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20 October 2025

Kirsten Kennish

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 300 Manly Street, Paraparaumu Beach.

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:

300 Manly Street, Paraparaumu Beach

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	Kirsten Kennish
LIM number	L251083
Application date	13/10/25
Issue date	20/10/2025

Property details

Property address	300 Manly Street, Paraparaumu Beach
Legal description	LOT 18 DP 66740
Area (hectares)	0.0543

Valuation information

Valuation number	1527041800
Capital value	\$860,000
Land value	\$535,000
Improvements value	\$325,000

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

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- 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 \$6,196.20
This includes Greater Wellington Regional Council rates.

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$567.86 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

07/08/01	BUILDING CONSENT 011061 : NEW CONSERVATORY : No Code Compliance Certificate has yet been issued.
05/06/97	BUILDING CONSENT 970408 : ALTERATION TO DWELLING : No Code Compliance Certificate has yet been issued.
09/12/93	BUILDING CONSENT 931111 : DWELLING : Code Compliance Certificate issued 21/12/94

To date not all inspections for Building Consents 011061 and 970408 have been undertaken and a Code Compliance Certificate has not been issued. Under the Building Act 2004 and Building Act 1991 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.

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 1989. A copy of the Deposited Plan (DP 66740) and Record of Title is provided with this LIM.

There are no known easements.

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

Below is a list of resource consents issued for this property and further detail can be found in the decision letters provided with this LIM. For information about the resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

RESOURCE CONSENT 970130 : Extensions to existing dwelling that encroach 3.0m boundary.

RESOURCE CONSENT 930013 : To encroach side yard with new dwelling.

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 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

The adjacent and adjoining road carriageways (Manly Street, Hadfield Place, Michael Road, Rangiatea Street & 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 (Manly Street, Hadfield Place, Michael Road & 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 adjacent and adjoining road carriageways (Manly Street, Michael Road, Rangiatea Street & Mazengarb Road) are shown to be subject to 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 adjacent road carriageway (Manly Street) 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.

The adjacent road carriageway (Manly Street) is shown to be subject to a river corridor on the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

The river corridor 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 sea. It includes flood and erosion prone land immediately adjacent to the river, where the risk to people and development is significant.

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.



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 **WN35A/465**
Land Registration District **Wellington**
Date Issued 07 September 1989

Prior References
WN34B/933

Estate Fee Simple
Area 543 square metres more or less
Legal Description Lot 18 Deposited Plan 66740

Original Registered Owners
Kenwyn Roland Sutton and Olive Pamela Sutton

Interests

5727430.1 Transmission to Olive Pamela Sutton - 12.9.2003 at 9:00 am
8758106.1 Transfer to Marie Dorothy Moore - 3.6.2011 at 11:20 am
12873815.1 Mortgage to Heartland Bank Limited - 24.11.2023 at 4:30 pm
13239322.1 Transmission to Kirsten Lisa Kennish as Executor - 14.3.2025 at 9:51 am

References

Prior C/T 34B/933

Transfer No.

N/C. Order No. B.026843.1

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of September one thousand nine hundred and eighty-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that KOTUKU PARKS LIMITED at Wellington

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 543 square metres more or less situate in the Borough of Kapiti being Lot 18 on Deposited Plan 66740

O. H.
Assistant Land Registrar



B.099361.1 Transfer to Rex Henry Collard of Paraparaumu, Engineering Officer and Judith Ann Collard, his wife - 1.8.1990 at 10.33 a.m.

[Signature]
A.L.R.

B.322574.1 Transfer to Nicholas Kenneth Hayden and Steven Marshall Mackay both of Paraparaumu, Builders as tenants in common in equal shares - 6.12.1993 at 12.15 p.m.

[Signature]
A.L.R.

B.401127.1 Transfer to Neville Joseph Howard Smith, Solicitor, Kerry Isabel Hickling, Married Woman (jointly inter se) (1/2 share) and Neville Joseph Howard Smith, Solicitor and Peter Cooper, Manager (jointly inter se) (1/2 share), both of Lower Hutt, as tenants in common in the said shares - 26.10.1994 at 11.05 a.m.

[Signature]
A.L.R.

B.546475.1 Transfer to Kenwyn Roland Sutton of Paraparaumu, Retired and Olive Pamela Sutton his wife - 4.11.1996 at 9.42 a.m.

[Signature]
A.L.R.

Measurements are Metric

No.

35A/465

No. 35A/465

[illegible]

Aerial Photography

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: October 14, 2025

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628 800 mN

628 700 mN

LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. III KAPITI
 NZMS 261 SHT R.26 RECORD MAP No 58.08
 57.08

LOTS 8-13 AND 15-19 BEING SUBDIVISION
 OF PT. LOT 1 D.P. 59085.

TERRITORIAL AUTHORITY KAPITI BOROUGH
 Surveyed by TRUEBRIDGE, CALLENDER, BEACH, LTD.
 Scale 1:500 Date MARCH 1989

Approvals

REGISTERED PROPRIETOR

PURSUANT TO A RESOLUTION OF THE KAPITI BOROUGH COUNCIL PASSED ON THE 12 DAY OF April 1989 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN 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 THE COMMON SEAL OF THE KAPITI BOROUGH COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

THE CLERK
 MAYOR
 CLERK

IN THE MATTER OF LAND TRANSFER PLAN N° LT 66740 AND 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 ON THE SCHEME PLAN OF SUBDIVISION HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE KAPITI BOROUGH COUNCIL.

DATED AT Wellington THIS 4 DAY OF May 1989.

CLERK

SCHEDULE OF EASEMENTS

SHOWN	PURPOSE	SERV. TEN	GRANTEE
D	POWER RETICULATION	PT LOT 1 DP 59085	HOROWHENUA ELECTRIC POWER BOARD

Total Area 8703 m²

Comprised in PT CT 348/933

I, IAN MURRAY PRENTICE

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 WELLINGTON this 11th day of May 1989 Signature *I. M. Prentice*

Field Book Reg. p. 9(3) Traverse Book 458 p. 120-133
 Reference Plans D.P.'s 59085, 50376, 23270, 24399
 28971, 29843, 32668, 51184 LT 65477, 45378
 DP 66739
 Examined P. Barry Correct *P. Barry*

Approved as to Survey

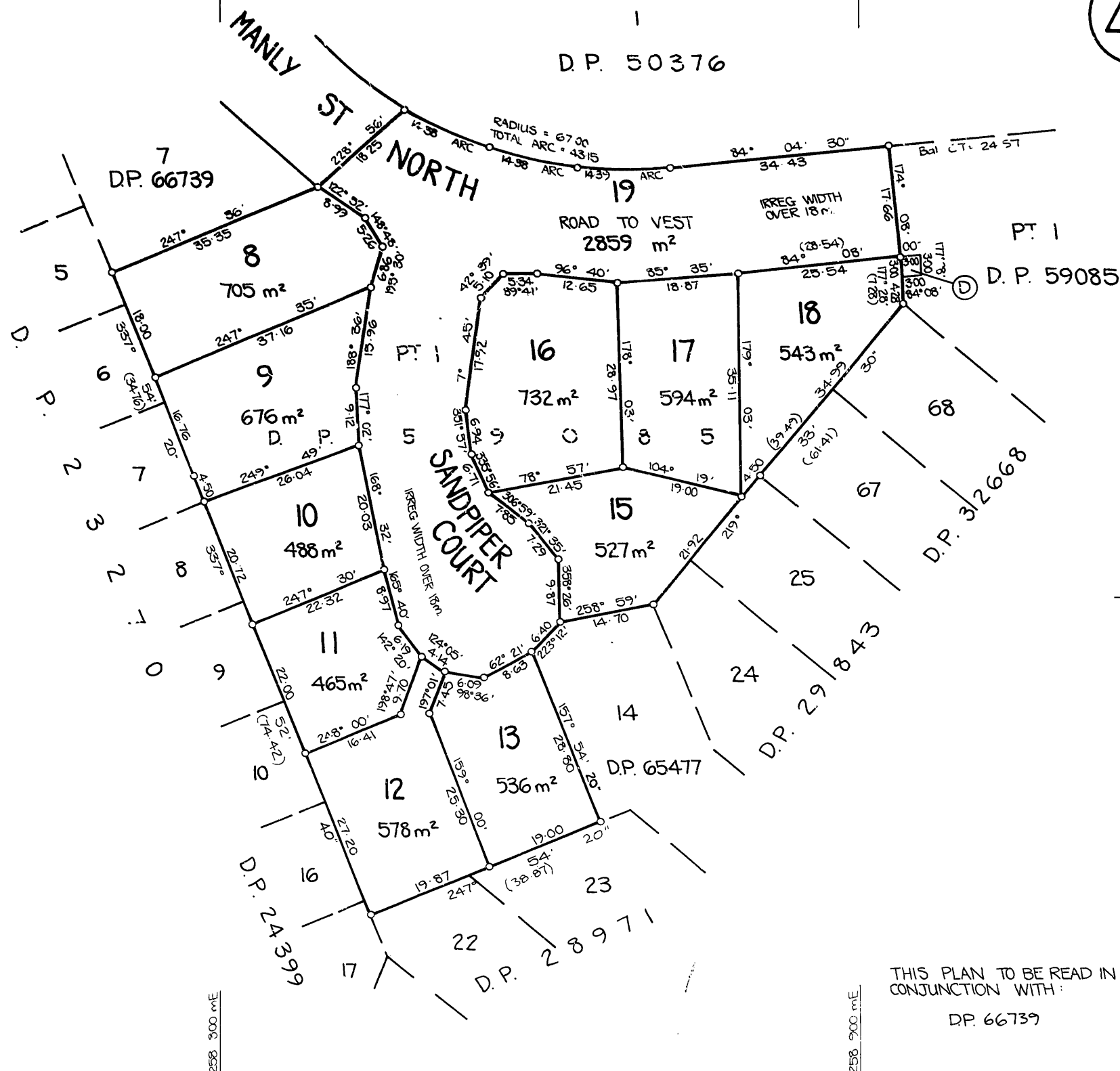
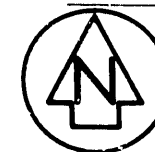
29/6/89

