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20 October 2025

Deborah Harvey

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 3 Stella Court, 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:

3 Stella Court, 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	Deborah Harvey
LIM number	L251091
Application date	15/10/25
Issue date	20/10/25

Property details

Property address	3 Stella Court, Paraparaumu
Legal description	LOT 2 DP 81173
Area (hectares)	0.0776

Valuation information

Valuation number	1526052702
Capital value	\$890,000
Land value	\$460,000
Improvements value	\$430,000

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 \$5,749.45
This includes Greater Wellington Regional Council rates.

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$325.55 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

19/03/98 BUILDING CONSENT 980164: NEW GARDEN SHED
 : Code Compliance Certificate issued 23/03/99

24/02/97 BUILDING CONSENT 970043: NEW DWELLING
 : Code Compliance Certificate issued 27/08/97

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 1996 under resource consent number RM950045. A copy of the Decision, Deposited Plan (DP 81173) and Record of Title is provided with this LIM.

This property is appurtenant to rights of way.

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

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

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

If you are interested in reading the full resource consent file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however, these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

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 area's 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

The adjacent and adjoining road carriageways (Stella Court & Mazengarb Road) 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 adjacent and adjoining road carriageways (Stella Court & Mazengarb Road) 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 (Mazengarb Road) road carriageway is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

The adjoining (Mazengarb Road) road carriageway is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

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

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

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

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

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

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

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

8. Drinking water supply

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

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

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

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

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

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

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

Development Impact Fees

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

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

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

Glossary of Terms and Maps attached

Aerial Photograph

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

Deposited Plan

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

Building Information (if requested)

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

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

District Plan

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

Latest Flood Hazards

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

Aerial Photography

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: October 15, 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 **WN47C/606**

Land Registration District **Wellington**

Date Issued 28 May 1996

Prior References

WN27C/773

Estate Fee Simple

Area 776 square metres more or less

Legal Description Lot 2 Deposited Plan 81173

Original Registered Owners

Paul Frederick Wheeler, Eleonore Franziska Wheeler and Brian John Wheeler

Interests

Appurtenant hereto are rights of way specified in Easement Certificate 726775.2

The easements specified in Easement Certificate 726775.2 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Transfer B520338.9 - 28.5.1996 at 1.28 pm

10232762.1 Transfer to Paul Frederick Wheeler and Eleonore Franziska Wheeler - 23.11.2015 at 8:51 am

12535207.1 Transfer to Deborah Margaret Harvey and Anna Elizabeth Humphries - 30.8.2022 at 1:13 pm

References

Prior C/T 27C/773

Transfer No.

N/C. Order No. B.520338.6

Land and Deeds 59



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th day of May one thousand nine hundred and ninety-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that KEITH JAMES MORGAN of Paraparaumu, Builder and PAMELA GEORGINA MORGAN his wife are

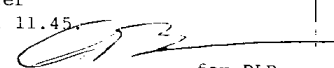
seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say All that parcel of land containing 776 square metres more or less situate in the District of Kapiti Coast being Lot 2 on Deposited Plan 81173

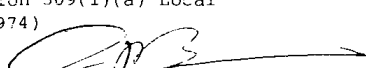

 Assistant Land Registrar

Appurtenant hereto are rights of way over:
 (a) the part Lots 2 and 3 marked "A" and "B" on DP 58692 (Cst 27C/770, 771)
 (b) the part Lot 1 DP 75262 (CT 42B/97) marked "A" on DP 75262 and
 (c) the part Lots 1 and 2 DP 76336 (Cst 43B/36, 37) marked "B" and "A" respectively on DP 76336 - as specified in Easement Certificate 726775.2 (Subject to Section 309(1)(a) Local Government Act 1974)

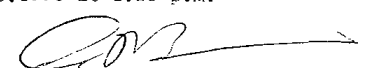
B611925.1 Transfer to Paul Frederick Wheeler and Eleonore Franziska Wheeler

B611925.2 Transfer to Paul Frederick Wheeler, Eleonore Franziska Wheeler and Brian John Wheeler
 all 11.8.1997 at 11.45.


 for DLR


 A.L.R.

B.520338.9 Transfer to Keith James Morgan of Paraparaumu, Builder and Pamela Georgina Morgan his wife - 28.5.1996 at 1.28 p.m.

