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11 November 2025

Robert and Deborah Sampson

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 42 Field Way, Waikanae 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:

42 Field Way, Waikanae 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	Robert and Deborah Sampson
LIM number	L251174
Application date	03/11/25
Issue date	11/11/25

Property details

Property address	42 Field Way, Waikanae Beach
Legal description	LOT 29 DP 22152
Area (hectares)	0.0809

Valuation information

Valuation number	1491029400
Capital value	\$740,000
Land value	\$530,000
Improvements value	\$210,000

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 \$5,883.78
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$435.98 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

23/05/12	BUILDING CONSENT 120254 : Minor plumbing works. Fitting of shower, basin & toilet & internal wall to be built under schedule 1 : Code Compliance Certificate issued 26/08/14
17/05/02	BUILDING CONSENT 020043: ADDS TO DWELLING & INSTALL F/S FIRE : Code Compliance Certificate issued 10/12/02
22/01/02	PIM APPLICATION 011751: ALTS TO DWG & INSTALL F/S FIRE (PIM ONLY): PIM Decision Issued 23/05/02
23/01/01	BUILDING CONSENT 001713: NEW GARAGE/SLEEPOUT/WORKSHOP : Code Compliance Certificate issued 27/07/01
10/11/67	Building Permit A015214 ADDS 65 SQ FT
17/11/65	Building Permit 131042 GARAGE AND CARPORT

Building Consent 020043 above was issued with a Code Compliance Certificate by a Private Certifier i.e. not Council.

No other building files have been identified for this property.

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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:

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 1960.

Copies of the Deposited Plan (DP 22152) and Record of Title are 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.

RESOURCE CONSENT RM000392: Proposed garage encroaching front yard setback granted in 2001 for this property.

A copy of the Decision and final approved plans are provided with this LIM.

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

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

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

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

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 Conical Surface 1:20, 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 carriageway (Field Way) is 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 carriageway (Field Way) is shown to be subject to ponding and residual 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.

Residual ponding areas related to a residual flood risk for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual risk is in the event of a failure or overtopping of the flood protection structure.

The adjacent and adjoining road carriageway (Field Way) 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 and adjoining road carriageway (Field Way) 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.

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 discharge is confined to site in soak pit(s). 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

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: November 3, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN939/65**
Land Registration District **Wellington**
Date Issued 22 February 1961

Prior References
WN912/1

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 29 Deposited Plan 22152
Original Registered Owners
Jane Lucille Patterson

Interests

5872609.1 Mortgage to Westpac Banking Corporation - 22.1.2004 at 9:00 am
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 5872609.1 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am
8954428.1 Discharge of Mortgage 5872609.1 - 26.1.2012 at 5:28 pm
8954428.2 Transfer to GBC Properties Limited - 26.1.2012 at 5:28 pm
8954428.3 Mortgage to ASB Bank Limited - 26.1.2012 at 5:28 pm
11324259.1 Discharge of Mortgage 8954428.3 - 14.2.2019 at 11:16 am
11324259.2 Transfer to Jacoba Erna Hoepman - 14.2.2019 at 11:16 am
12735884.1 Transfer to Robert Gregory Sampson and Deborah Carol Sampson - 22.5.2023 at 1:36 pm

939 65

Land and Deeds—4
FORM No. 2

Vol. 912, Folio 1
Reference: Transfer No. 487092
Order for N/C No.



NEW ZEALAND

REGISTER

Register-book,
Vol. 939, folio 65

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-second day of February, one thousand nine hundred and Sixty-one under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that RAYMOND SHIELDS PIRIE of Upper Hutt grocer and JACQUELINE PATSY PIRIE his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 32 PERCHES more or less situate in Block V of the Kaitawa Survey District being part Ngarara West A36 and being also Lot 29 on Deposited Plan 22152

K. W. Coulson
District Land Registrar
Assistant

29
AA 32-0
100.00

EQUIVALENT METRIC
AREA IS 809 m²

Scale 150 links to an inch.

Transfer 649646 to Malcolm Reginald Ivan Howat of
Wainuiomata Cleaning Contractor - 26.10.1965
at 11.46 a.m.

THIS DEED (FORM 1) IS HEREBY
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 124 LAND TRANSFER ACT 1952
[Signature]
A.L.R.

Transfer 875832 to Susanne Mary Tait
of Porirua married woman - 18.6.1971
at 11.06 a.m.

Transfer A050396 to Frederick
John Davey of Wellington, Physicist
and Judith Anne Davey his wife -
29.7.1974 at 12.16 p.m.

230 160.1
DISCHARGED A.L.R.
Mortgage A050397 to Scott, Hardie
Boys, Morrison & Jeffries Nominees
Limited - 29.7.1974 at 12.16 p.m.

076512-1
DISCHARGED A.L.R.

