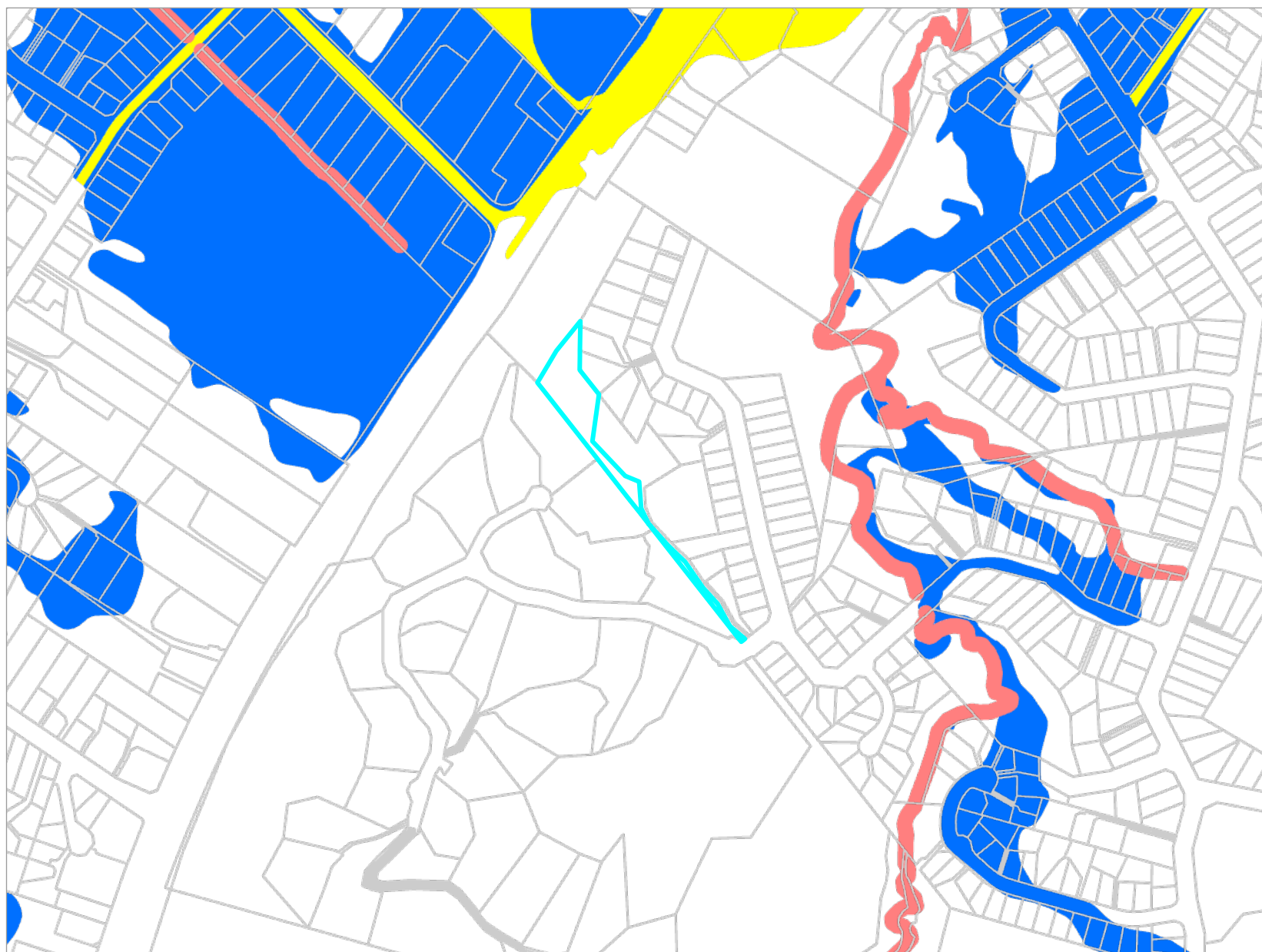
Date Printed: July 2, 2025

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# Latest Flood Hazards

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



## Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding

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



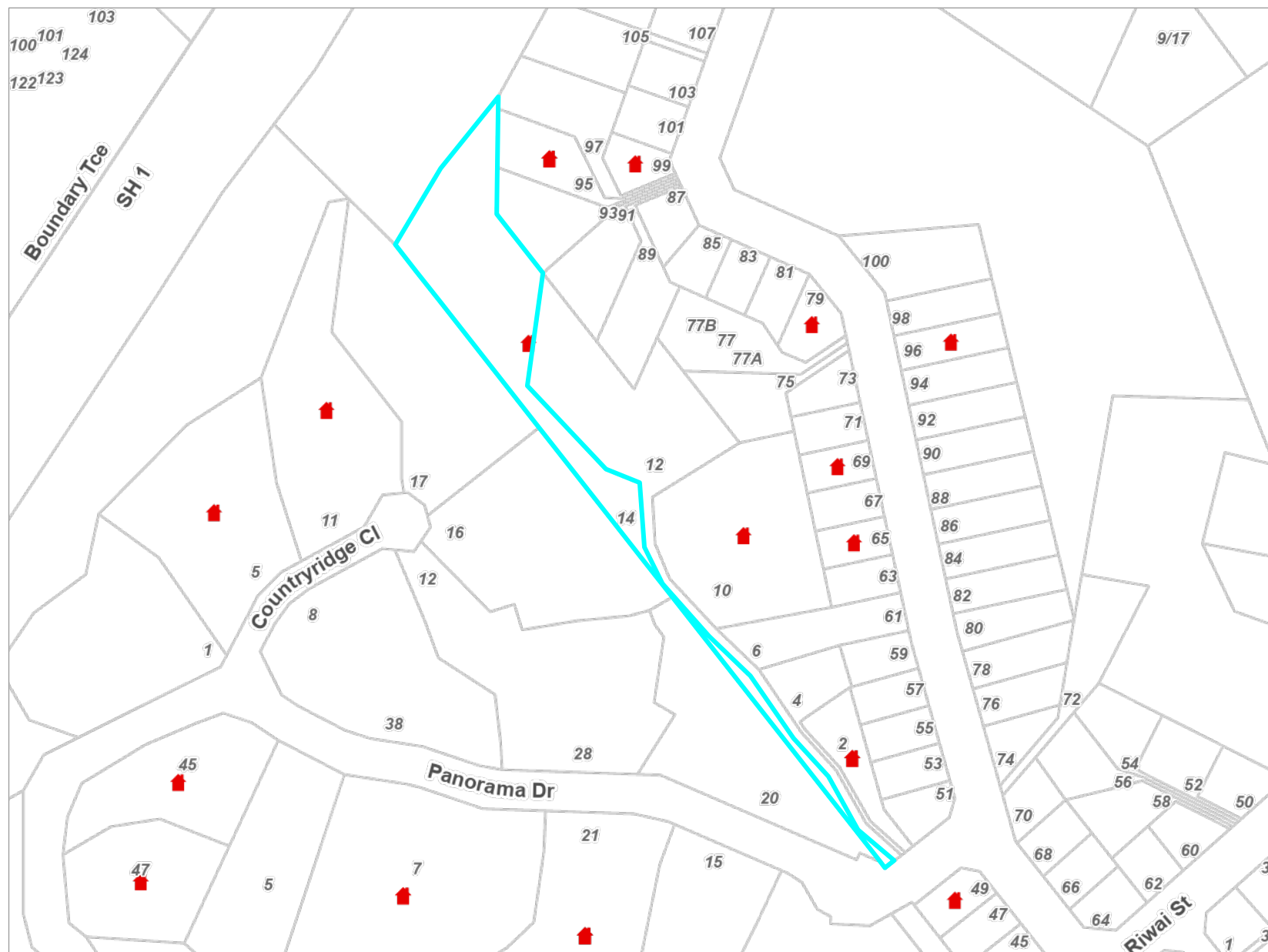
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Date Printed: July 2, 2025

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# Resource Consents Map

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



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

Date Printed: July 2, 2025

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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
010222	7 Brazier Grove, Paraparaumu	1525151800	LOT 32 DP 26848 CT F3/332	LC	PROPOSED HOME OFFICE FOR DIRECT MARKETING SALES	N	N	Decision Issued	29/8/2001	17/8/2001
