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11 September 2025

Vikki Woods & Duane McFarlane

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 15A Watson 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

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:

15A Watson 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

Applicant	Vikki Woods & Duane McFarlane
LIM number	L250949
Application date	04/09/25
Issue date	11/09/25

Property details

Property address	15A Watson Drive, Paraparaumu
Legal description	LOT 1 DP 82922 CT 49C/581
Area (hectares)	0.0408

Valuation information

Valuation number	1527105301
Capital value	\$760,000
Land value	\$370,000
Improvements value	\$390,000

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

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 annual rates for 2025/26 rating year are \$5,345.59
This includes Greater Wellington Regional Council rates

Next instalment date 09/09/25

Arrears for previous years \$0.00

Water rates \$635.77 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

10/02/98	BUILDING CONSENT 971510: NEW CONSERVATORY: Code Compliance Certificate issued 25/05/98
25/06/97	BUILDING CONSENT 970594: NEW DWELLING: Code Compliance Certificate issued 02/10/97

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 \(kapiticoast.govt.nz\)](https://www.kapiticoast.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/.

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 1997 under resource consent number RM940142 (1 Additional Residential Lot. A copy of the Decision is provided with this LIM.

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

There are no known easements. Copies of the Deposited Plan (DP 82922) and Record of Title are provided with this LIM.

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

Notice imposing Building Line Restriction (455968) is currently registered on the Record of Title.

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.

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

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. 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/.

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/.

Other Information

Part of the property is shown to be subject to and 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 subject to and 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 road carriageways (Watson Drive & Manly Street) are shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

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

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

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

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.

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)

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

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: September 4, 2025

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**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 **WN49C/581**

Land Registration District **Wellington**

Date Issued 26 February 1997

Prior References

WN931/93

Estate Fee Simple
Area 408 square metres more or less
Legal Description Lot 1 Deposited Plan 82922
Original Registered Owners
Brian George Gallagher and Islay Louise Gallagher

Interests

455968 Notice imposing Building Line Restriction
B573445.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.2.1997 at 9:10 am
Land Covenant in Transfer B594585.1 - 30.4.1997 at 2:48 pm
B820894.2 Mortgage to Bank of New Zealand - 7.2.2001 at 9:00 am
5189183.1 Discharge of Mortgage B820894.2 - 9.4.2002 at 9:37 am
5189183.2 Transfer to Glenda Catherine Gibb - 9.4.2002 at 9:37 am
5189183.3 Mortgage to ASB Bank Limited - 9.4.2002 at 9:37 am
8163834.1 Discharge of Mortgage 5189183.3 - 25.5.2009 at 9:53 am
8163834.2 Transfer to Big Glad Ben Limited - 25.5.2009 at 9:53 am
8163834.3 Mortgage to ASB Bank Limited - 25.5.2009 at 9:53 am
8472615.1 Discharge of Mortgage 8163834.3 - 29.4.2010 at 11:30 am
8472615.2 Transfer to McFarlane Investment Holdings Limited - 29.4.2010 at 11:30 am
8472615.3 Mortgage to ANZ National Bank Limited - 29.4.2010 at 11:30 am
9503365.1 Discharge of Mortgage 8472615.3 - 3.9.2013 at 12:55 pm
9503365.2 Transfer to Duane Alexander McFarlane and Vikki Amanda Woods (1/4 share), Cruze Adam McFarlane (1/4 share), Caleb James McFarlane (1/4 share) and Levi Alexander McFarlane (1/4 share) - 3.9.2013 at 12:55 pm
9503365.3 Mortgage to ANZ Bank New Zealand Limited - 3.9.2013 at 12:55 pm

References:

Prior C/T 931/93

Document No. B.573445.4



REGISTER

No. 49C/581

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of February one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that ANTONY JOHN KING of Paraparaumu, Carpenter and MICHELLE LEE KING his wife are

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 408 square metres more or less situate in the District of Kapiti Coast being Lot 1 on Deposited Plan 82922



455968 Notice of Building Line Restriction.

[Signature]
A.L.R.

B622284.1 Transfer to Carmel Ann Barton and Peter Samuel Barton 15.10.1997 at 3.02

[Signature]
For DLR

B.573445.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing conditions - 26.2.1997 at 9.10 a.m.

[Signature]
A.L.R.

B820894.1 Transfer to Brian George Gallagher and Islay Louise Gallagher

B.594585.1 Transfer to Kapiti Coast Resthome Limited of Auckland - 30.4.1997 at 2.48 p.m.