Deposited this 7th day of SEPTEMBER 1989

Assistant *John* Land Registrar

File 88-167
 Received 12-5-89
 Instructions

66740



THIS PLAN TO BE READ IN
 CONJUNCTION WITH:

D.P. 66739

Operative District Plan 2021 - Zones and Precincts

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



Key to map symbols

- General Residential Zone
- Natural Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: October 14, 2025

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

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



Key to map symbols

 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.



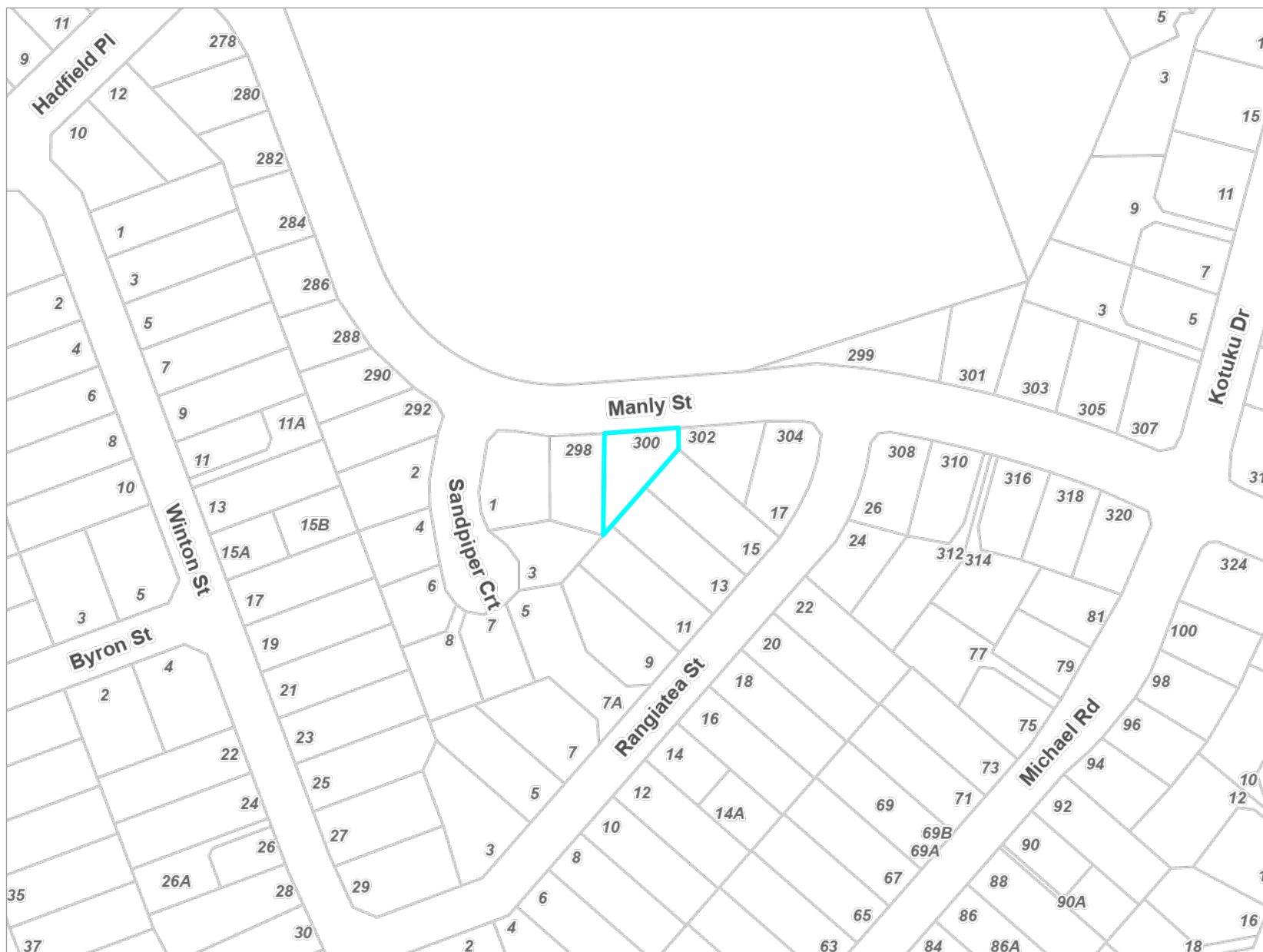
0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: October 14, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



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 14, 2025

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Operative District Plan 2021 - Natural Features

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  Area of Outstanding 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.



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

Date Printed: October 14, 2025

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Operative District Plan 2021 - Natural Hazards

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



Key to map symbols

- 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 40 80 Metres

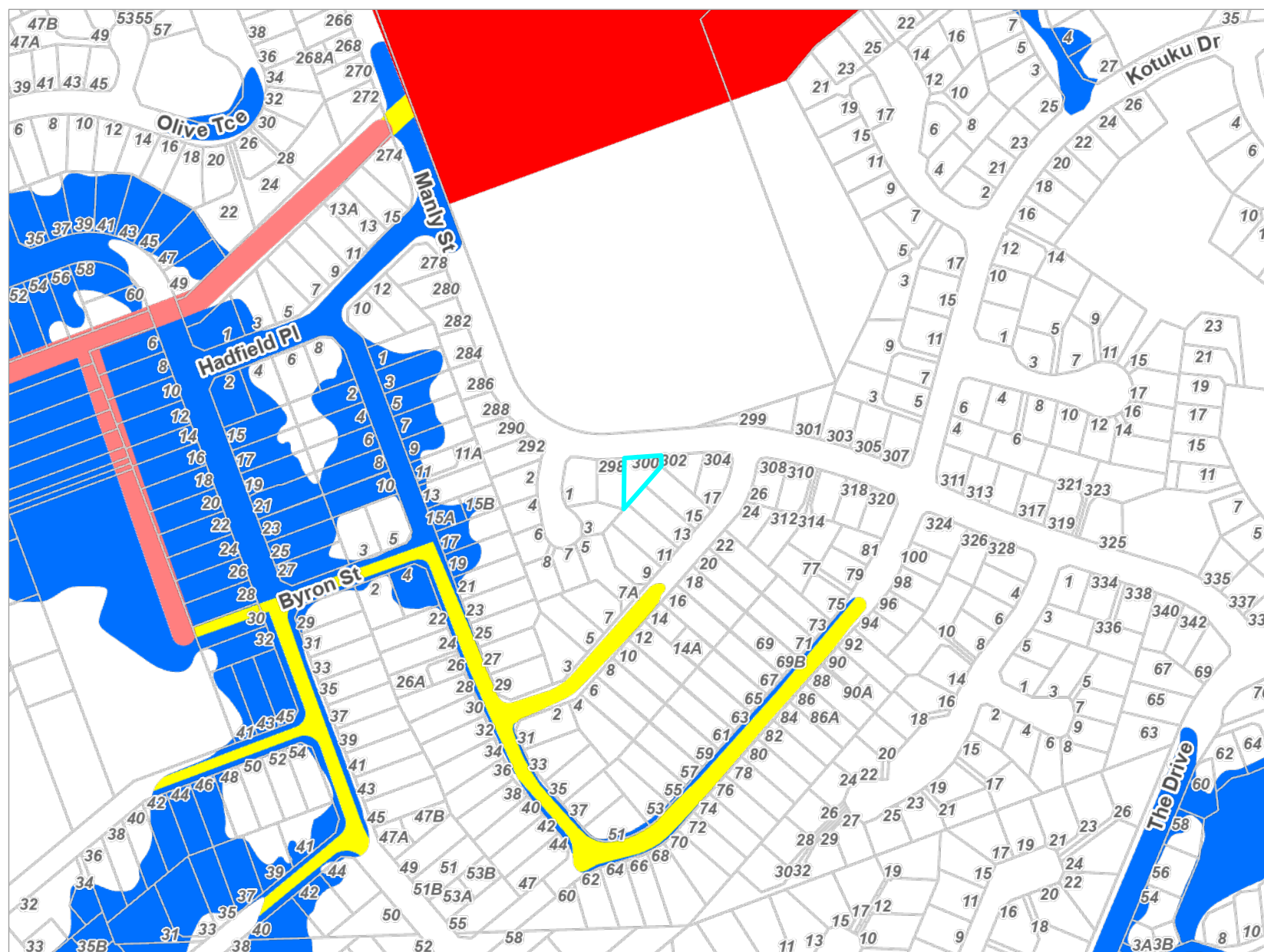
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Latest Flood Hazards