010160	2 Panorama Drive, Paraparaumu	1525149400	LOT 1 DP 55201 -WITH INT IN R/W PT CT	SC	TWO ADDITIONAL RESIDENTIAL LOTS AND RIGHT OF WAY ACCESS	N	N	s.224 Issued	7/8/2001	22/6/2001
000128	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LD	UPGRADE EXISTING MOBILE SITE AT RIWAI STREET	N	N	Decision Issued	11/5/2000	10/4/2000
020153	46 Main Road South, Paraparaumu	1525204800	LOT 2 DP 25198 CT C3/108	LD	REPLACE THE EXISTING POLE SIGN AND REIMAGE CANOPY AT MOBIL	N	N	Decision Issued	15/7/2002	19/6/2002
020312	21 Panorama Drive, Paraparaumu	1530155000	LOT 9 DP 78819	LD	PROPOSED REMOVAL OF NATIVE VEGETATION TO ALLOW	N	N	Decision Issued	8/1/2003	20/11/2002
040352	2 Panorama Drive, Paraparaumu	1525149400	LOT 1 DP 313682 - SUBJ TO and INT IN ROW	LC	Proposed deck extension that encroaches side	N	N	Decision Issued	10/12/2004	29/11/2004
030265	47 Epiha Street, Paraparaumu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LC	UPGRADE EXISTING MOBILE PHONE SITE	N	N	Decision Issued	3/10/2003	16/9/2003