B820894.2 Mortgage to Bank of New Zealand All 07.02.2001 at 9.00

[Signature]
For RSL

B.594585.1 Transfer containing Restrictive Covenant - 30.4.1997

[Signature]
A.L.R.

[Signature]
A.L.R.

B.603163.1 Transfer to Timothy Peter Kendall, Builder and Mary Elizabeth Kendall his wife both of Paraparaumu - 19.6.1997 at 11.31 a.m.

[Signature]
A.L.R.

No. 49C/581

LAND DISTRICT WELLINGTON SURVEY B.K. 2 DIST. III KAPITI NZMS 261 SHI RECORD MAP No	LOTS 1 & 2 BEING SUBDIVISION OF LOT 11 D.P. 22266	TERRITORIAL AUTHORITY KAPITI COAST DISTRICT Surveyed by CURTIS MCKENZIE MARTIN LTD Scale 1:250 Date JULY 1994		
Approved by the Surveyor 24/10/94 Deposited this 26th day of October 1994 82922			RECEIVED CHIEF APPROVED PURSUANT TO SECTION 224 OF THE RESOURCE MANAGEMENT ACT 1992 THE CHIEF OF THE DISTRICT WATSON DRIVE 1/1/95	



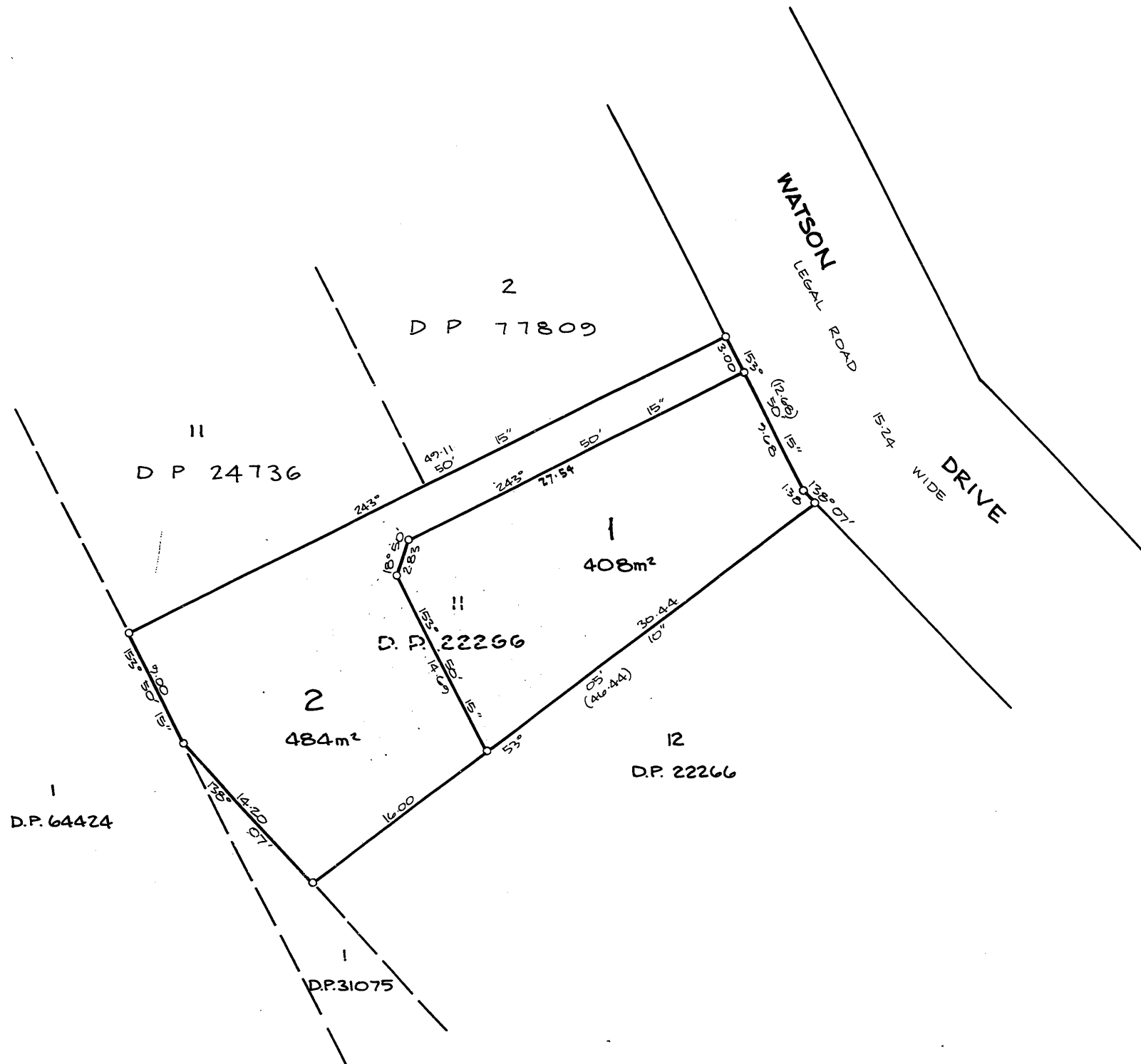
Approvals KING ANTONY JOHN
[Signature]
REGISTERED OWNERS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 28th DAY July 1994.

THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

[Signature]
THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL
MAYOR

[Signature]
GENERAL MANAGER



NEW CT ALLOCATED

DESCRIPTION	CERTIFICATE OF TITLE
LOT 1	49C/581
LOT 2	49C/582

Total Area... 892m²

Comprised in C.T. 931/93 (All)

I, WILLIAM MARK EDGAR of PARAPARAUMU
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Paraparaumu this... 26th day of September 1996... Signature... *[Signature]*

Field Book... Reg. 2 (3)... Traverse Book... 554... p. 21
Reference Plans... DP 22266... 24736... 21075...
64424... 75374... 77809...
Examined... H. Khan... Correct

Approved as to Survey
24/10/96 *[Signature]* Chief Surveyor

Deposited this... 26th day of February 1997
[Signature] District Land Registrar

File 16490
Received 8.10.96
Instructions

82922




LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS 261 SHT RECORD MAP No

LOTS 1 & 2 BEING SUBDIVISION
OF LOT 11 D.P. 22266

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN LTD
Scale 1:250 Date JULY 1994

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



-  Height Variation Control Area
-  Coastal Qualifying Matter Precinct
-  General Residential Zone



Scale @ A4 - 1:1,000

Date Printed: September 4, 2025

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

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



Key to map symbols

-  Local Community Connectors
-  Historic Heritage Places
-  Coastal Environment

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



0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: September 4, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



Key to map symbols

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



0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: September 4, 2025



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Operative District Plan 2021 - Natural Features

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



Key to map symbols

-  Special Amenity Landscapes
-  Areas of High Natural Character

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.



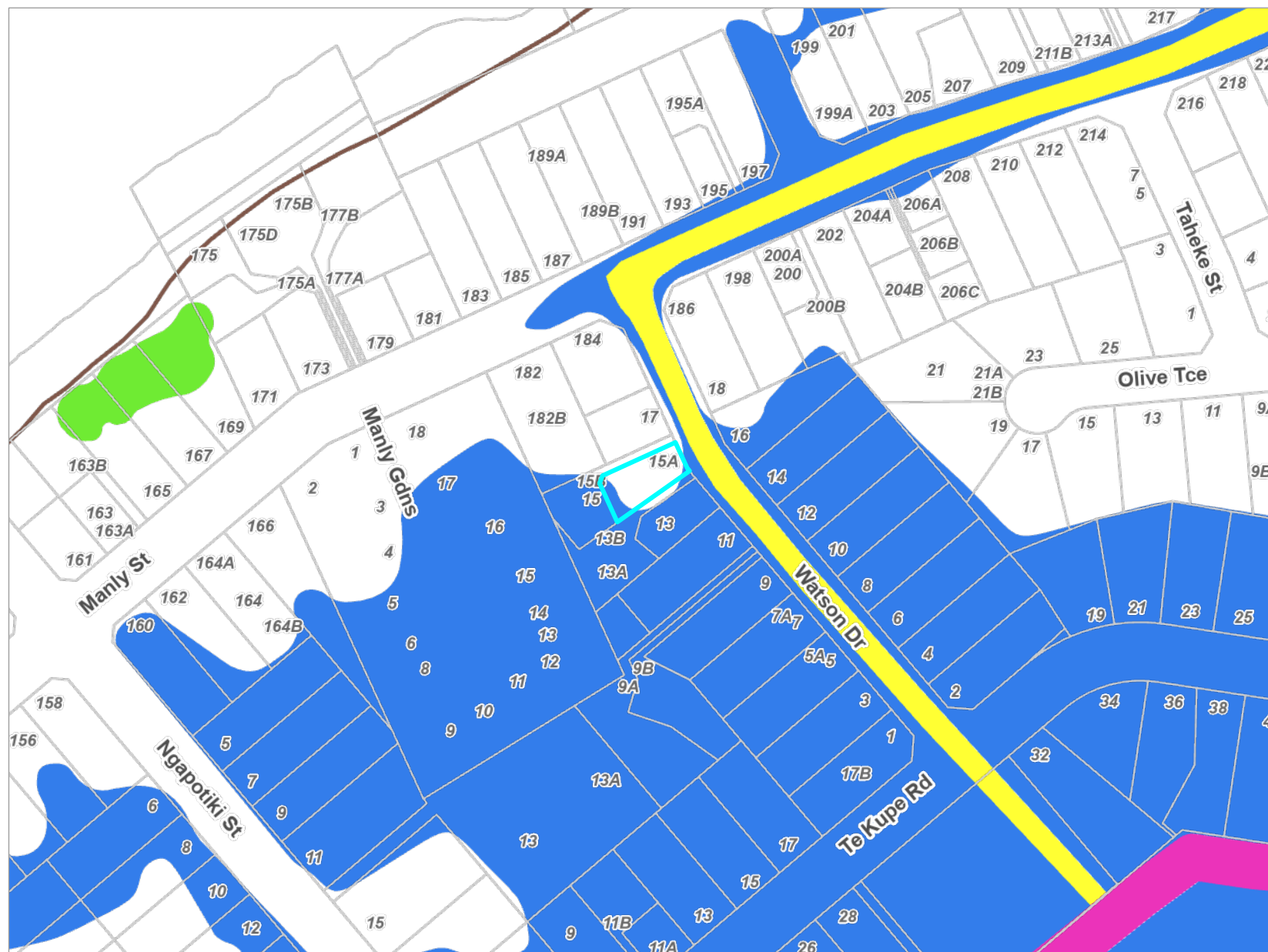
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Scale @ A4 - 1:2,000