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



Key to map symbols

- River Corridor
- 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.



0 90 180 Metres

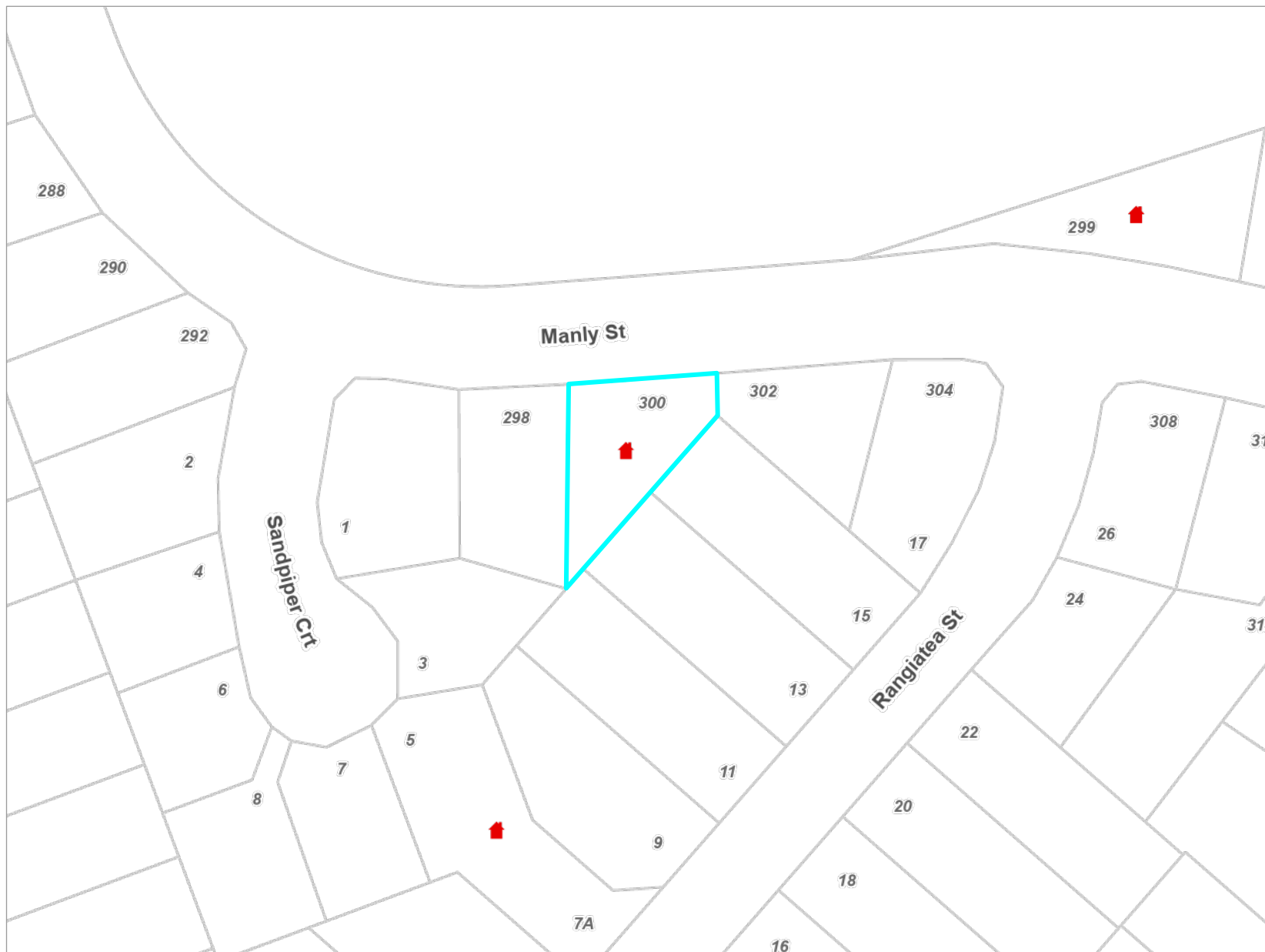
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Resource Consents Map

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



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

Date Printed: October 14, 2025

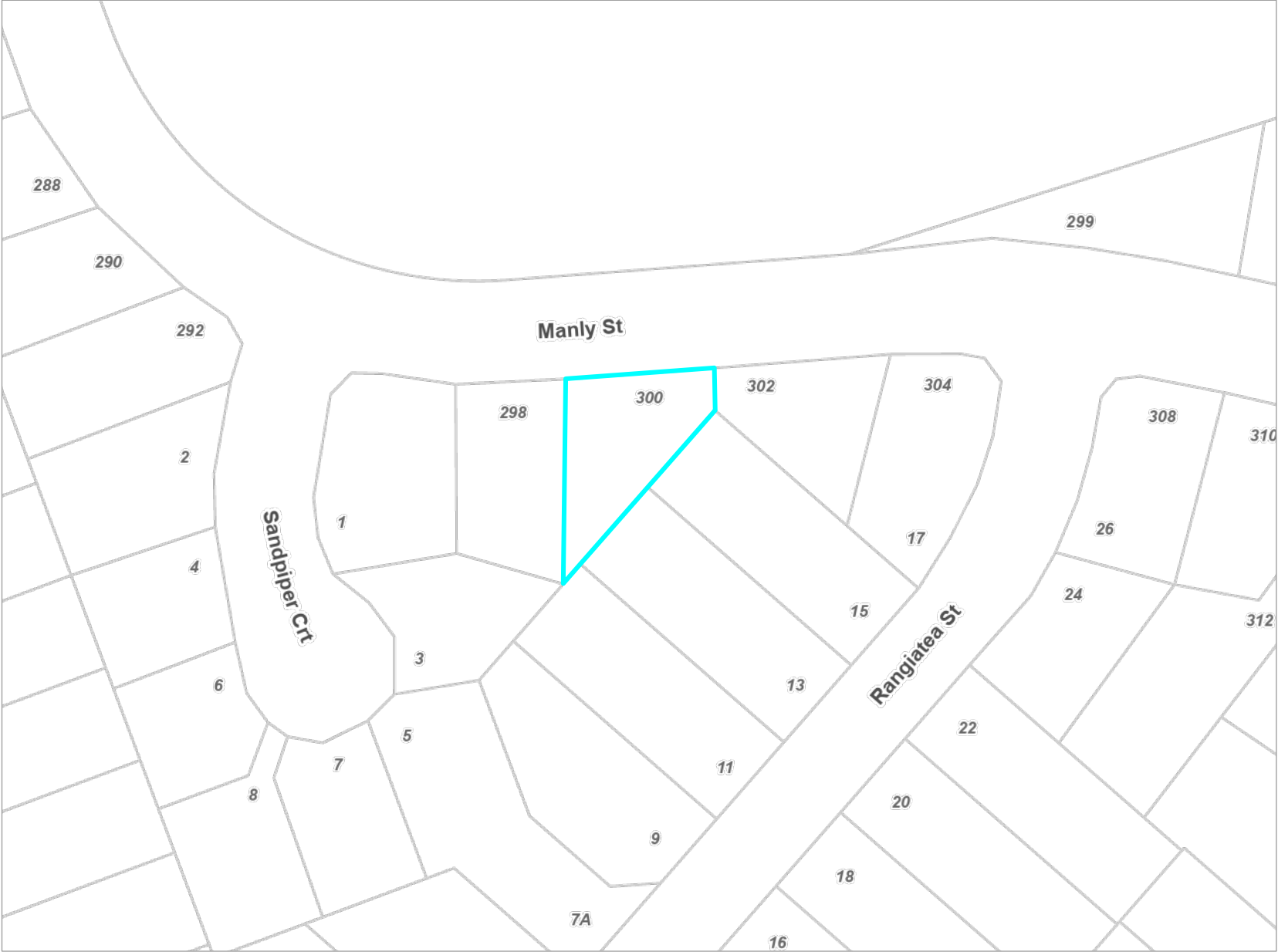
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Resource Consents Report