Mortgage A050398 to Susanne Mary
Tait - 29.7.1974 at 12.18 p.m.

[Signature]
A.L.R.

Settled under the Joint Family Homes
Act 1964 on the abovenamed registered
proprietors - 29.7.1974 at 12.19 p.m.
Application 0150
[Signature]
A.L.R.

CONTINUED

No. 154583.1 Evidence of Change of Name of the
Mortgage in Mortgage No. **A050397**
to Scott, Hardie Boys, Morrison Solicitors Nominees
Limited
produced 30/6/1976
at 10.24 a.m. *S. Taylor*
A.L.R.

939/65

Transfer 382522.1 to Reginald Ian Roberts of
Lower Hutt, Manager and Marcellina June
Roberts his wife - 13.2.1981 at 11.42 a.m.

Transfer 546183.1 to William Henry *for B.L.R.*
Rolfe Wilson of Waikanae, Retired Representative -
14.3.1983 at 2.45 p.m.

A.L.R.

678728.1 Transfer to Sir Neil Dudley Anderson
of Wellington, Retired Naval Officer and Barbara
Lillias Anderson, his wife - 21.3.1985 at 2.26
p.m.

A.L.R.

777496.1 Mortgage to Bank of New Zealand
- 8.5.1986 at 2.58 p.m.

DISCHARGED
30/3/2000
SM

M.B. Grew
A.L.R.

for RGL

B776129.2 Transfer to Jane Lucille
Patterson
30.3.2000 at 11.16

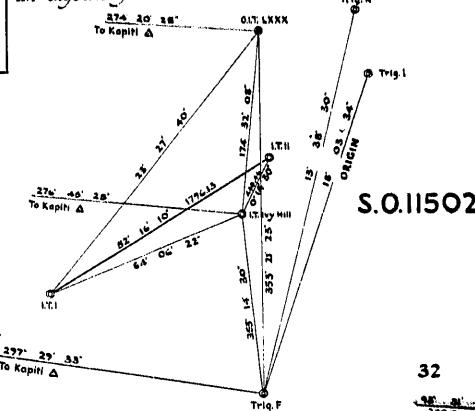
for RGL

Land Transfer Office
Received: 1/11/59
Title Reference: 22152
Referred to L.T. Surveyor

22152

Lot	C.T.	Lot	C.T.
1	221-23	30	221-11
2	221-25	31	221-881
3	221-26	32	221-26
4	221-27	33	221-26
5	221-28	34	221-26
6	221-29	35	221-26
7	221-30	36	221-26
8	221-31	37	221-26
9	221-32	38	221-26
10	221-33	39	221-26
11	221-34	40	221-26
12	221-35	41	221-26
13	221-36	42	221-26
14	221-37	43	221-26
15	221-38	44	221-26
16	221-39	45	221-26
17	221-40	46	221-26
18	221-41	47	221-26
19	221-42	48	221-26
20	221-43	49	221-26
21	221-44	50	221-26
22	221-45	51	221-26
23	221-46	52	221-26
24	221-47	53	221-26
25	221-48	54	221-26
26	221-49	55	221-26
27	221-50	56	221-26
28	221-51	57	221-26
29	221-52	58	221-26

Lot 54 is to be transferred to an adjoining owner.



S.O.11502

Diagram of Trig Origin
Not to Scale

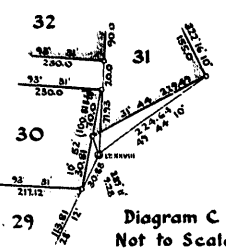


Diagram B
Not to Scale

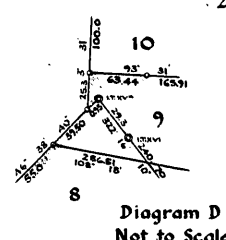


Diagram C
Not to Scale

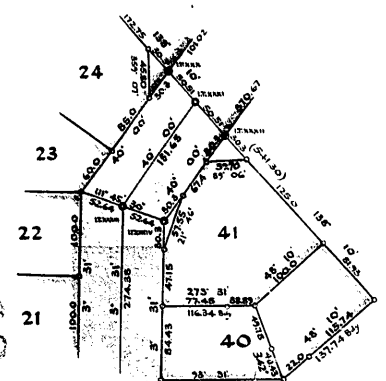


Diagram D
Not to Scale

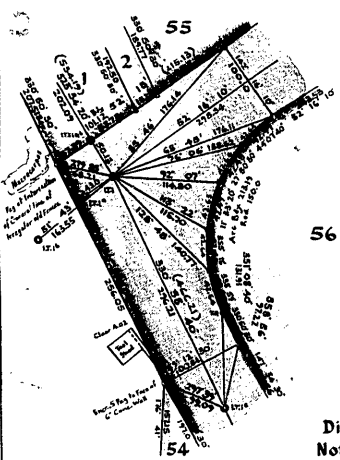


Diagram A
Not to Scale

56

Diagram E
Not to Scale

Approved under Land Subdivision in Counties Act, 1949
See Scheme plan D2421

Approved as to Survey
By Chief Surveyor
J. E. 160

Received:
Reference plans: D21764, 1008
Survey:
Field book: 1008 p. 24
Traverse book: 1008 p. 24
Examined by:
Recorded: 1008 p. 24
Correct: 1008 p. 24
L.T. Surveyor