Date Printed: September 4, 2025

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Operative District Plan 2021 - Natural Hazards

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



Key to map symbols

- Stream Corridor
- Overflow Path
- Fill Control Area
- Ponding Area
- 20m Building Line Restriction

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



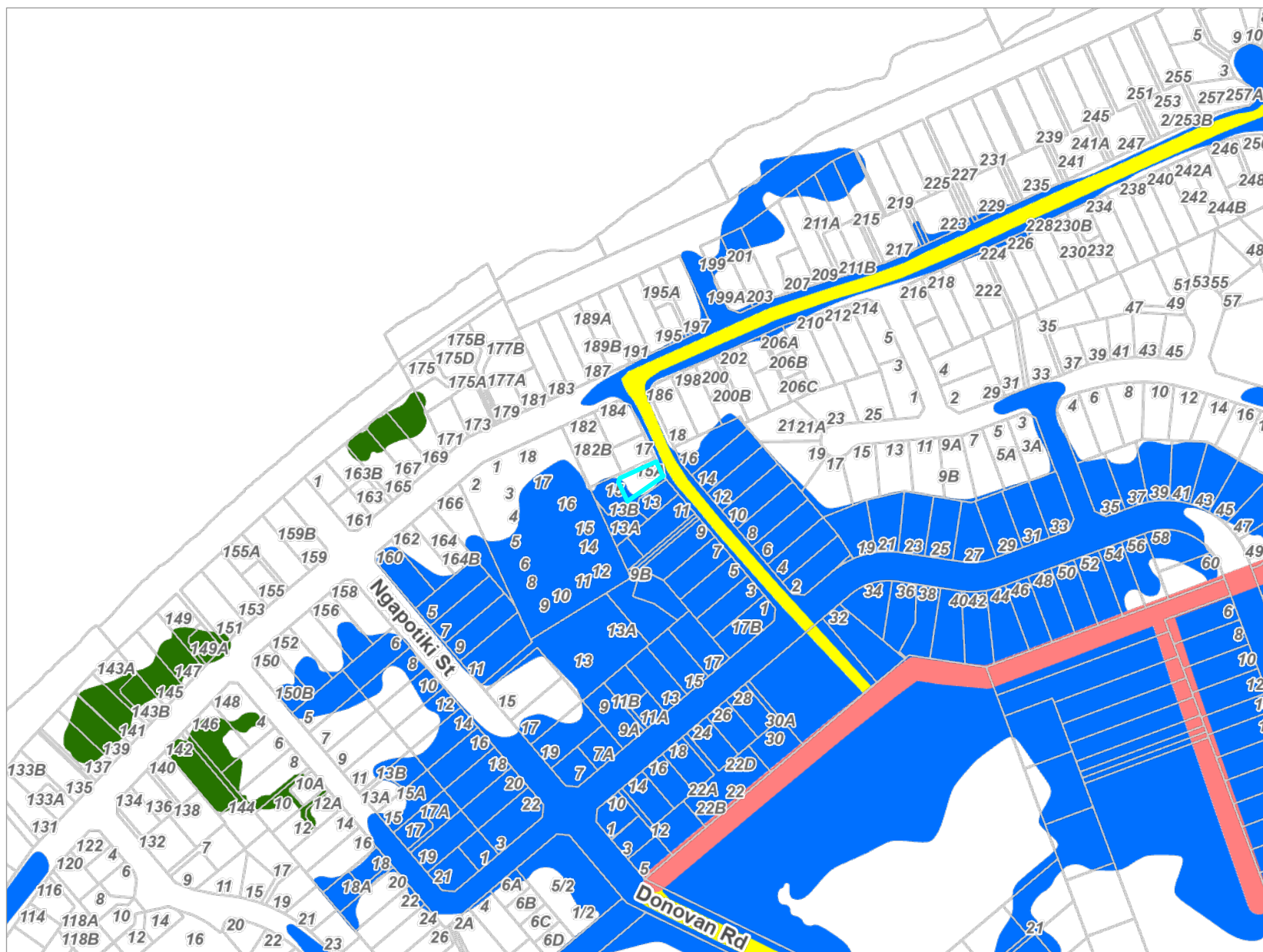
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Latest Flood Hazards