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
030036	21 Panorama Drive, Paraparamu	1530155000	LOT 9 DP 78819	LD	CONSTRUCT DOME GARAGE ENCROACHING FRONT YARD AND	N	N	Decision Issued	21/3/2003	13/2/2003
030123	3 Ihakara Street, Paraparamu	1525200100	LOT 4 DP 31699 SUB TO ROW PT LOT 4 CT	LD	Pizza takeaway and delivery service, and	N	N	Decision Issued	8/8/2003	15/5/2003
050059	10 Panorama Drive, Paraparamu	1525149902	LOT 2 DP 77277 INT IN ROW CT 44A/137	SC	Three lot subdivision and related earthworks.	N	N	Decision Issued	7/4/2005	14/3/2005
060399	6 Ocean Vista Lane, Paraparamu	1530150009	LOT 6 DP 324841	LD	Dwelling exceeding 8m height and earthworks altering	N	N	Decision Issued	17/1/2007	27/12/2006
080071	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LD	To upgrade existing mobile phone site at 47 Epiha St,	N	N	Decision Issued	23/4/2008	9/4/2008
060142	46 Main Road South, Paraparamu	1525204800	LOT 2 DP 25198 CT C3/108	LD	Additions and alterations to existing carwash,	N	N	Decision Issued	16/6/2006	17/5/2006
060298	99 Riwai Street, Paraparamu	1525147500	LOT 39 DP 29862	LD	New double garage with attached studio that will	N	N	Decision Issued	11/10/2006	29/9/2006
080041	69 Riwai Street, Paraparamu	1525148900	LOT 3 DP 29861 CT 22D/297	LC	Proposed deck extension encroaching front yard 69 Riwai St,	N	N	Decision Issued	7/3/2008	5/3/2008
070342	46 Main Road South, Paraparamu	1525204800	LOT 2 DP 25198 CT C3/108	SC	Application for boundary alteration between two existing	N	N	s.224 Issued	12/12/2007	7/11/2007

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
060028	45 Panorama Drive, Paraparamu	1530150004	LOT 1 DP 324841	LD	Non-relocatable family flat greater than 50sqm	N	N	Decision Issued	24/2/2006	31/1/2006
070351	3 Ihakara Street, Paraparamu	1525200100	LOT 4 DP 31699 SUB TO ROW PT LOT 4 CT	LD	Establishment and operation of a takeaway pizza shop (Hell's	N	N	Decision Issued	19/12/2007	16/11/2007
130050	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LD	Establish, maintain and operate a communications facility at	N	N	Decision Issued	16/4/2013	3/4/2013
090063	46 Main Road South, Paraparamu	1525204800	LOT 1 DP 398652 C/T 393395	LD	To establish a bulk retail activity at 46 Main Rd South,	N	N	Decision Issued	24/8/2009	15/4/2009
090157	3 Ihakara Street, Paraparamu	1525200100	LOT 4 DP 31699 SUB TO ROW PT LOT 4 CT	LD	Application to operate Fish and Chip restaurant in an	N	N	Decision Issued	15/10/2009	1/9/2009
080182	46 Main Road South, Paraparamu	1525204800	LOT 1 DP 398652 C/T 393395	LN	To establish a Drive Thru and restaurant in Industrial zone	N	N	Decision Issued	20/11/2008	27/8/2008
100057	5-7 Ihakara Street, Paraparamu	1525200300	LOTS 1 2 DP 40415 CT 825116 12A/1 070	LD	Establish and operate a fruit and vegetable warehouse and	N	N	Decision Issued	21/4/2010	24/3/2010
090030	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LD	Proposed installation, operation and maintenance of a	N	N	Decision Issued	22/4/2009	26/2/2009
110195	Epiha Street, Paraparamu	1525133200	LOT 6 DP 55201 RECREATION RESERVE - SUBJ	LD	Earthworks to cut a forestry track at Epiha Street South,	N	N	Decision Issued	19/11/2011	8/12/2011