PLAN OF SUBDN OF PART LOT 1 D.P.20118 BEING PART 36 & 76A NGARARA WEST A BLOCK

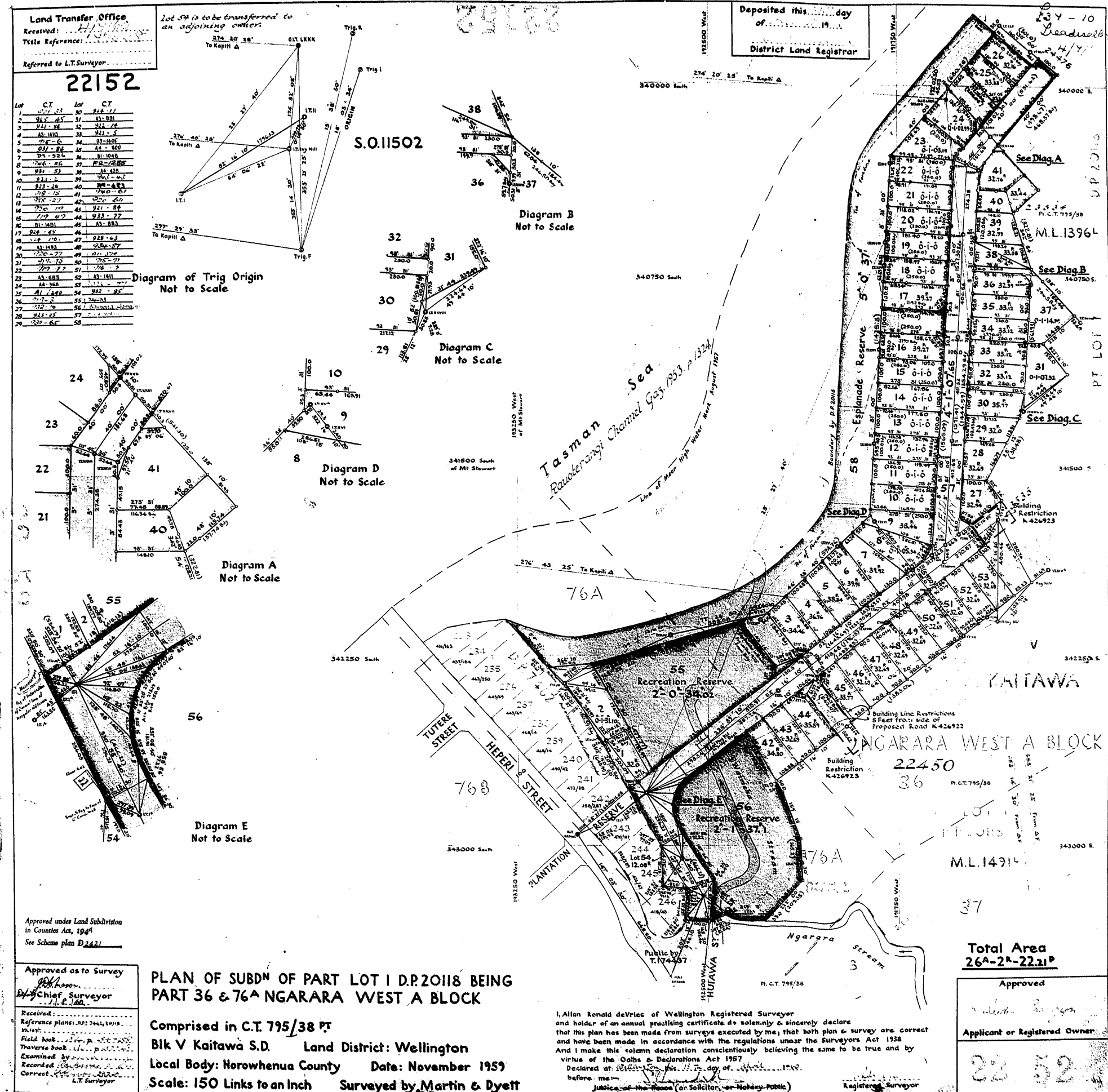
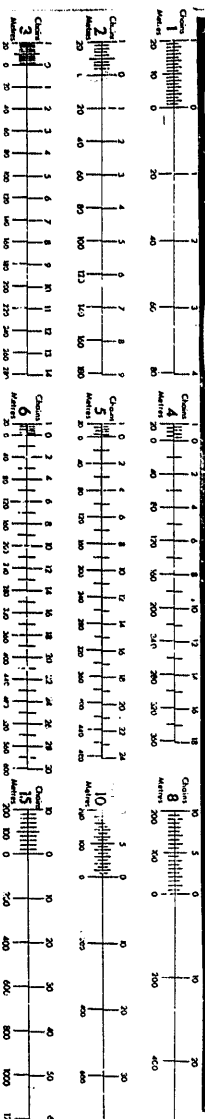
Comprised in C.T. 795/38 PT
Blk V Kaitawa S.D. Land District: Wellington
Local Body: Horowhenua County Date: November 1959
Scale: 150 Links to an Inch Surveyed by Martin & Dyett