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
060233	299 Manly Street, Paraparaumu Beach	1527070000	LOT 32 DP 71990	LD	New dwelling encroaching height envelope	N	N	Decision Issued	24/8/2006	10/8/2006
190236	15B Winton Street, Paraparaumu	1527166202	Lot 2 DP 544255	LD	To establish a second dwelling on an undersized residential	N	N	Decision Issued	11/10/2019	30/9/2019
170273	299 Manly Street, Paraparaumu Beach	1527070000	LOT 32 DP 71990	LD	Alterations to a dwelling which will encroach the 4.5m front	N	N	Decision Issued	24/11/2017	30/10/2017
220223	14 Rangiatea Street, Paraparaumu	1527180001	LOT 1 DP 593082	LN	To undertake a two lot subdivision.	N	N	End of Deferral under S.37	15/9/2022	18/8/2022
910062	7A Rangiatea Street, Paraparaumu	1527041400A	FLAT 1 DP 65665 1/2 INT 1019 M2 BEING	SC	FREEHOLD SUBDIVISION	N	N	Decision Issued	30/7/1991	18/7/1991
970130	300 Manly Street, Paraparaumu Beach	1527041800	LOT 18 DP 66740 CT 35A/465	LC	EXTENSIONS TO EXISTING DWELLING THAT ENCR OACH 3.0M BOUNDARY	N	N	Decision Issued	19/5/1997	18/4/1997

Health and Alcohol Licenses

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



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.



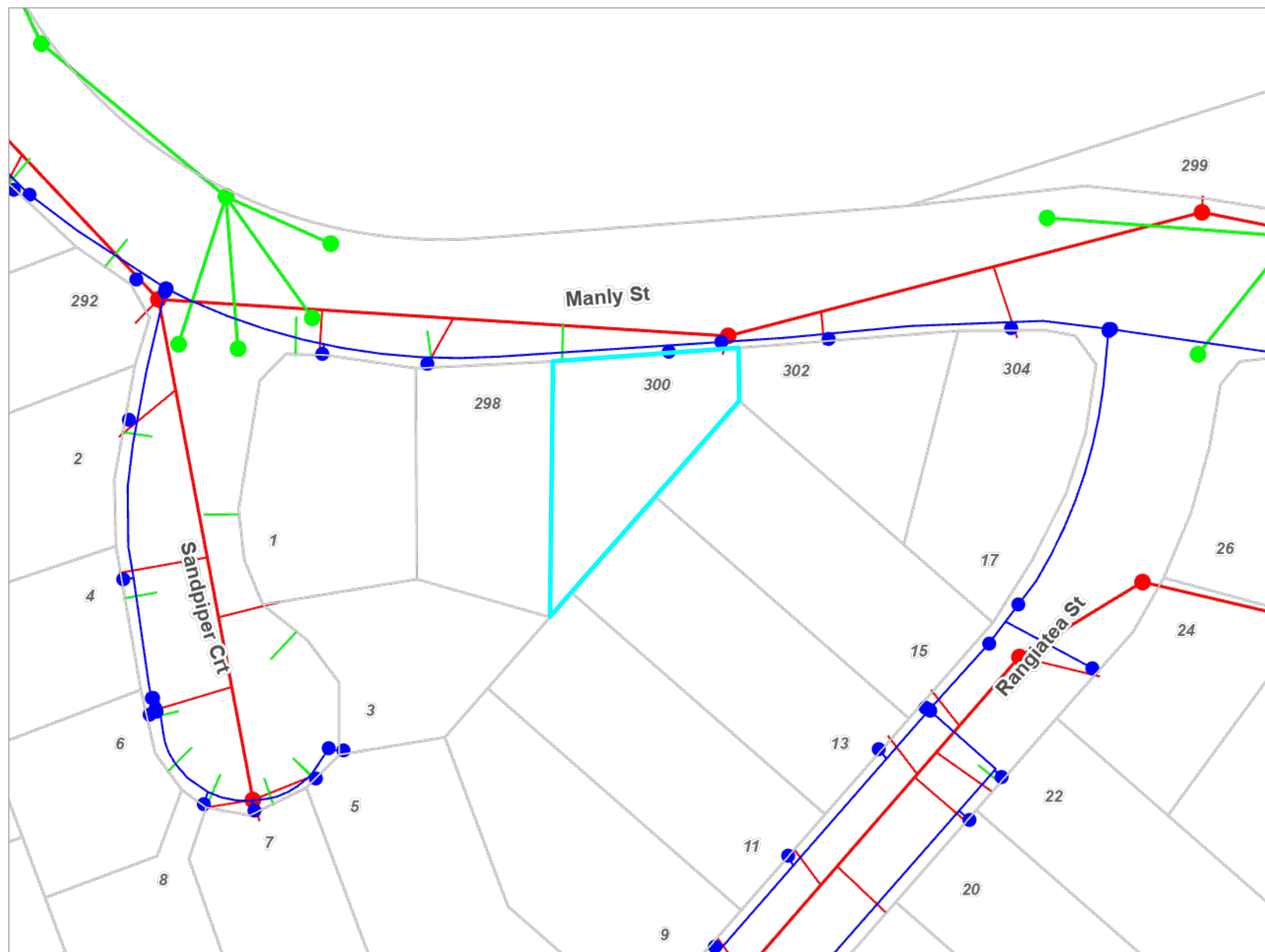
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Scale @ A4 - 1:1,000

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Services Network

300 Manly Street, Paraparaumu Beach (LOT 18 DP 66740)



Key to map symbols

- 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.