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



Key to map symbols

- Stream Corridor
- Overflow Path
- Fill Control
- Ponding

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



0 90 180 Metres
Scale @ A4 - 1:4,000

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Resource Consents Map

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



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
Scale @ A4 - 1:750

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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
040354	10 Watson Drive, Paraparaumu	1527107200B	FLAT 2 DP 56068 1/2 INT 809 M2 BEING	LD	Addition encroaching height envelope and yard	N	N	Decision Issued	17/3/2005	28/2/2005
120042	9B Watson Drive, Paraparaumu	1527105701	LOT 4 DP 65343	LD	Additions to existing dwelling encroaching rear yard	N	N	Decision Issued	15/5/2012	16/4/2012
150058	200B Manly Street, Paraparaumu Beach	1527107801	LOT 2 DP 83579 CT 50D/238	LC	Relocation of an existing dwelling to site at 200B Manly	N	N	Decision Issued	10/4/2015	31/3/2015
170005	11 Watson Drive, Paraparaumu	1527105500	LOT 13 DP 22266 LOT 2 DP 31075	LD	Extension to a dwelling with habitable rooms into the	N	N	Decision Issued	9/2/2017	12/1/2017
220260	186 Manly Street, Paraparaumu Beach	1527107600A	FLAT 1 DP 29292 1/2 INT 809 M2 BEING	SN	Update to a cross lease plans to reflect additions to a	N	N	s.224 Issued	19/9/2022	4/10/2022
920085	7 Watson Drive, Paraparaumu	1527105900A	FLAT 1 DP 75374 1/2 INT 809 M2 BEING	SC	CROSSLEASE APPLICATION	N	N	Decision Issued	6/5/1992	2/4/1992
920066	184 Manly Street, Paraparaumu Beach	1527105200	LOT 1 DP 77809	SC	CROSSLEASE APPLICATION	N	N	Decision Issued	21/7/1992	5/6/1992
940142	15 Watson Drive, Paraparaumu	1527105300	LOT 11 DP 22266	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.221 Consent Notice	22/7/1994	11/7/1994