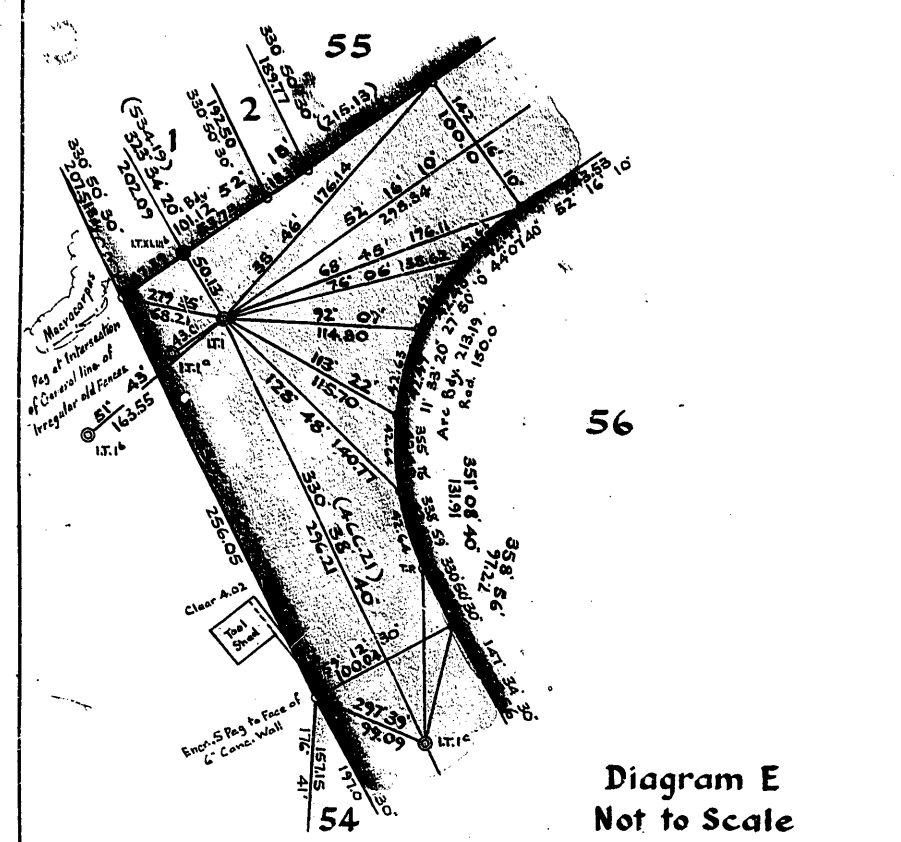
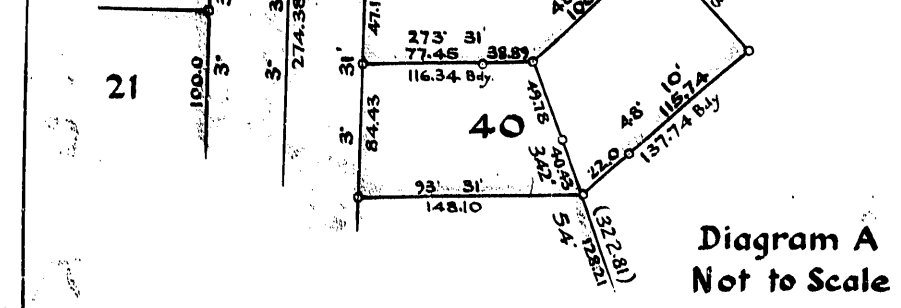
I, Allan Ronald deVries of Wellington Registered Surveyor
and holder of an annual practicing certificate do solemnly & sincerely declare
that this plan has been made from surveys executed by me; that both plan & survey are correct
and have been made in accordance with the regulations under the Surveyors Act 1938
And I make this solemn declaration conscientiously believing the same to be true and by
virtue of the Oaths & Declarations Act 1967
Declared at Wellington this 11th day of November 1959
before me
Justice of the Peace (or Solicitor or Notary Public) Registered Surveyor