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
080201	96 Riwai Street, Paraparaumu	1525146200	LOT 24 DP 29862 CT 42D/448	LD	New garage and first floor addition to an existing dwelling	N	N	Decision Issued	6/10/2008	18/9/2008
120018	5-7 Ihakara Street, Paraparaumu	1525200300	LOTS 1 2 DP 40415 CT 825116 12A/1 070	LD	Replace and relocate new sign at 5-7 Ihakara Street,	N	N	Decision Issued	8/3/2012	17/2/2012
080181	46 Main Road South, Paraparaumu	1525204800	LOT 1 DP 398652 C/T 393395	LD	Application for Existing Use Rights certificate to	N	N	Decision Issued	17/9/2008	27/8/2008
150072	111 Riwai Street, Paraparaumu	1525146900	LOT 45 DP 29862 CT 6D/330	LD	Construction of a deck encroaching the 1m yard separation	N	N	Decision Issued	16/4/2015	13/4/2015
140155	46 Main Road South, Paraparaumu	1525204800	LOT 1 DP 398652 C/T 393395	LD	Extension of time for RM090063	N	N	Decision Issued	28/3/2017	14/8/2014
130171	46 Main Road South, Paraparaumu	1525204800	LOT 1 DP 398652 C/T 393395	LD	Temporarily place a shipping container for the sale of	N	N	Decision Issued	22/10/2013	19/9/2013
160086	44A Riwai Street, Paraparaumu	1525143800	LOT 38 DP 23861 CT D4/210	SD	Two lot residential subdivision and internal yard	N	N	s.221 Consent Notice	30/5/2016	2/5/2016
160048	5-7 Ihakara Street, Paraparaumu	1525200300	LOTS 1 2 DP 40415 CT 825116 12A/1 070	LD	Retail development and establishment of a 90 space car	N	N	Decision Issued	27/10/2016	5/4/2016
150207	Epiha Street, Paraparaumu	1525133200	LOT 6 DP 55201 RECREATION RESERVE - SUBJ	LD	Removal of slip debris and stabilizing slips	N	N	Decision Issued	5/11/2015	22/10/2015

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
150188	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LD	Antenna upgrade of existing telecommunications facility.	N	N	Decision Issued	5/11/2015	14/10/2015
160048B	5-7 Ihakara Street, Paraparamu	1525200300	LOTS 1 2 DP 40415 CT 825116 12A/1 070	LD	Variation to consent condition 1 of RM160048A to update the	N	N	Letter Generated	7/8/2019	26/3/2019
160048A	5-7 Ihakara Street, Paraparamu	1525200300	LOTS 1 2 DP 40415 CT 825116 12A/1 070	LD	Change in consent conditions 1 and 2 of RM160048 to update	N	N	Decision Issued	3/1/2018	4/10/2017
160271	40 Main Road South, Paraparamu	1525204900	NGARARA WEST B2C1 LOT 1 DP 25198 BLK II	SD	Boundary adjustment in the industrial/service zone	N	N	s.223 Approval	6/12/2016	23/11/2016
180262	21 Panorama Drive, Paraparamu	1530155000	LOT 9 DP 78819	LD	Undertake earthworks for the construction a second dwelling	N	N	Decision Issued	30/1/2019	3/12/2018
230087	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	CC	Certificate of Compliance under the NESTF for the upgrade of	N	N	Letter Generated	25/7/2023	21/6/2023
220071	95 Riwai Street, Paraparamu	1525147700	LOT 37 DP 29862	LDR	The construction of a dwelling encroaching the height in	N	N	Letter Generated	17/6/2022	11/3/2022
200150	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	LDR	The upgrade of an existing telecommunication	N	N	Decision Issued	23/9/2020	12/8/2020
200209	7 Ocean Vista Lane, Paraparamu	1530150008	LOT 5 DP 324841 CT 100095	LD	Construct additions to a dwelling which will encroach the	N	N	Decision Issued	27/1/2021	6/10/2020

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
200209A	7 Ocean Vista Lane, Paraparamu	1530150008	LOT 5 DP 324841 CT 100095	LD	Change to condition 1 of RM200209	N	N	Decision Issued	21/2/2022	23/11/2021
230109	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	LPE	S139 Certificate of Compliance for telecommunication	N	N	Decision Issued	2/8/2023	20/7/2023
940058	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	LN	TO ERECT A CELLPHONE TOWER. PA 167	Y	Y	Decision Issued	8/8/1994	29/3/1994
900055	3 Ihakara Street, Paraparamu	1525200100	LOT 4 DP 31699 SUB TO ROW PT LOT 4 CT	LC	TO ESTABLISH A FISH and CHIP SHOP	Y	Y	Decision Issued	6/11/1990	28/8/1990
920096	65 Riwai Street, Paraparamu	1525149100	LOT 1 DP 77277	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	30/3/1992	25/2/1992
240088	11 Countryridge Close, Paraparamu	1530151800	LOT 5 DP 78820	SD	Staged three lot fee simple subdivision and associated	N	N	Decision Issued	9/10/2024	17/6/2024
240028	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 56A/194	CC	Certificate of compliance to install new radio equipment as	N	N	Letter Generated	6/5/2024	6/3/2024
240049	37 Epiha Street, Paraparamu	1525133500	NGARARA WEST B1 SEC 3B2 CT 857/91	LN	Transitional housing comprising of 9 units and site	N	N	Further information requested		12/4/2024
960301	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	LN	TO ERECT A BELLSOUTH TELEPHONE CELL SITE	Y	Y	Decision Issued	8/10/1996	1/8/1996