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
960351	13A and 13B Watson Drive, Paraparamu	1527105400	LOT 12 DP 22266 LOT 1 DP 31075 CT	SD	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	5/12/1996	4/9/1996
940264	184 Manly Street, Paraparamu Beach	1527105200	LOT 12 DP 24736 CT B3/720	LN	TO ERECT NEW DWELLING WHICH ENCROACHES THE 3.0 METRE SIDE	N	N	Decision Issued	18/11/1994	16/11/1994
960344	200 Manly Street, Paraparamu Beach	1527107800	LOT 15 DP 25239 CT 5B/948	SD	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.223 Approval	8/10/1996	19/9/1996
970440	13 Manly Gardens, Paraparamu	1527105000M	FLAT 13 DP 76394 1/20 INT 9544 M2 BEING	LD	DWELLING ENCROACHES ALL YARDS AND TO HAVE LESS THAN 40 SQ M	N	N	Decision Issued	26/1/1998	28/11/1997
980444	200 Manly Street, Paraparamu Beach	1527107800	LOT 1 DP 83579	LD	SIDE YARD ENCROACHMENT FROM ADDITION OF CONSERVATORY	N	N	Decision Issued	27/11/1998	2/11/1998
980126	1 Manly Gardens, Paraparamu	1527105000A	FLAT 1 DP 64822 1/20 INT 9544 M2 BEING	SC	CROSS LEASE OF 18 LOTS IN MANLY GARDENS	N	N	s.224 Issued	28/4/1998	25/3/1998
990358	13 Watson Drive, Paraparamu	1527105401	LOT 1 DP 83461	LD	PROPOSED GARAGE ENCROACHES FRONT YARD	N	N	Decision Issued	19/4/2000	6/4/2000

Health and Alcohol Licenses

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



Key to map symbols

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



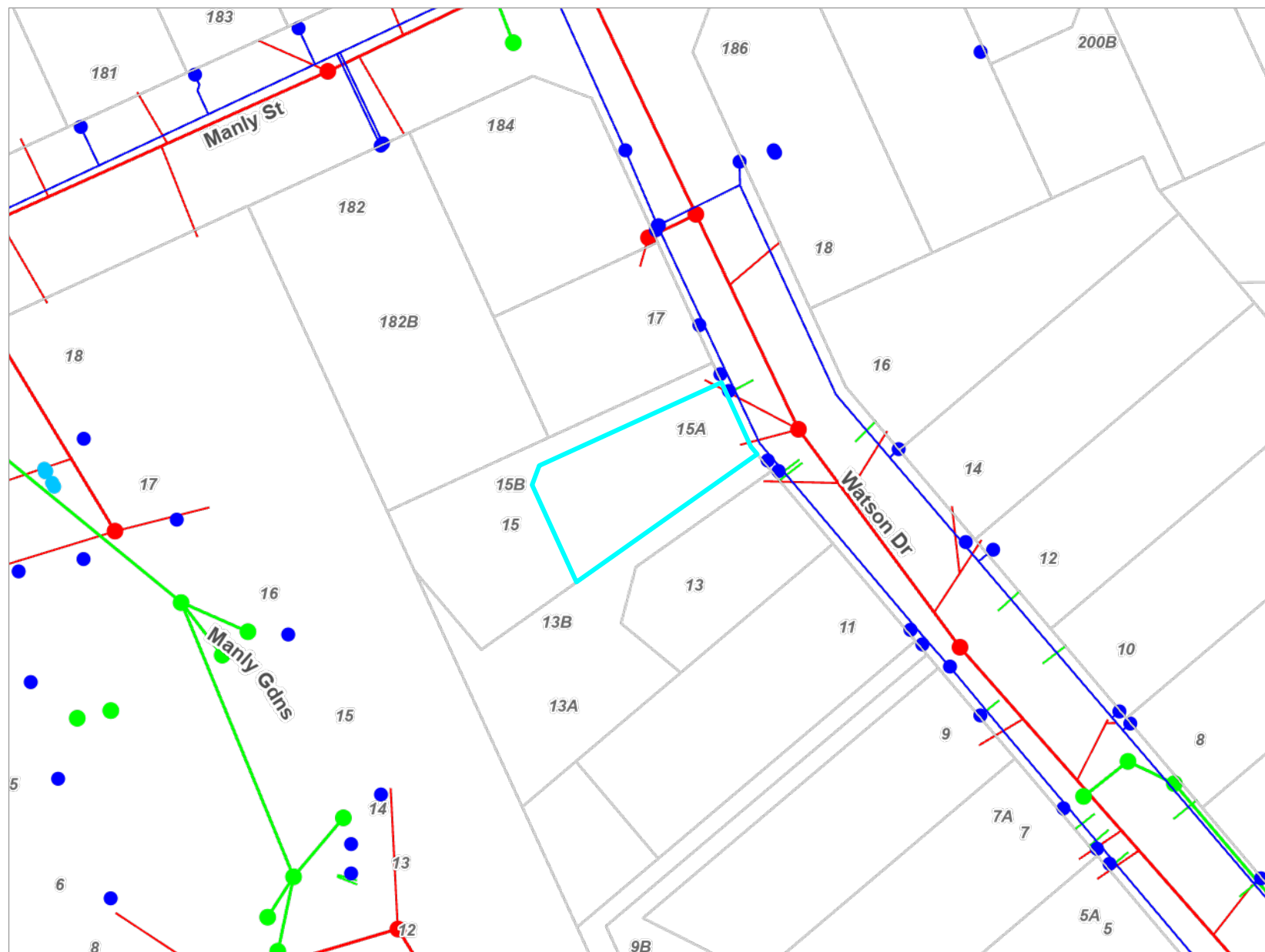
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Scale @ A4 - 1:1,000

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Services Network

15A Watson Drive, Paraparaumu (LOT 1 DP 82922 CT 49C/581)



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.