Total Area
26A-2A-22.21P

Approved
Applicant or Registered Owner
22 52

Deposited this 11th day
of November 1959
District Land Registrar





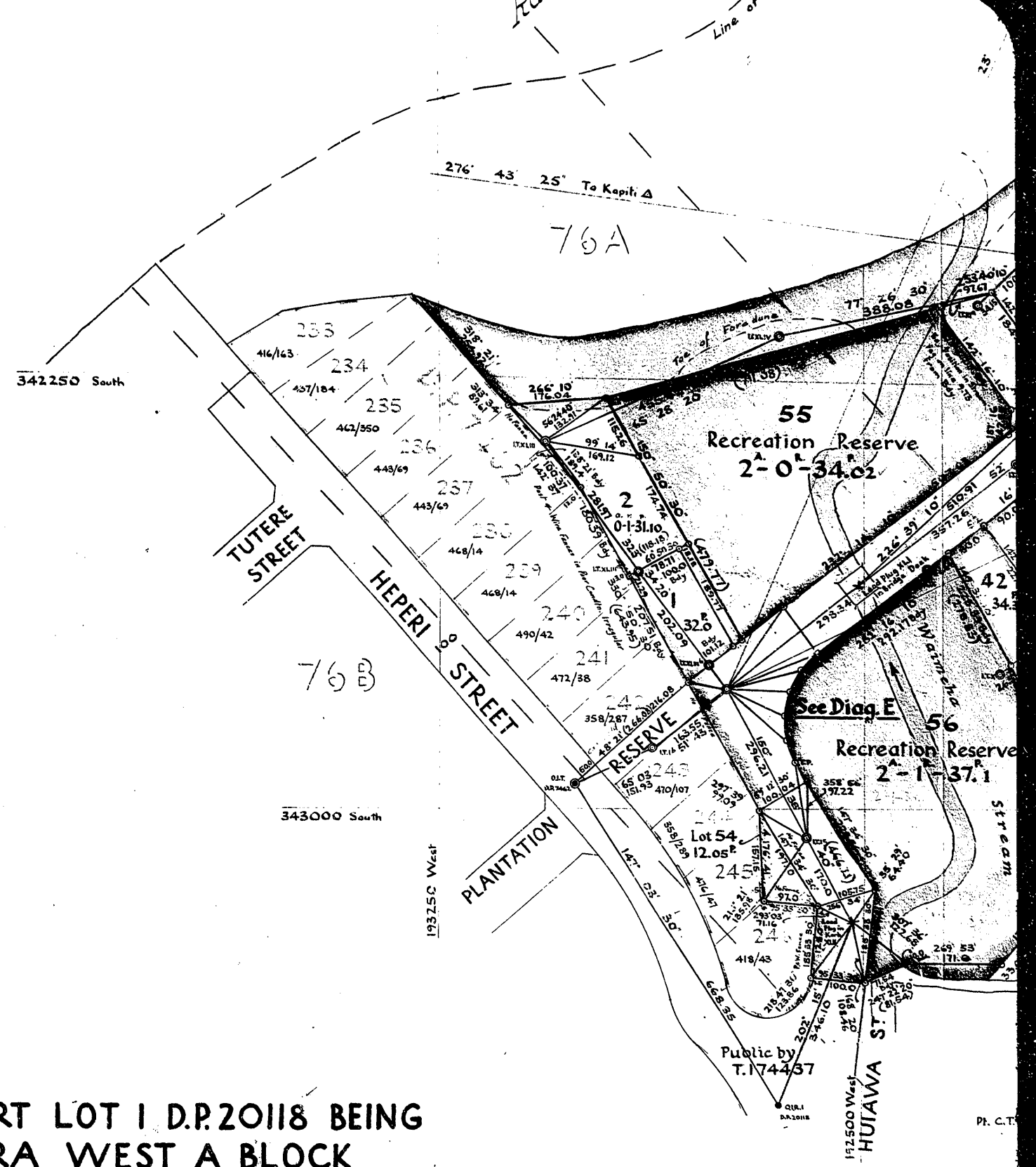
PLAN OF SUBDN OF PART LOT 1 D.P. 20118 BEING
PART 36 & 76^A NGARARA WEST A BLOCK