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
950315	47 Epiha Street, Paraparamu	1525133300	NGARARA WEST B1 SEC 3B4 CT 13A/1287	SN	CELLULAR TELEPHONE REPEATER	N	N	Decision Issued	28/9/1995	3/8/1995
960162	40 Main Road South, Paraparamu	1525204900	NGARARA WEST B2C1 LOT 1 DP 25198 BLK II	LN	PROPOSED BURGER KING RESTAURANT	N	N	Decision Issued	31/5/1996	7/5/1996
960099	44A Riwai Street, Paraparamu	1525143800	LOT 38 DP 23861 CT D4/210	SN	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	19/4/1996	21/3/1996
950389	14 Panorama Drive, Paraparamu	1525149900	LOT 5 DP 55201 -SUBJ TO and INT IN R/W CT	SC	VEHICULAR RIGHT OF WAY EASEMENT	N	N	Decision Issued	15/12/1995	22/11/1995
980159	49 Riwai Street, Paraparamu	1525150000	LOT 14 DP 26848 CT E2/488	LD	GARAGE EXTENSION and CARPORT ENCROACHING SIDE YARD AND FRONT	N	N	Decision Issued	20/5/1998	27/4/1998
970071	43 Hookway Grove, Paraparamu	1525157208	LOT 3 DP 67815	LC	CONSTRUCTION OF TWO DWELLINGS ON ONE SECTION	N	N	Decision Issued	13/3/1997	4/3/1997
970105	5 Countryridge Close, Paraparamu	1530152100	LOT 6 DP 78820	LC	EARTHWORKS FOR A DRIVEWAY AND HOUSE SITE	N	N	Decision Issued	29/4/1997	1/4/1997
980257	117 Riwai Street, Paraparamu	1525146600	LOT 48 DP 29862 CT 6D/333	LD	TO RUN A COMMERCIAL ACTIVITY (KIWI ALARMS) WITHIN A	N	N	Decision Issued	14/8/1998	13/7/1998

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
PB210021	95 Riwai Street, Paraparaumu	1525147700	LOT 37 DP 29862	PB	Construct a dwelling that will encroach the height envelope	N	N	Decision Issued	13/4/2021	26/3/2021
990127	79 Riwai Street, Paraparaumu	1525148401	LOT 29 DP 29862 CT 6D/314	LC	RELOCATE 2 BEDROOM HOUSE FROM WTGN TO 79 RIWAI ST	N	N	Decision Issued	22/4/1999	8/4/1999



14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)

This map displays a residential neighborhood with numerous lots and streets. The streets shown are Boundary Tce SH 1, Panorama Dr, and Riwai St. The lots are numbered, with some areas highlighted in red. A black square marker is located near lot 3 in the top left corner. The map also shows various lot numbers such as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812,