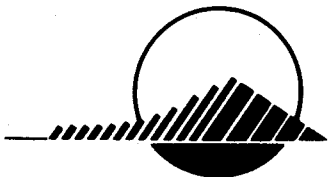


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Scale @ A4 - 1:800

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KAITIAKI COAST DISTRICT COUNCIL

Ref: P940142

25 July 1994

Cuttriss McKenzie Martin Ltd
PO Box 1445
PARAPARAUMU

Dear Sirs

**SCHEME PLAN P940142 - PROPOSED SUBDIVISION AT 15 WATSON DRIVE,
PARAPARAUMU FOR T KING**

This is to advise that pursuant to Section 105 of the Resource Management Act 1991 the proposed subdivision as shown on Scheme Plan P940142 (your ref 16440) has been approved by Council subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council engineering fees of \$120.40 (GST inclusive) per new lot created.
3. The subdivider shall either:
 - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

Ngarara Building, Rimu Road,
Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the Clause above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

4. A concrete vehicle crossing shall be provided to serve lot 2.
5. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer.
6. All sections shall have drive-on access no steeper than 1 in 5.
7. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections, unless otherwise approved by the Subdivisional Engineer.
9. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.
10. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
11. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
12. Payment of Reserve Contribution of \$1,950 (GST inclusive) being 7.5% of the estimated value of \$26,000 for one additional lot.
13. All costs arising from any of the above conditions shall be at the expense of the subdivider.

- 3 -

Any objection to this decision or any condition imposed with the decision must be lodged with Council within one month of receiving this letter.

Yours faithfully

P Chammen
PLANNING OFFICER

MdG

The Chairperson and Members
SUBDIVISIONS MEETING

**SCHEME PLAN P940142 - PROPOSED SUBDIVISION AT 15 WATSON DRIVE,
PARAPARAUMU FOR T KING**

Scheme Plan P940142 attached shows a proposed subdivision of a 890 square metre site zoned Residential A which fully complies with the District Plan.

Lot 1 contains 400 square metres of land while lot 2 contains 490 square metres, including the right-of-way.

There is an existing dwelling on the property which is to be relocated onto lot 2.

All services are available to be extended to each lot.

RECOMMENDATION

That pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan P940142 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council engineering fees of \$120.40 (GST inclusive) per new lot created.
3. The subdivider shall either:

- (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the Clause above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

4. A concrete vehicle crossing shall be provided to serve lot 2.
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8. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections, unless otherwise approved by the Subdivisional Engineer.
9. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.
10. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
11. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
12. Payment of Reserve Contribution of \$1,950 (GST inclusive) being 7.5% of the estimated value of \$26,000 for one additional lot.
13. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Report prepared by :



P Chammen
PLANNING OFFICER



NOTES: 1) All areas and dimensions are subject to minor variations and final 1:250 transfer survey.
2) All levels are taken at 1.5m from the ground surface.

Cuttriss, McKenzie, Martin Ltd

CMM

REGISTERED SURVEYORS
REGISTERED CIVIL ENGINEERS

- ☐ NATIONAL MUTUAL BUILDERS, 31 QUEEN ST, SYDNEY, NSW
P.O. Box 31 429, Telephone (02) 556 7111, Fax (02) 556 7112
- ☒ STATE INSURANCE BUILDERS, 1000 AUSTRALIAN ST, SYDNEY, NSW
P.O. Box 1460, Telephone (02) 292 5211, Fax (02) 292 5212

OFFICE OF THE ENGINEER, PUBLIC WORKS DEPARTMENT

CLIENT

Mr T. KING

JOB

PROPOSED SUBDIVISION
OF LOT 11 D.P. 22266

SCALE

1:250

FIELDWORK	DATE	BY	CHECKED	DRAWING	DATE
BY	10/10/90	10/10/90	10/10/90	10/10/90	10/10/90
CHECKED					

P 940142



KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 82922
THE SUBDIVISION OF LOT 11 DP 22266,
15 WATSON DRIVE, PARAPARAUMU
FOR T KING