Comprised in C.T. 795/38 PT

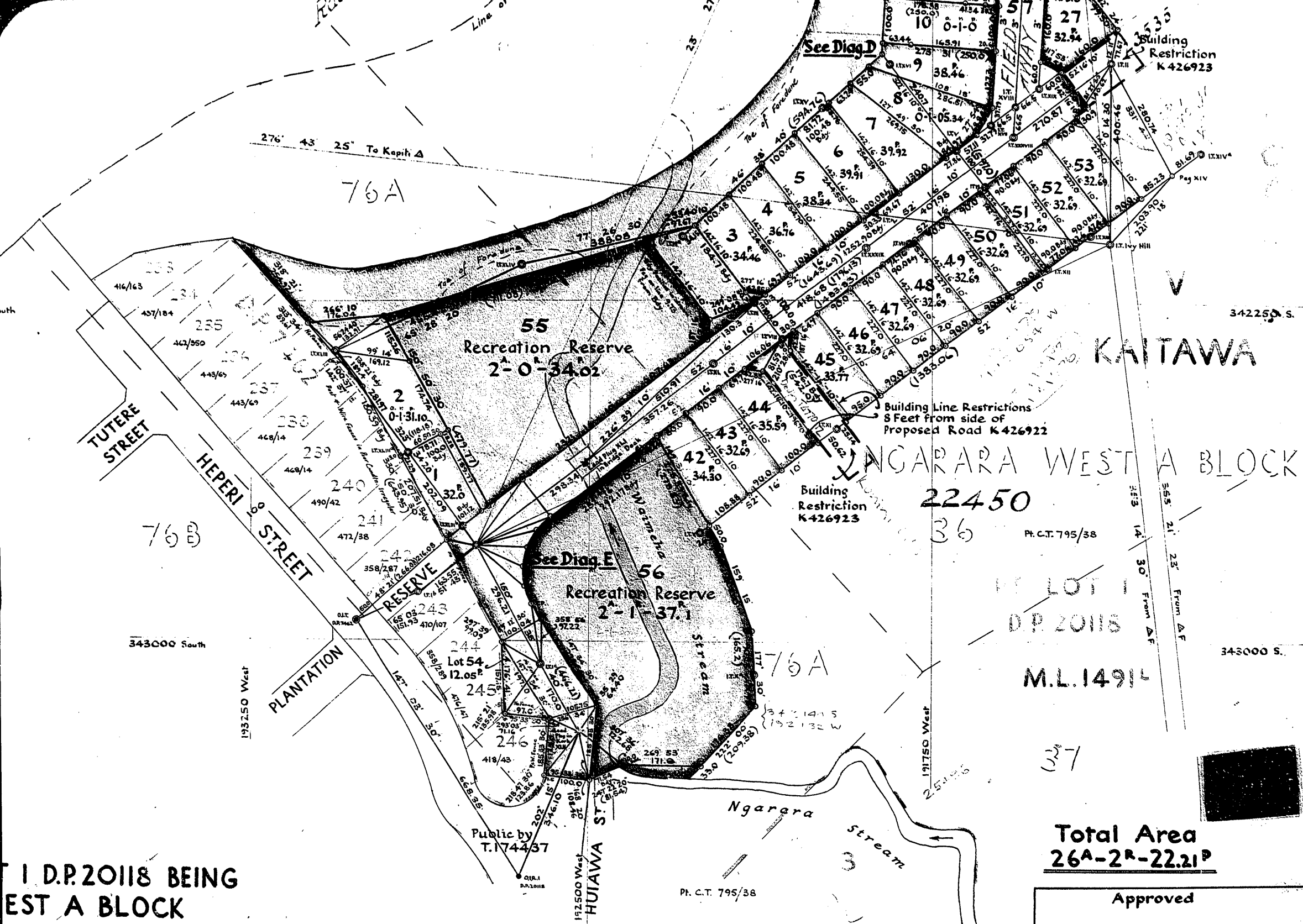
Blk V Kaitawa S.D. Land District: Wellington

Local Body: Horowhenua County Date: November 1959

Scale: 150 Links to an Inch Surveyed by Martin & Dyett



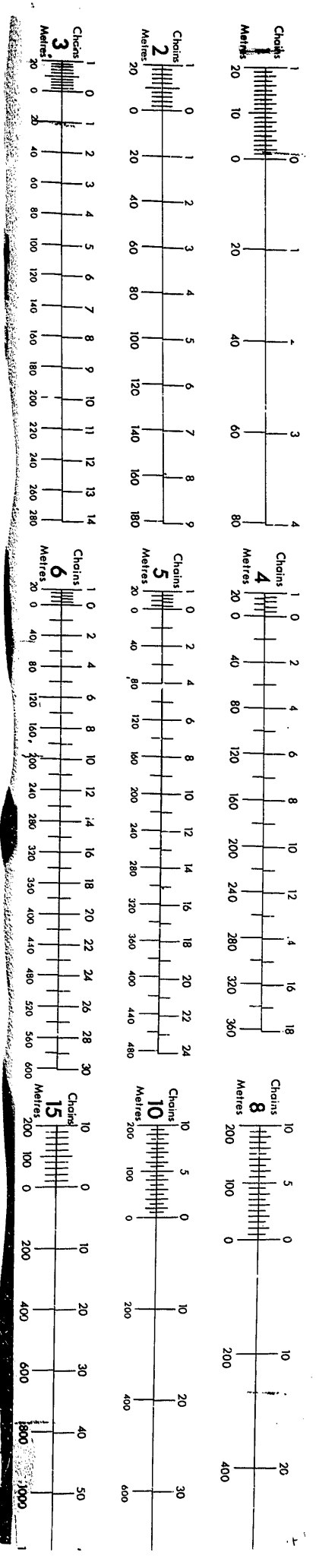
I, Allan Ronald deVries of Wellington Registered Surveyor and holder of an annual practising certificate do solemnly declare that this plan has been made from surveys executed by me; and have been made in accordance with the regulations. And I make this solemn declaration conscientiously believing the truth of the contents of the same and the validity of the Oaths & Declarations Act 1957.
Declared at Wellington this 13th day of April 1961
before me:—
Justice of the Peace (or Solicitor, or Notary Public)