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



0 70 140 Metres

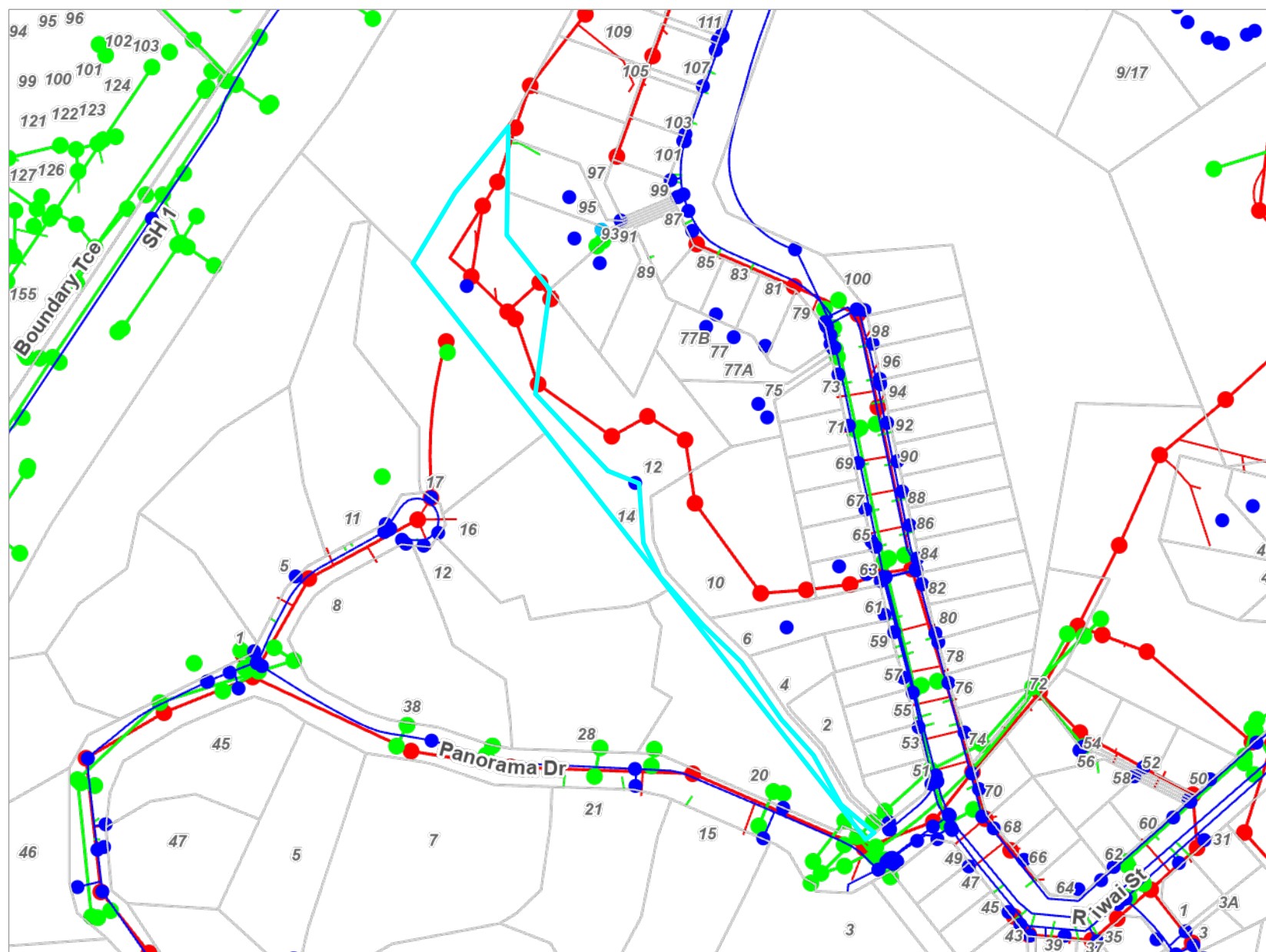
Scale @ A4 - 1:3,000

Date Printed: July 2, 2025

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# Services Network

14 Panorama Drive, Paraparaumu (LOT 5 DP 55201 -SUBJ TO & INT IN R/W CT 23D/451)



## Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

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

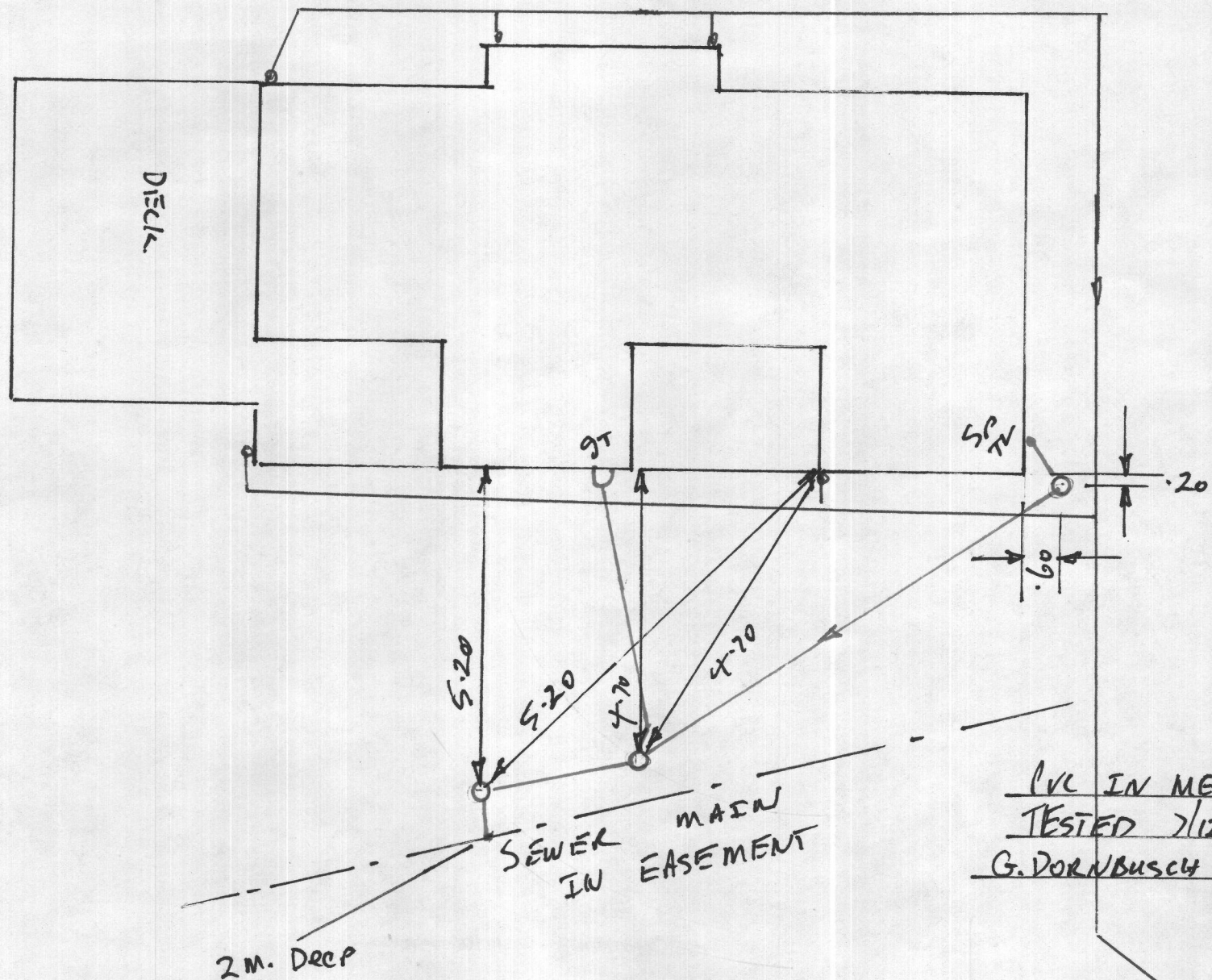


0 60 120 Metres

Scale @ A4 - 1:2,700

Date Printed: July 2, 2025

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14 PANORAMA DRIVE



Start 470  
SM 3210

10  
Panorama  
D. P. 55201

~~65~~

SM 3225

64

2  
Panorama

SM 3222  
IN BLACKBERRY

D. P. 55201  
HSE

SM 3222

SM 3224

~~49~~

D. P. 29862

89

SM 3222  
IN BLACKBERRY

D. P. 29862

75

77

D. P.

69

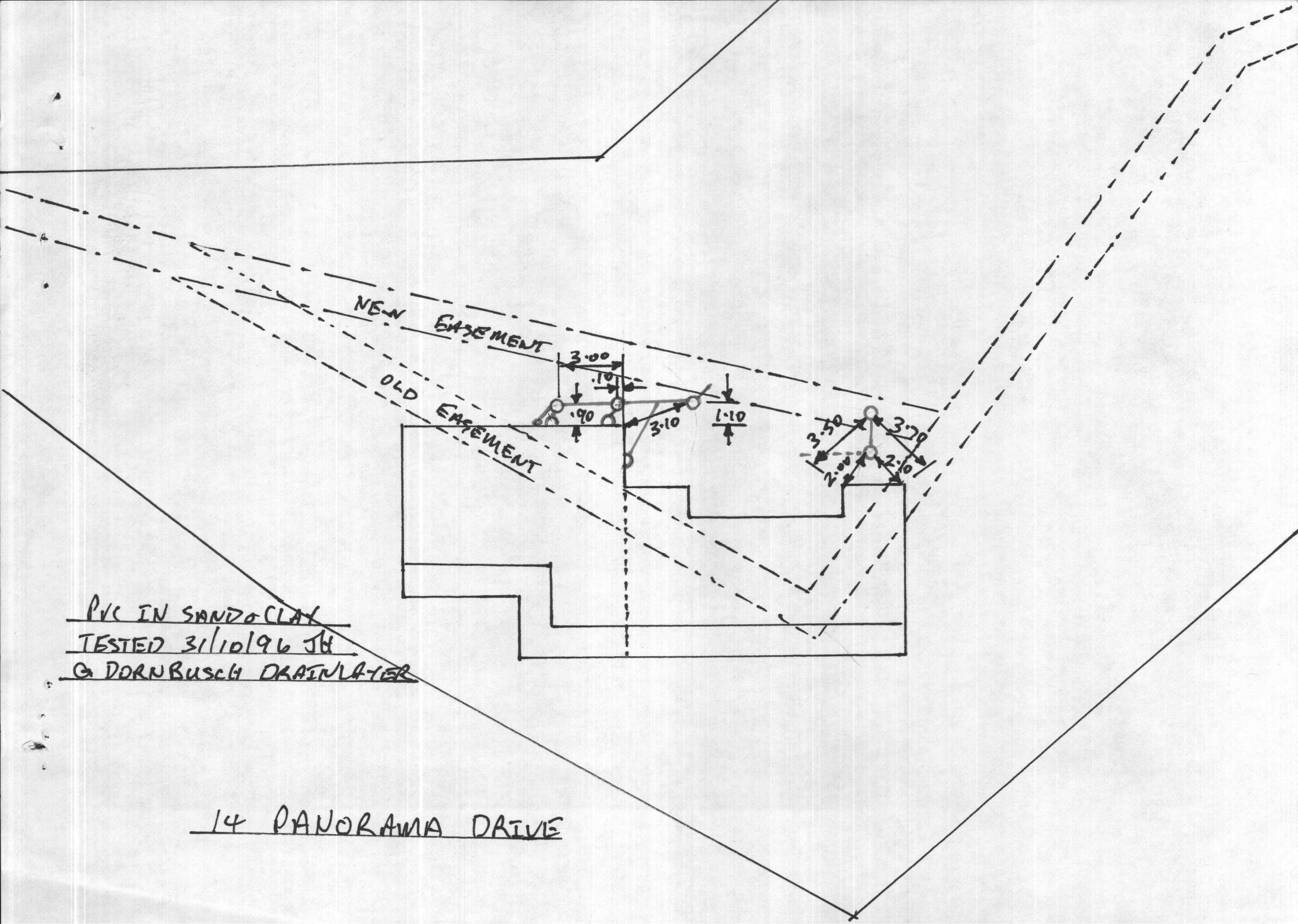
29861

71

85

77

IN BLACKBERRY  
44 43  
41 42



PVC IN SAND & CLAY  
TESTED 31/10/96 JH  
G DORN BUSCH DRAIN LAYER

14 PANORAMA DRIVE

1 April, 1996