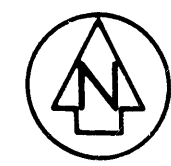
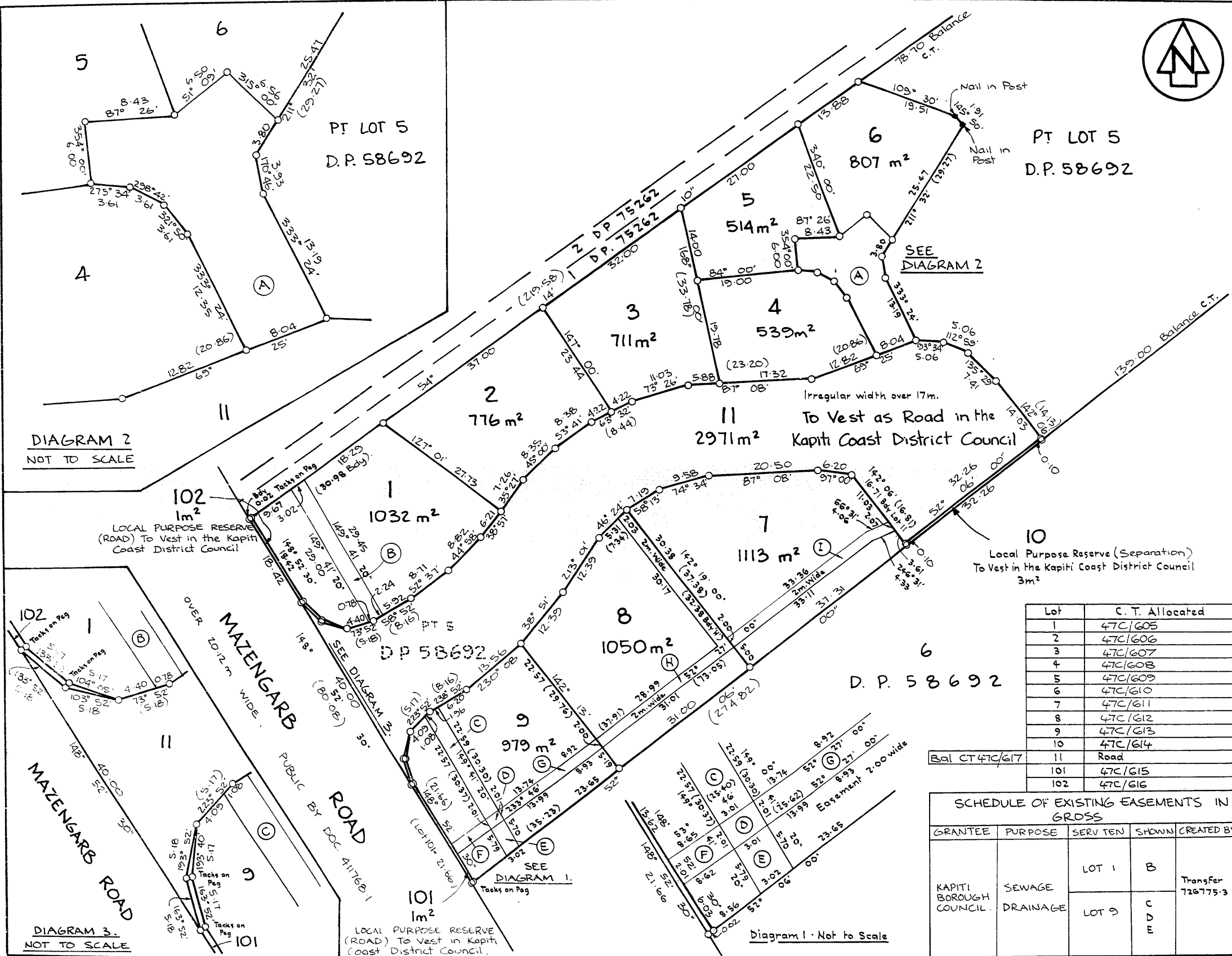

 A.L.R.

B.520338.9 Transfer containing Restrictive Covenant - 23.5.1996.


 A.L.R.

Measurements are Metric

4x/606



Approvals

P. Morgan
M. Morgan

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 14 DAY OF September 1995

SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUMS HEREON.

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

[Seal] THE KAPITI COAST DISTRICT COUNCIL

[Signature] MAYOR

[Signature] GENERAL MANAGER

MEMORANDUM OF EASEMENTS

PURPOSE	SERV TEN	SHOWN	DOM. TEN.
Right of Way, Sewage & Stormwater Drainage, Water & Gas supply, Electricity & Telephone Transmission & Television Transmission	LOT 6	(A)	Lots 4, 5 & Pt Lot 5 DP 58692

Memorandum of Easements in Gross

Purpose	Serv. Ten.	Shown	Grantee
Stormwater Drainage	Lot 7 Lot 8 Lot 9	I H G, D, F	Kapiti Coast District Council

Note: Lot 5 has no frontage to a public road.

950045

Total Area: 1.0497 ha.