I D.P. 20118 BEING
EST A BLOCK

Surveyed by: Wellington
Date: November 1959
Surveyed by: Martin & Dyett

I, Allan Ronald deVries of Wellington Registered Surveyor and holder of an annual practising certificate do solemnly & sincerely declare that this plan has been made from surveys executed by me; that both plan & survey are correct and have been made in accordance with the regulations under the Surveyors Act 1938 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths & Declarations Act 1957
Declared at Wellington this 13th day of April 1960
before me: [Signature]
Justice of the Peace (or Solicitor, or Notary Public)



Deposited this _____ day
of _____ 19____
District Land Registrar

Trig. I

0.11502

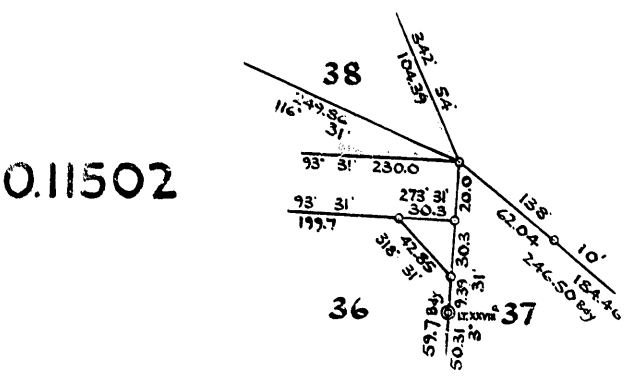


Diagram B
Not to Scale

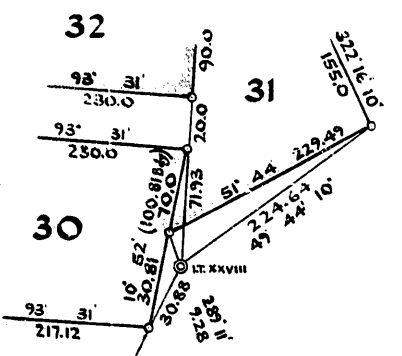


Diagram C
Not to Scale

D
ale

Tasman
Raoterangi Channel

Sea
923.1953 P. 1324
Line of Mean High Water Mark August 1957

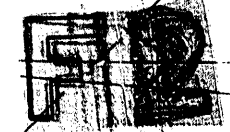
193250 West
of Mt Stewart

341500 South
of Mt Stewart

340000 South
274° 20' 25" To Kapiti Δ

192500 West

192500 West



Boundary by D.P. 2018

Esplanade Reserve
58

See Diag. D

See Diag. A

See Diag. B

See Diag. C

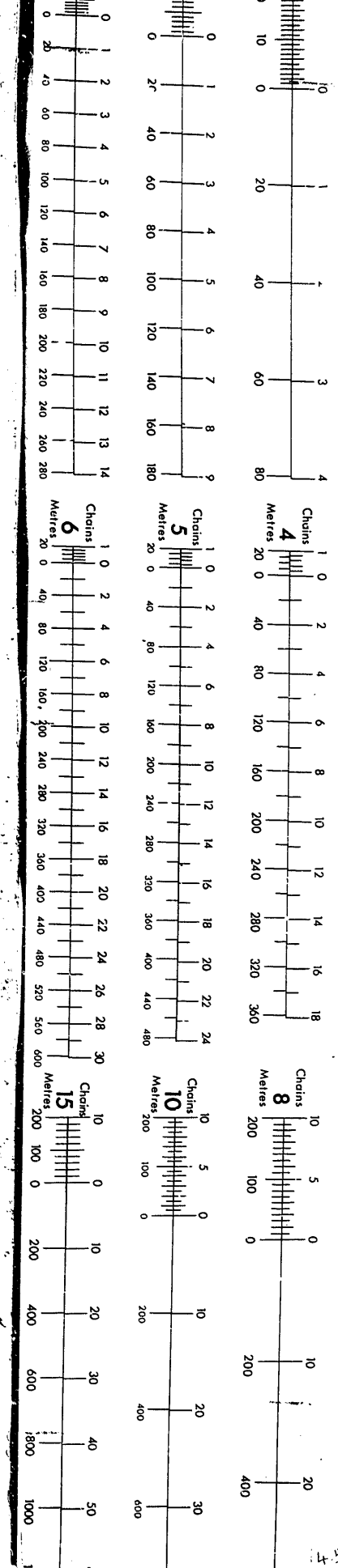
Building
Restriction
K 426923

134-10
Leadwell
24476

P.C.T. 795/38

M.L. 13964

341500 S.



Operative District Plan 2021 - Zones and Precincts

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



Key to map symbols

-  Coastal Qualifying Matter Precinct
-  General Residential Zone
-  Natural Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: November 3, 2025