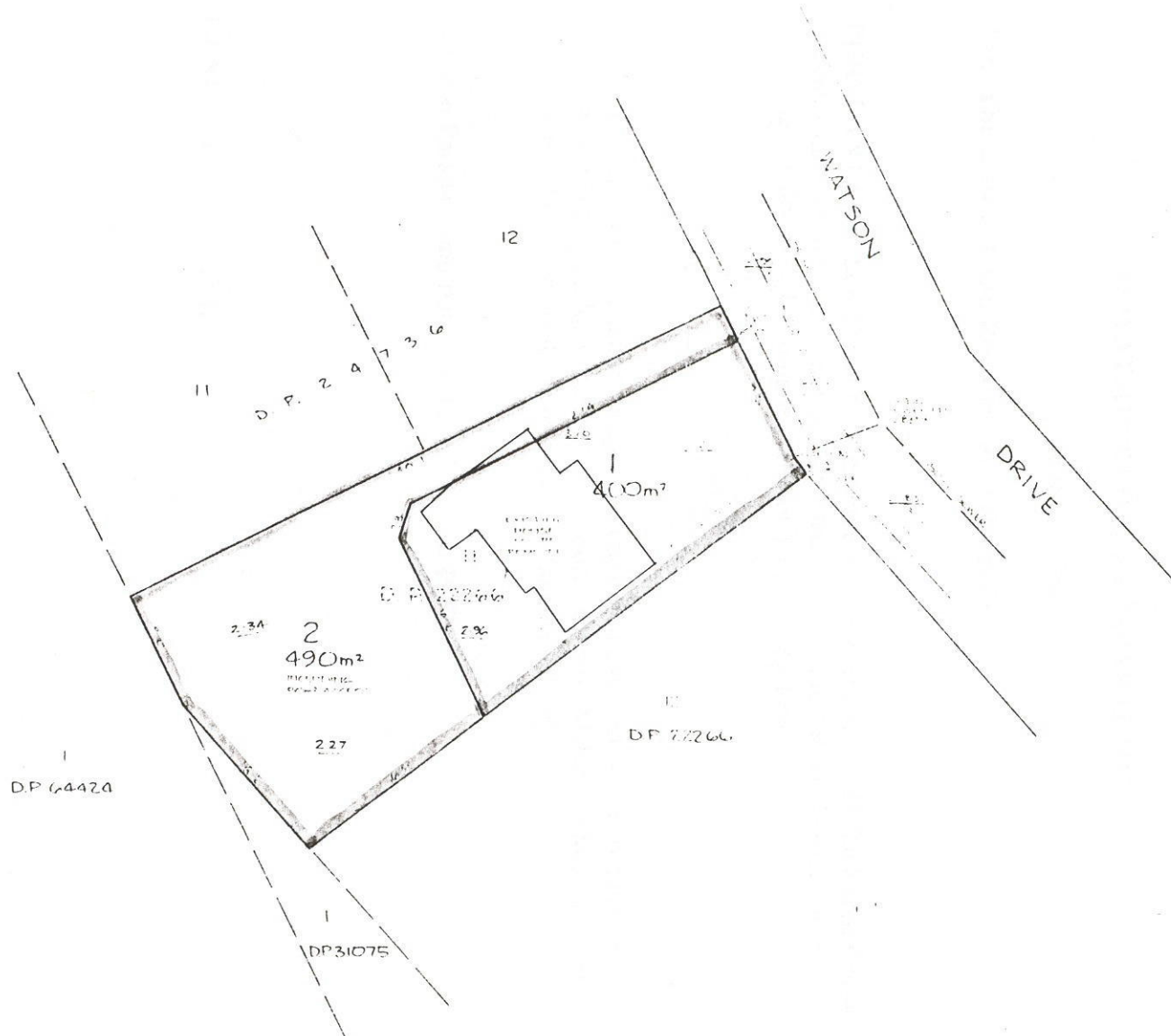
TO: The District Land Registrar at Wellington

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

1. That specific foundation design by a registered engineer will be required for any new dwelling on lot 1 (refer to soil report - Cuttriss McKenzie Martin dated November 1996 available in Councils Planning Office)

Dated at Paraparaumu this 17th day of January 1997.


GENERAL MANAGER



IC-4500

P 940142