Comprised in C.T. 275/773 (Part)

I, EDWARD CHARLES MELDRUM OF WAIKANA E, 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 9th day of October 1995

Signature *[Signature]*

Field Book Reg 9(3) Traverse Book p. 50 31679
Reference Plans DP 58692

Examined D. Harrison Correct *[Signature]*

Approved as to Survey

14/11/95

Deposited this 28th day of July 1996

Assisted *[Signature]* District Land Registrar

File 16646
Received 11-10-95
Instructions

81173

Dosli Form D15 "Approved (LM) 94/3"

LAND DISTRICT WELLINGTON SURVEY BLK. & DIST. III KAPITI NZMS 261 SHT R26 RECORD MAP No 29:05 30:05	LOTS 1 TO 11, 101, & 102 BEING SUBDIVISION OF LOT 5 DP 58692.	TERRITORIAL AUTHORITY KAPITI COAST DISTRICT Surveyed by CUTTRISS MCKENZIE MARTIN LTD Scale 1:500 Date JULY 1995
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Operative District Plan 2021 - Zones and Precincts

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



Key to map symbols

- General Residential Zone
- Rural Lifestyle Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: October 15, 2025

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

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



Key to map symbols

-  Major Community Connectors
-  Coastal Environment

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: October 15, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



Key to map symbols

 Designation

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



0 40 80 Metres

Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Features

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



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: October 15, 2025

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Operative District Plan 2021 - Natural Hazards

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



Key to map symbols

-  Overflow Path
-  Flood Storage Area
-  Ponding Area

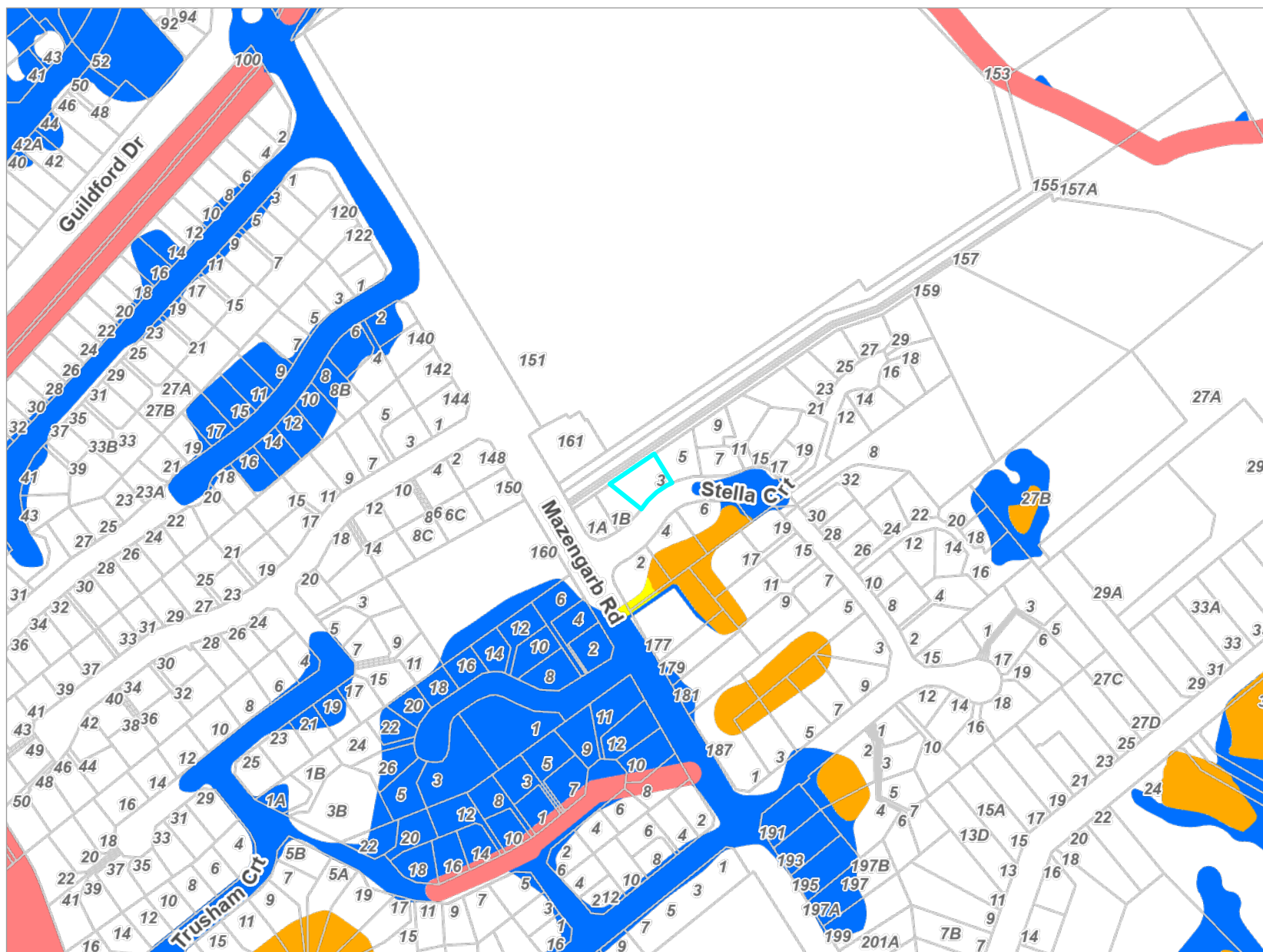
The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.