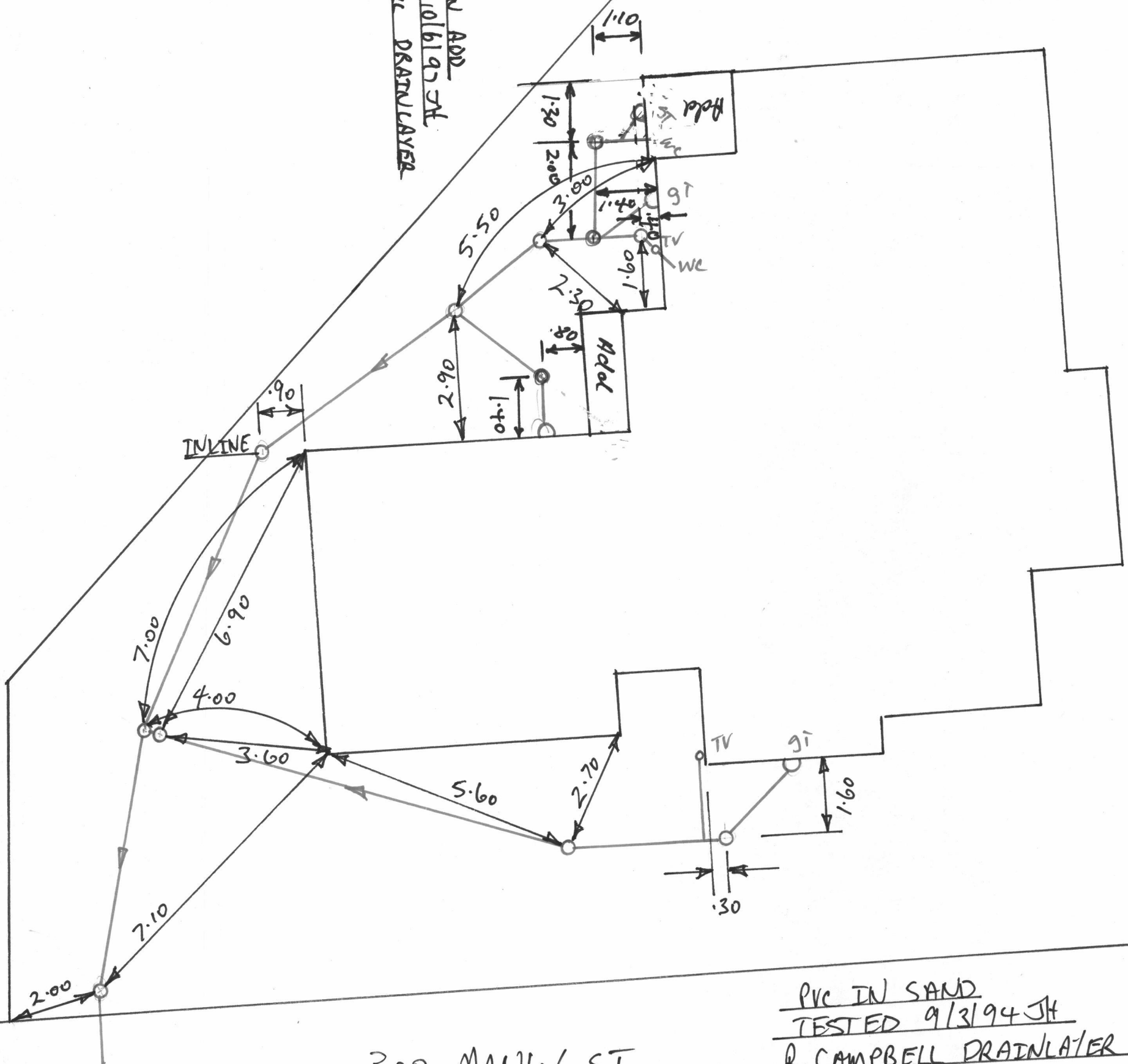
0 10 20 Metres

Scale @ A4 - 1:800

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DRAIN ADD
INSPE 10/6/95 JH
CAMPBELL DRAINLAYER

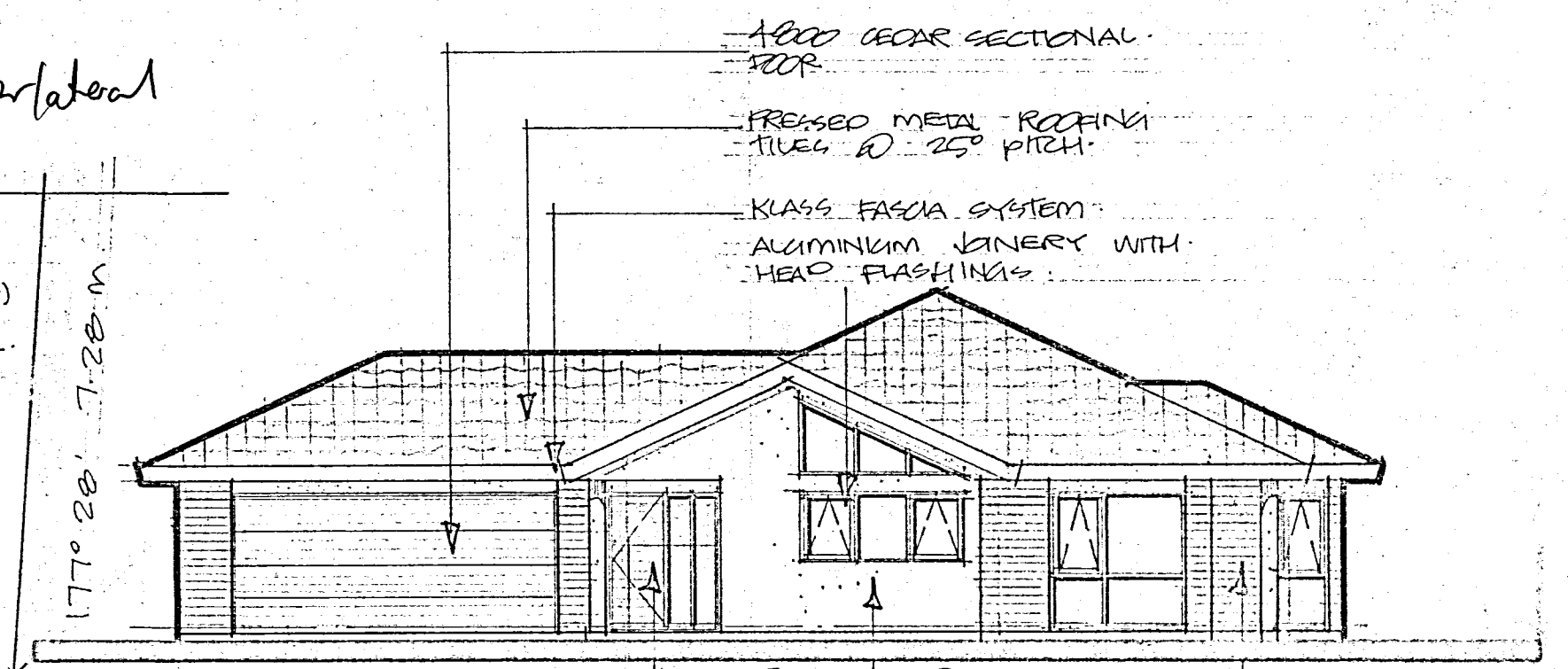
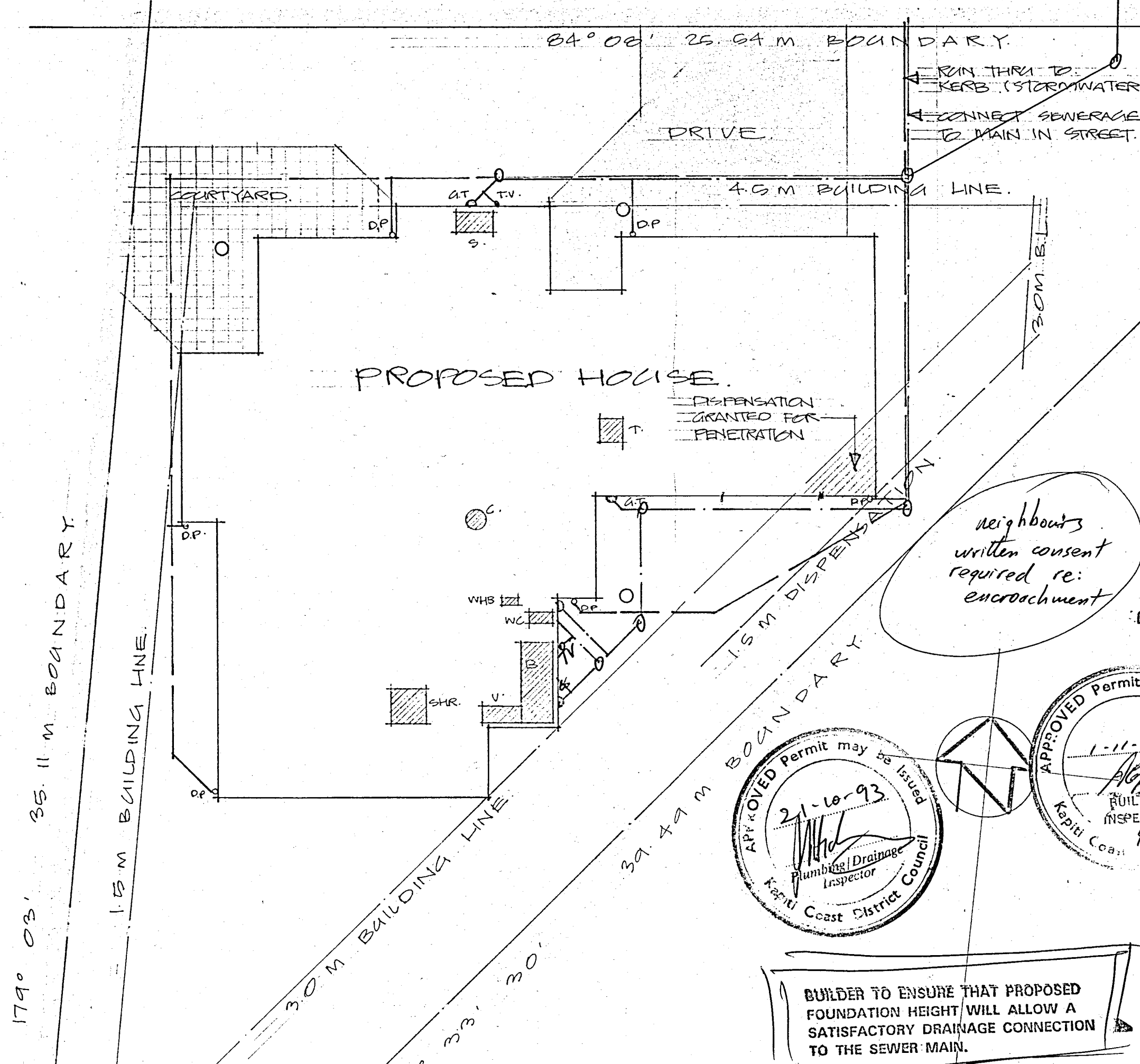