Kiernan Land Surveying and Development Ltd  
23 Cambrian St,  
Churton Park  
WELLINGTON

Dear Sir

**SCHEME PLAN 950389-PROPOSED ROW, PANORAMA DR, PARAPARAUMU**

I advise that Council has approved Scheme Plan 950389 pursuant to section 348 of the Local Government Act 1974 subject to the same conditions as per the approval letter dated 15 December 1995 except for conditions 6, 8, and 10 which are deleted.

Yours faithfully



A.D. Guerin  
SENIOR PLANNER



1 April, 1996

**MANAGER, PLANNING**

**SCHEME PLAN: 950389**

**APPLICANT: Keirnan**

**SITE: Panorama Dr, Paraparaumu**

**ZONING: Res H**

**PROPOSAL: ROW application**

**OBJECTION:**

The surveyor has objected to the decision as it was pursuant to the Resource Management Act and not s. 348 of the Local Government Act. The main reason for objecting is that Council have imposed extra conditions which do not relate to the ROW.

**COMMENT:**

Council should therefore reapprove the application pursuant to Section 348 of the Local Government Act with the same conditions as the approval letter dated 15 December 1995 except with the deletion of conditions 6 (power and telecommunication...), 8 (easements) and 10 (on-site disposal...).


**RECOMMENDATION:**

That approval be given as above.

  
**A D Guerin**  
**Senior Planner**

**DECISION:**

**OBJECTION UPHOLD/~~DISMISSED~~ UPHOLD IN PART**

  
**W R Pearson**  
**Manager, Planning**

**M P Weir**  
**Regulatory Services Manager**

114/96.

13 December, 1995

**MANAGER, PLANNING**

**SCHEME PLAN:P950389**

**APPLICANT:Kiernan Land Surveying and Development Ltd**

**SITE:Panorama Drive, Paraparaumu**

**ZONING:Residential H/Rural**

**PROPOSAL:**

It is proposed to create a ROW to serve lot 1 and lot 2 DP 3450 (lot1 currently does not have legal road frontage). The ROW appears to be 3m wide.

**COMMENT:**

The ROW needs to be increased to 4m in width. The ROW should be approved subject to the attached conditions.

  
A D Guerin  
**Policy Planner**

**DECISION:**

**APPROVED/DECLINED**

  
W R Pearson  
**Manager, Planning**

15/12/95