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Latest Flood Hazards

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



Key to map symbols

- Stream Corridor
- Overflow Path
- Storage
- Ponding

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



0 90 180 Metres

Scale @ A4 - 1:4,000

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Resource Consents Map

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



Key to map symbols

 Resource Consents

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



0 20 40 Metres

Scale @ A4 - 1:1,000

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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
020145	1A Stella Court, Paraparaumu	1526052701	LOT 1 DP 312985 - INT IN ESMT	SC	ONE ADDITIONAL LOT SUBDIVISION AT 1 STELLA COURT	N	N	s.224 Issued	10/7/2002	12/6/2002
040210	177 Mazengarb Road, Paraparaumu	1526053000	LOT 6 DP 58692 CT 27C/774	SC	Ten lot fee simple residential subdivision -	N	N	s.224 Issued	11/1/2007	6/12/2006
040156	2 Stella Court, Paraparaumu	1526052729	LOT 9 DP 81173	LD	Dwelling to be constructed within 10m of a	N	N	Decision Issued	2/7/2004	3/6/2004
030388	177 Mazengarb Road, Paraparaumu	1526053000	LOT 6 DP 58692 CT 27C/774	SD	RESIDENTIAL SUBDIVISION TO CREATE AN ADDITIONAL	N	N	s.221 Consent Notice	5/2/2004	28/1/2004
070186	177 Mazengarb Road, Paraparaumu	1526053000	LOT 1 DP 337615	SC	Subdivision to create 11 residential lots from the 6 lots	N	N	Decision Issued	15/1/2008	19/6/2007
090194	177 Mazengarb Road, Paraparaumu	1526053000	LOT 1 DP 337615	Vari	Application to change Condition 1 of RM070186 subdivision	N	N	Decision Issued	30/11/2009	2/11/2009
210010	6 Niu Sila Way, Paraparaumu	1526083311	LOT 14 DP 523426	LD	To construct a dwelling that exceeds the maximum site	N	N	Decision Issued	24/2/2021	21/1/2021

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
950045	3 Stella Court, Paraparaumu	1526052702	LOT 2 DP 81173	SC	19 ADDITIONAL LOTS	N	N	s.221 Consent Notice	7/4/1995	21/3/1995
970146	15 Stella Court, Paraparaumu	1526052707	LOT 1 DP 84886	SC	THREE ADDITIONAL RESIDENTIAL LOTS	N	N	s.224 Issued	6/6/1997	5/5/1997
960522	2 Stella Court, Paraparaumu	1526052729	LOT 9 DP 81173	LC	CONSENT TO BUILD WITHIN 10 METRES OF A WATERBODY	N	N	Decision Issued	21/2/1997	18/12/1996

Health and Alcohol Licenses

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



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.