300 MANHOLE ST

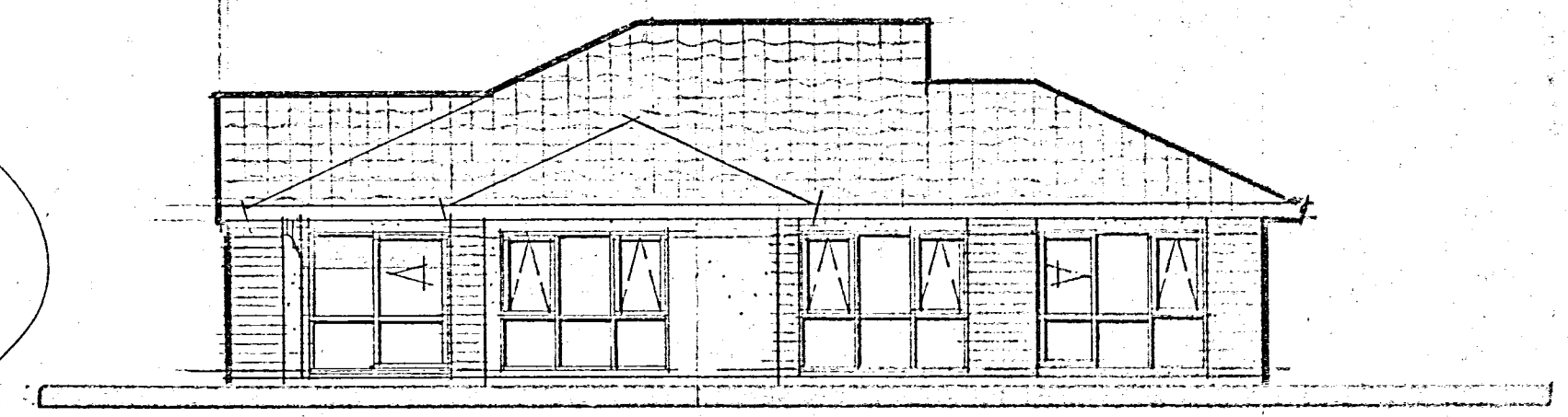
PVC IN SAND
TESTED 9/3/94 JH
R. CAMPBELL DRAINLAYER

MANLY STREET NORTH.

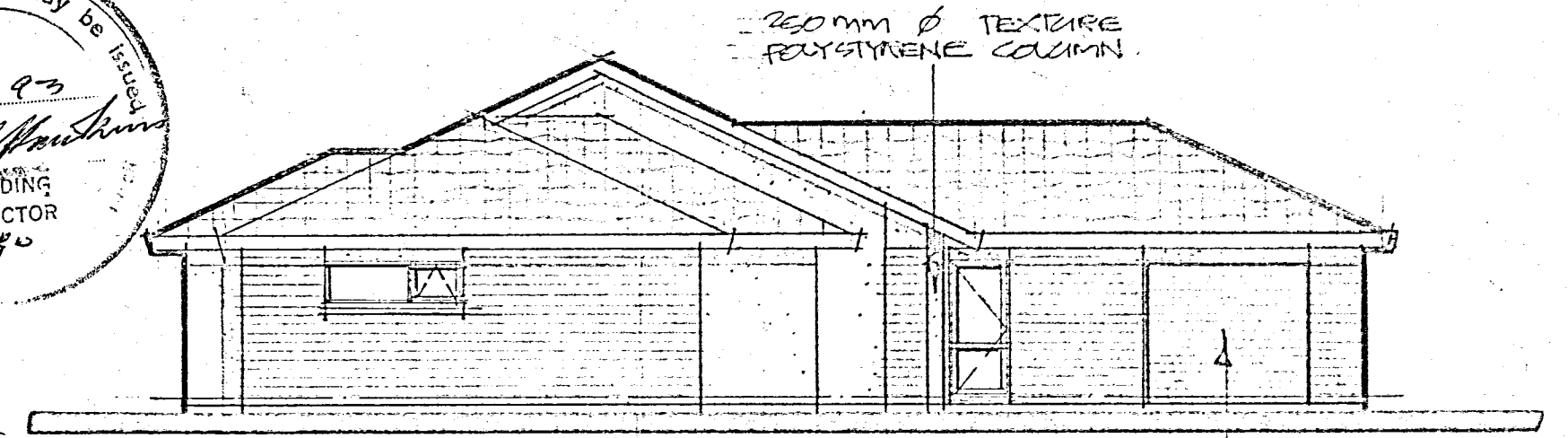
sewer lateral



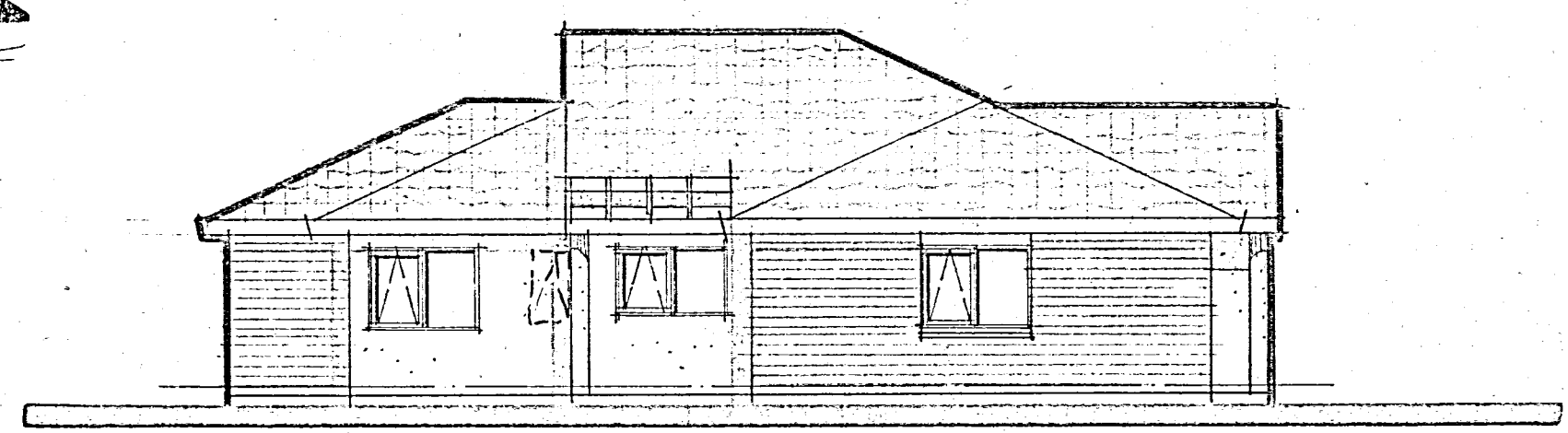
NORTH 1:100



WEST 1:100



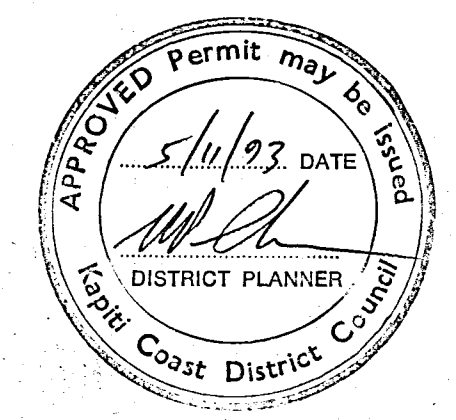
SOUTH 1:100



EAST 1:100

SITE PLAN 1:100

Lot 10
AREA 543 M²



IMPORTANT
24 HRS NOTICE MUST BE GIVEN TO THE INSPECTOR FOR ALL STAGES OF WORK TICKED BELOW.