0 20 40 Metres

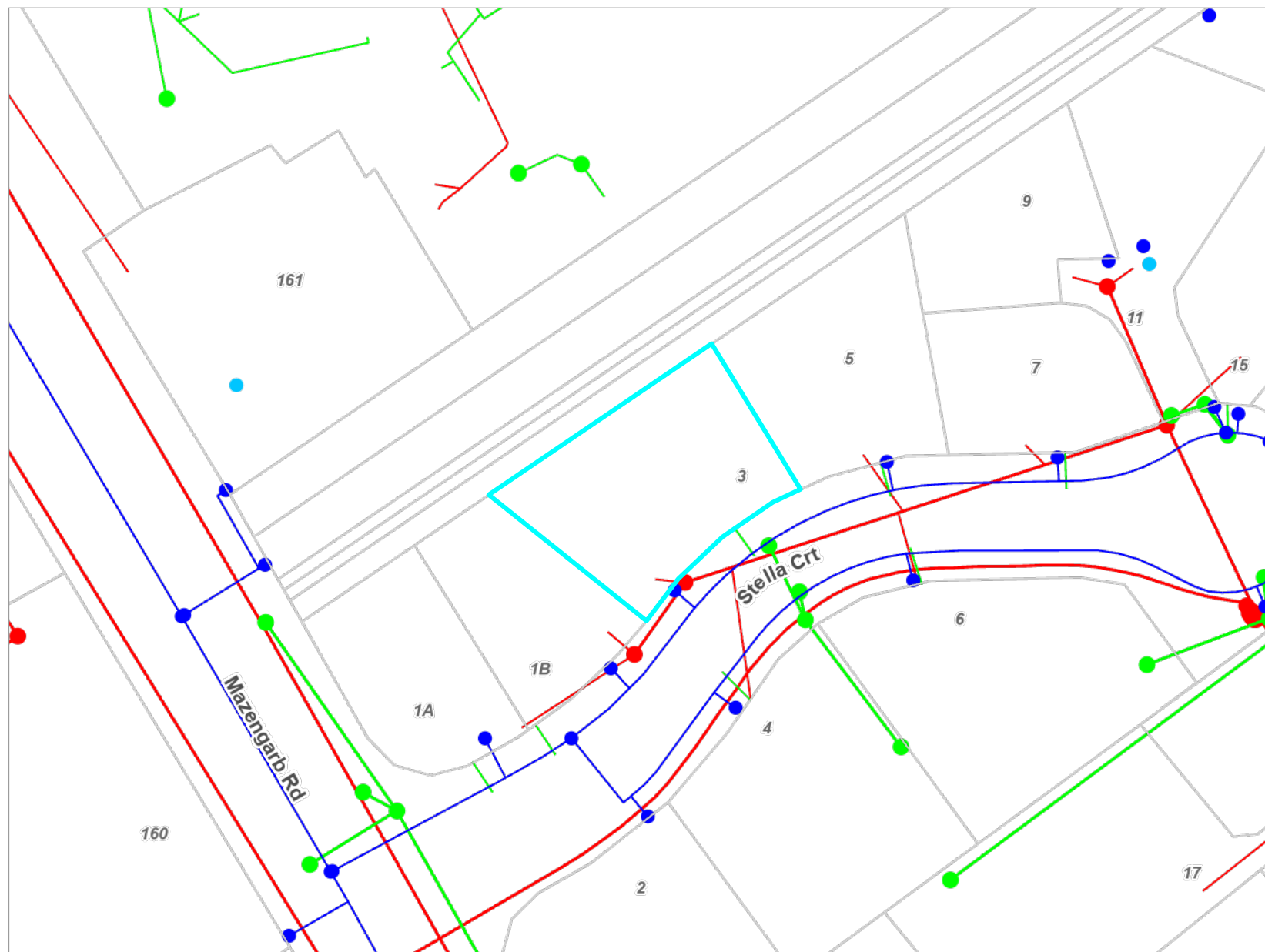
Scale @ A4 - 1:1,000

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Services Network

3 Stella Court, Paraparaumu (LOT 2 DP 81173)



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.