- COMMENCEMENT OF WORK
 - BEFORE POURING ANY CONCRETE
 - BEFORE FIXING ANY FLOOR
 - BEFORE FIXING ANY WALL OR CEILING LININGS
 - BEFORE BACKFILLING ANY DRAIN TRENCH
 - BEFORE COVERING ANY PLUMBING WORKS
 - BEFORE FITTING ANY FLUE/CEILING COVER PLATE
 - ON COMPLETION OF WORKS
- NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.

IMPORTANT
An additional inspection is now required for all buildings once internal linings have been installed and prior to GIB stopping, fitting of skirtings and scotia contact building inspectors

NOTES CHECK ALL DIMENSIONS ON SITE.
• ALL CONSTRUCTION TO COMPLY WITH NZS 3604 1990.

HAYDEN HOUSE



KAPITI COAST DISTRICT COUNCIL

Ref: 10.12.2

930013

8 November 1993

N K Hayden
PO Box 1484
PARAPARAUMU BEACH

Dear Sir/Madam

300 MANLY STREET

Your application for consent to a Non-complying Activity from the provisions of the Transitional District Plan relating to encroaching the side yard has been considered by Council's Hearing Commissioners who have approved the application subject to the following conditions :

1. Approval is limited to the plan submitted with the application.
2. The written consent of the adjoining owner, being 15 Rangiatea Street, is to be obtained.
3. A building consent is to be obtained.

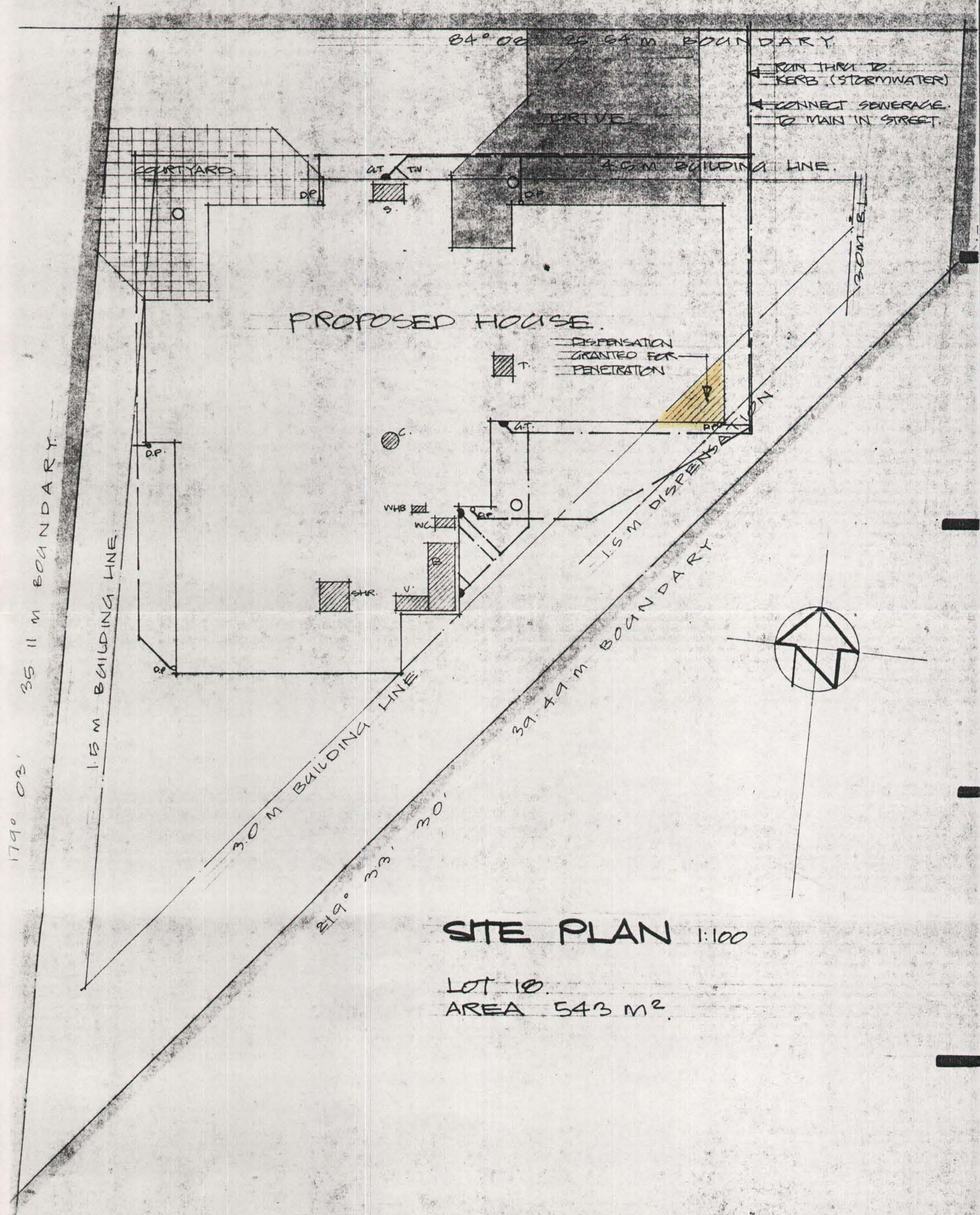
Yours faithfully

W R Pearson
DISTRICT PLANNER

MdG

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

MANLY STREET NORTH



SITE PLAN 1:100

LOT 10.
AREA 543 m².

YDEN HOUSE :

19 May, 1997

Hayden & Mackay Builders
PO Box 1484
PARAPARAUMU BEACH

Dear Sir

APPLICATION FOR RESOURCE CONSENT: SIDE YARD ENCROACHMENT

I refer to the above planning application and advise that on 19 May 1997 the following decision was made under delegated authority by the District Planner.

That pursuant to Section 105 of the Resource Management Act 1991, the Kapiti Coast District Council granted consent to the application by Hayden & Mackay Builders to encroach the 3 metre side yard at 300 Manly Street, Lot 18 DP 66740 CT 35A/465, Paraparaumu subject to the following conditions:

1. That a building consent be obtained.
2. That the proposal proceed in accordance with the plans submitted dated 17 April 1997.

Reasons for Decision

- 1 The environmental effects of the proposal are considered to be no more than minor.

Would you please note that if you do not concur with the above you may have the matter considered by the Hearing Commissioners. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard.