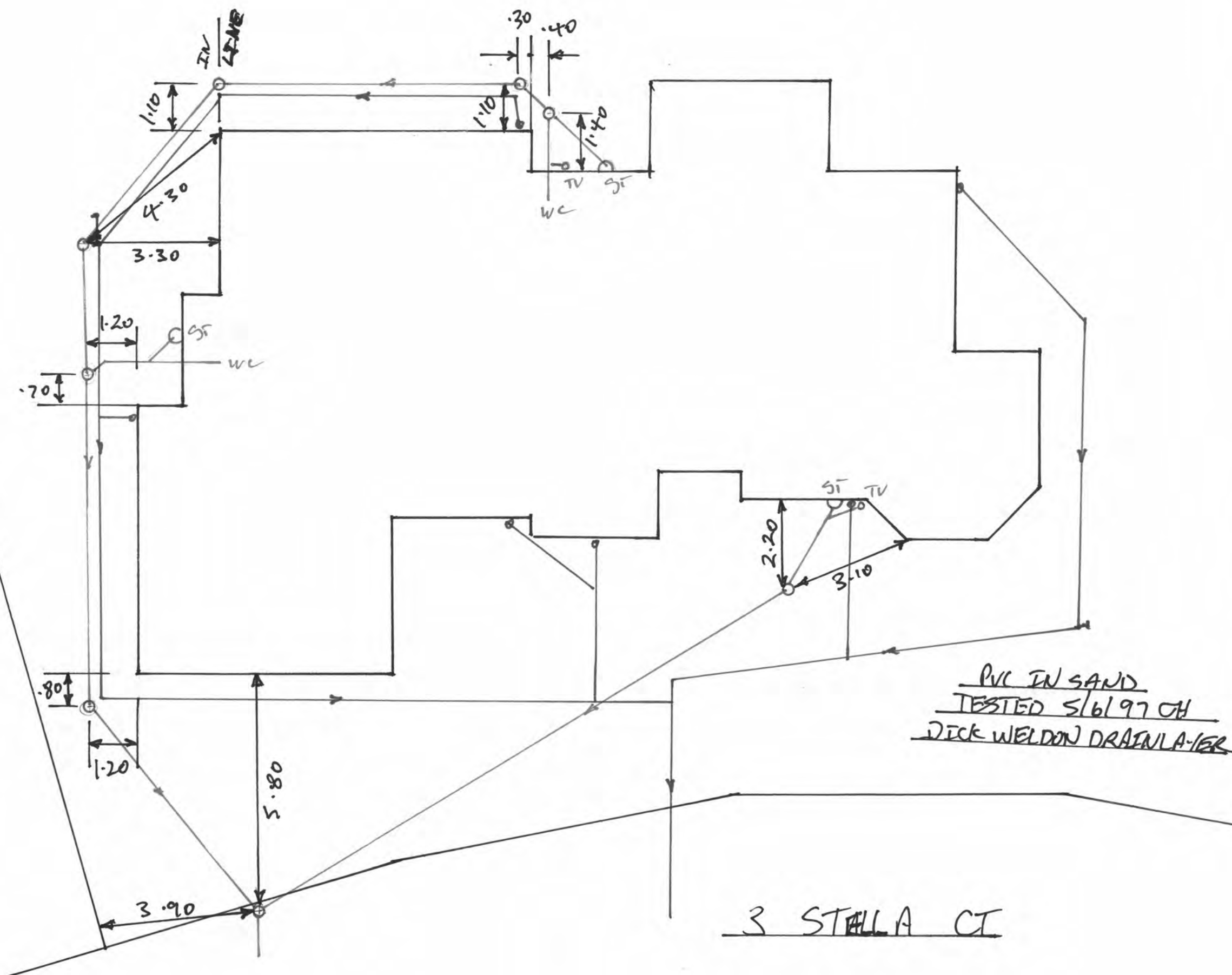


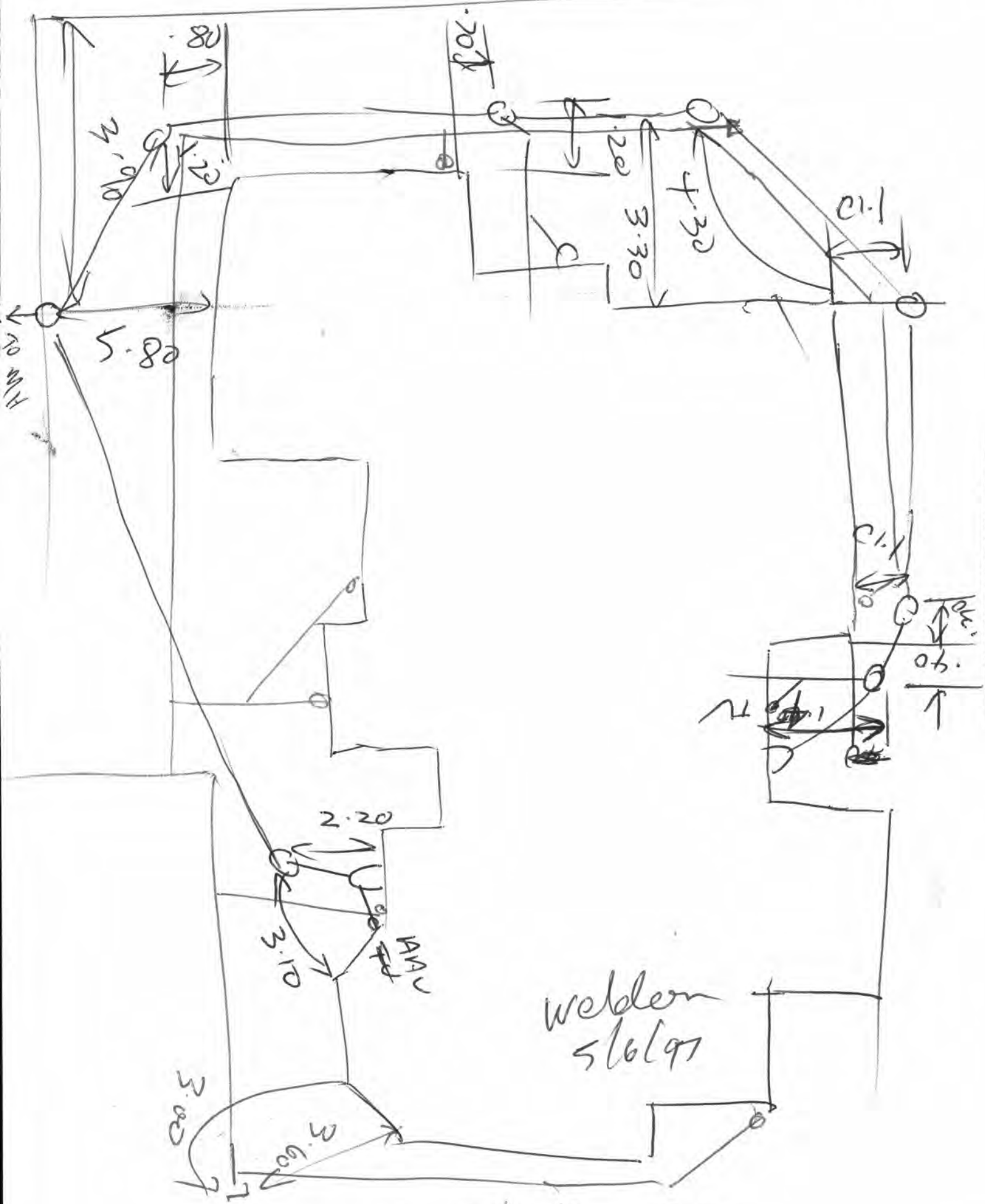
0 10 20 Metres

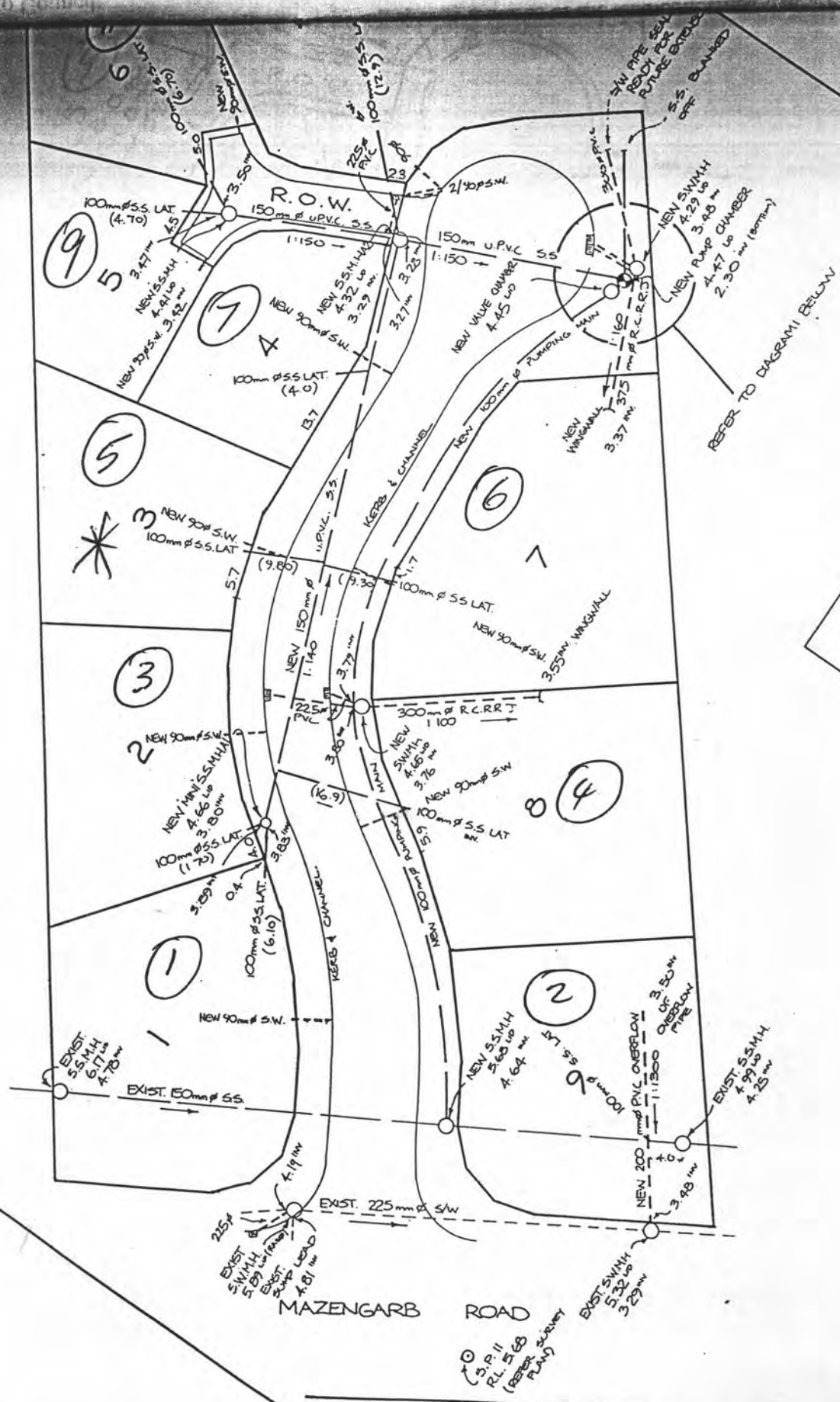
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15mm Ø P.V.C.
RWATER SUMP
LEADS

EXCIT. 250mm Ø A.C. WATERMAIN

100mm Ø S.V.