Yours faithfully

Kristy Johnston
RESOURCE CONSENTS PLANNER
LAND USE CONSENTS

MANLY STREET NORTH

BDY 25.54 84° 08

BDY 7.28 177° 28

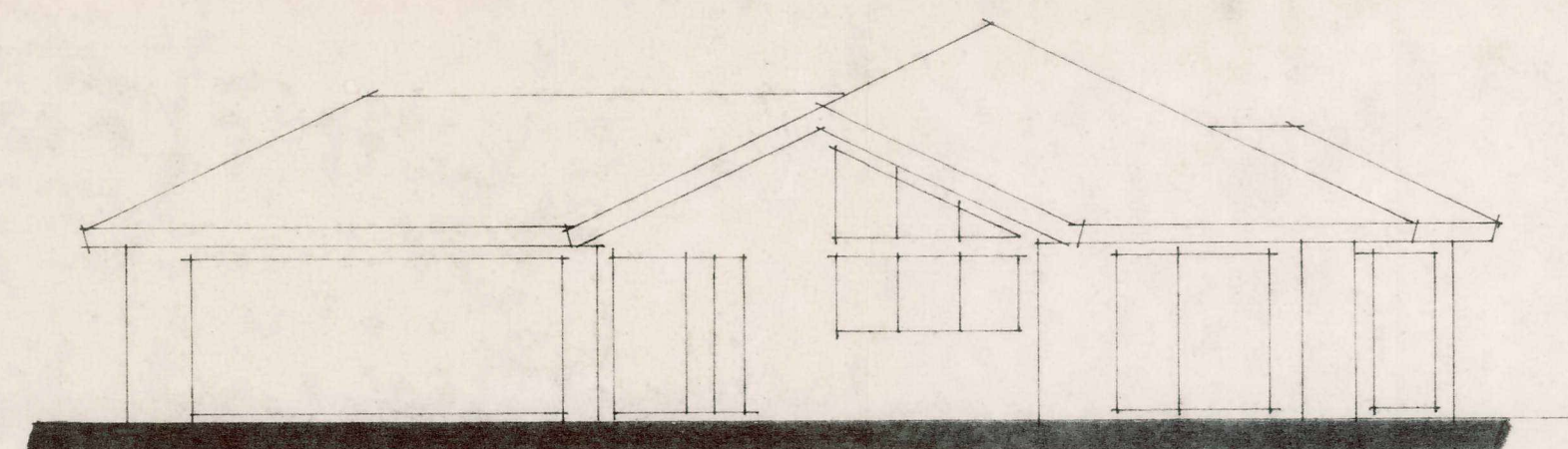
existing residence

EXTENSION
NEW GT
SEWER
NEW DP
STORMWATER

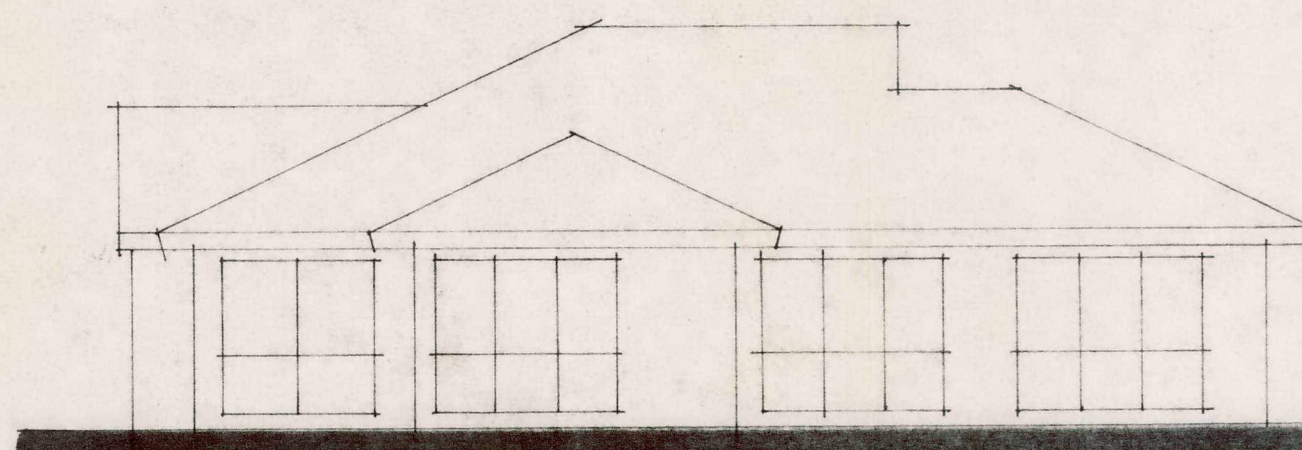
EXTENSION
WHS
NEW GT
EXTENDED 100B
SEWER CONNECTED
INTO EXISTING
219° 33' 30"

30 BUILDING LINE

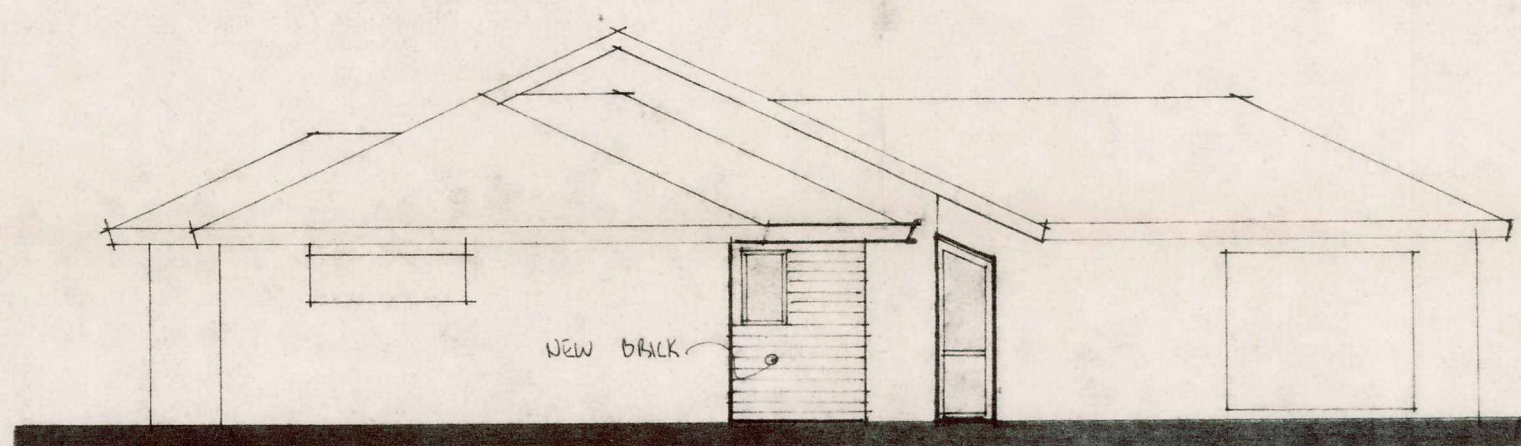
D. Monison



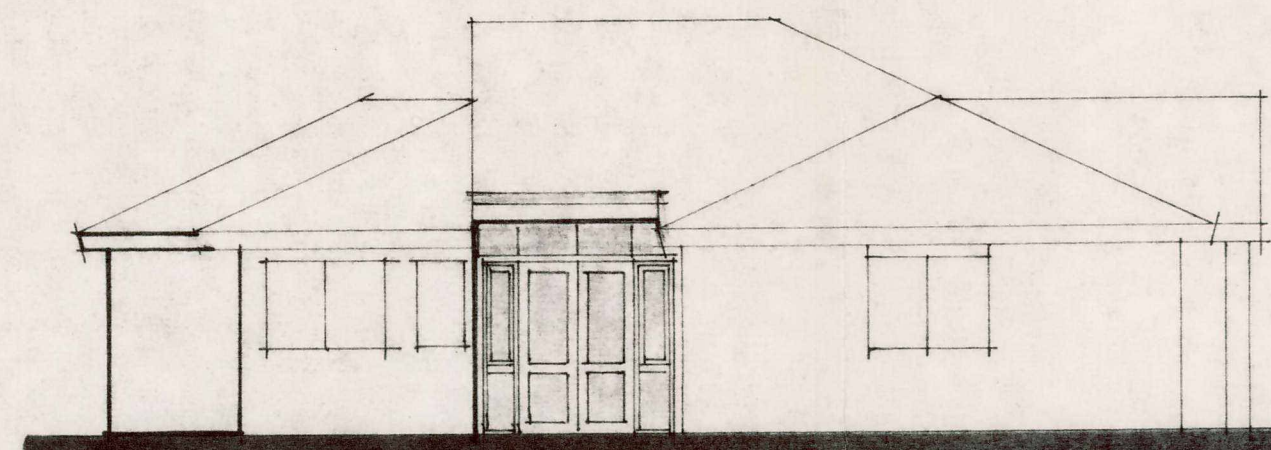
NORTH



WEST



SOUTH



EAST

PROPOSED ALTS & ADDS
300 MANLY ST
PARAPARAUMU

notes

ALL WORK TO COMPLY WITH NZS 3604
THE NATIONAL BUILDING CODE & THE
REQUIREMENTS OF THE TERRITORIAL
AUTHORITY

CONTRACTOR TO CONFIRM ALL DIMENSIONS
ON JOB BEFORE FABRICATION

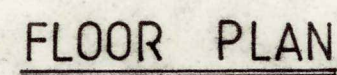
BRICK VENEER TO BE CONSTRUCTED IN ACCORDANCE
WITH NZS 3604 APPENDIX F.

IF IN DOUBT ASK

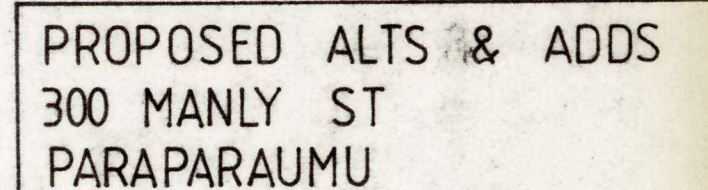
TTDesign

Tim Taylor nzcd arch
ph fax 04 234-7031





SECTION A - A

notes

ALL WORK TO COMPLY WITH NZS 3604, THE
NATIONAL BUILDING CODE & THE
REQUIREMENTS OF THE TERRITORIAL AUTHORITIES

CONTRACTOR TO CONFIRM ALL DIMENSIONS
ON JOB BEFORE FABRICATION

ALUMINIUM JOINERY TO MATCH EXISTING

FOOTINGS TO BE ENGINEERED / SPECIFIC
DESIGN REF SEP DETAIL

IF IN DOUBT ASK

TTDesign
Tim Taylor nzcd arch
ph fax 04 234-7031