②
T-B 0.05
T-K 4.30
T-M 3.50

①
T-B 0.60
T-K 4.20
T-M 3.60

④
T-B 1.80
T-K 4.30
T-M 3.40

③
T-B 0.40
T-K 4.70
T-M 3.70

⑥
T-B 0.40
T-K 4.40
T-M 2.80

⑤
T-B 0.10
T-K 4.70
T-M 3.70

⑦
T-B 0.00
T-K 4.90
T-M 2.20

⑧
T-B 0.40
T-K 0.70
T-M 5.20

AS

CU



Plans relating to
Horowhenua Energy network

1. This plan was up-to-date at: 24.1.97
2. Positions and cover may have changed since the time of laying
3. Hand dig to expose cables before machine digging
4. Treat all cables as 'live'
5. Refer to warnings on cover sheet

For further information and onsite location contact Electra
Contact on: 03-508-0119 Levin or 04-296-6039 Paraparaumu





KAPITI COAST DISTRICT COUNCIL

FILE NO P950045

18 April, 1995

Cuttriss McKenzie Martin Ltd
PO Box 1445
PARAPARAUMU

Dear Sirs

**SCHEME PLAN P950045 PROPOSED SUBDIVISION AT 167 MAZENGARB ROAD,
PARAPARAUMU FOR K MORGAN**

That pursuant to Section 105 of the Resource Management Act 1991, the Council approves Scheme Plan P950045 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. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
3. The payment of Council engineering fees of \$171 (GST inclusive) per new lot created.
4. 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.

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

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 (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

- 5. The payment of road inspection fee of \$165.40 (GST inclusive).
- 6. A sign post and/or name plate shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road name is to be shown on the survey plan. (Refer to Clause B.3.2, Code of Practice).

Three road names per street shall be forwarded to Council for approval.

- 7. Road 'A' is to vest as road, shall be 17 metres wide and shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and turning circle. The carriageway shall be 8 metres wide and the requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$2.25 (GST inclusive) per sqm of the area for first-coat seal subject to the Transit NZ subsidy otherwise \$3.94 per sqm. Alternatively, a prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be completed to the satisfaction of the Subdivisional Engineer. Acceleration/deceleration tapers will be required at the junction of the proposed road with Mazengarb Road. Tree planting in the road reserve in accordance with Council's Code of Practice for Urban Subdivision (Section D.4.10) shall be incorporated in the road design (planting work shall be bonded to minimise construction damage).
- 8. A (heavy duty) concrete vehicle crossing shall be provided at the frontage of ROW B and C with the proposed road.
- 9. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any surfacewater trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.

This will include verifying the capacity of the existing downstream primary system. If the calculation confirms that it is inadequate then duplication or upgrading will be required.

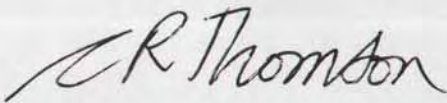
- 10. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
- 11. Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer (Min 1 in 60).

12. All sections shall have drive-on access no steeper than 1 in 5.
13. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
14. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
15. The subdivider shall provide and install pipes for gas supply to service the subdivision.
16. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. ROW B shall be 8 metres wide with a 5 metre wide carriageway and ROW C shall be 10 metre wide with a 6 metre wide carriageway. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$3.94 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
17. 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.
18. "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.
19. The payment of reserves contribution of \$40,500 being 7.5% of the value of Lots 1-6 and 8-19 estimated as \$540,000.
20. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
21. New Lot 7 shall retain access rights over the right of way for Lots 2, 3 and 4 DP 58692 but new Lots 1-6, 12-15 shall be legally prohibited from using it. Likewise there is to be legal separation (local purpose reserve) strip between Lot 6 DP 58692 and the road as vest as well as ROW C.

22. Council will issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 to establish a minimum floor level of RL 5.62 MSL for any future dwelling within the subdivision or such lesser height as may be authorised.
23. A bench mark, level reference point, with respect to mean sea level, shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
24. The Developer shall contribute \$669 (GST inclusive) per new lot created towards the cost of upgrading the sewage treatment plant in Paraparaumu.
25. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C Thomson', with a stylized, flowing script.

C Thomson
PLANNER, INVESTIGATIONS

NL