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

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



Key to map symbols

-  Local Community Connectors
-  Coastal Environment

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: November 3, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



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

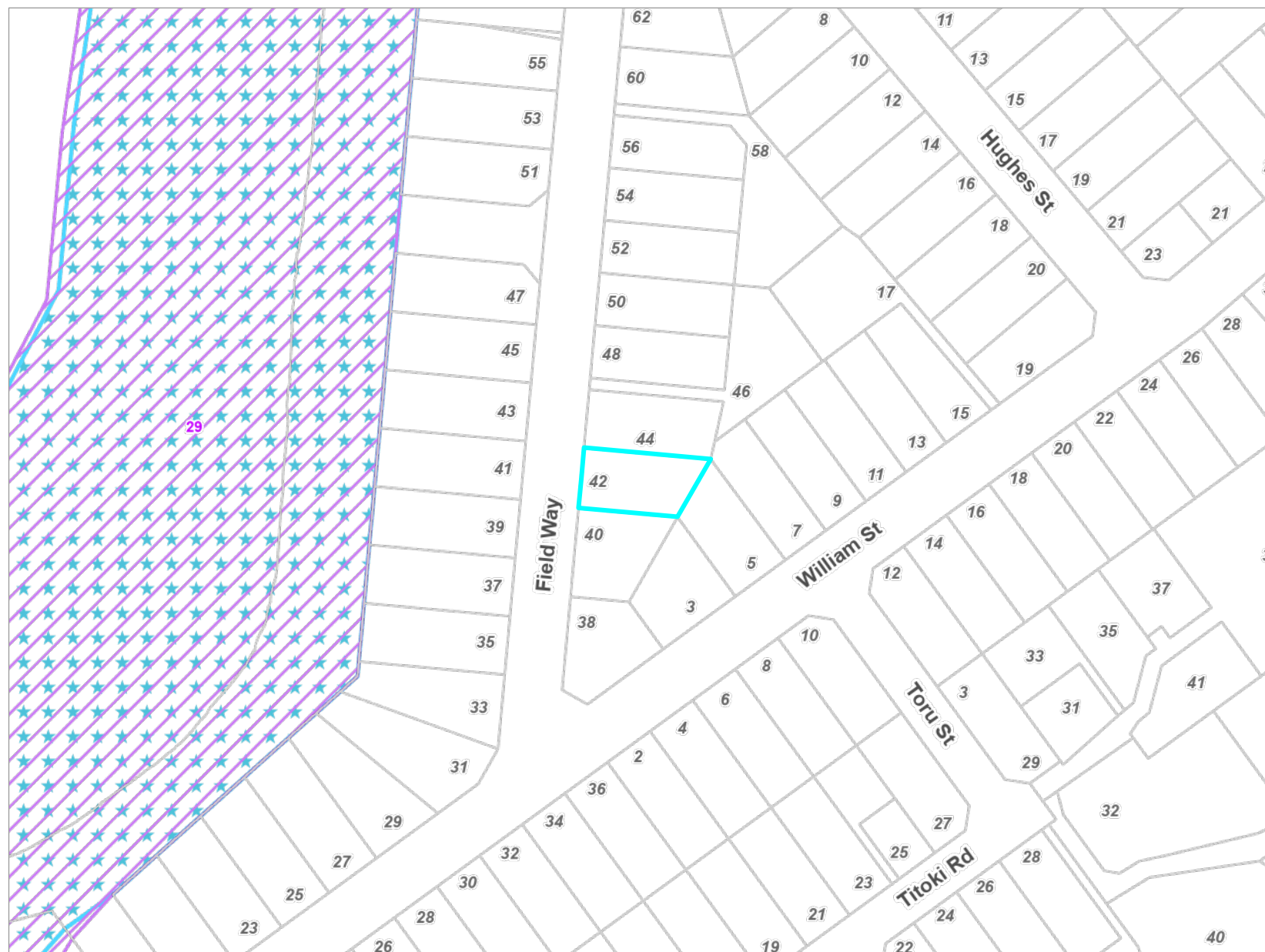
Scale @ A4 - 1:2,000

Date Printed: November 3, 2025

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Operative District Plan 2021 - Natural Features

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



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.



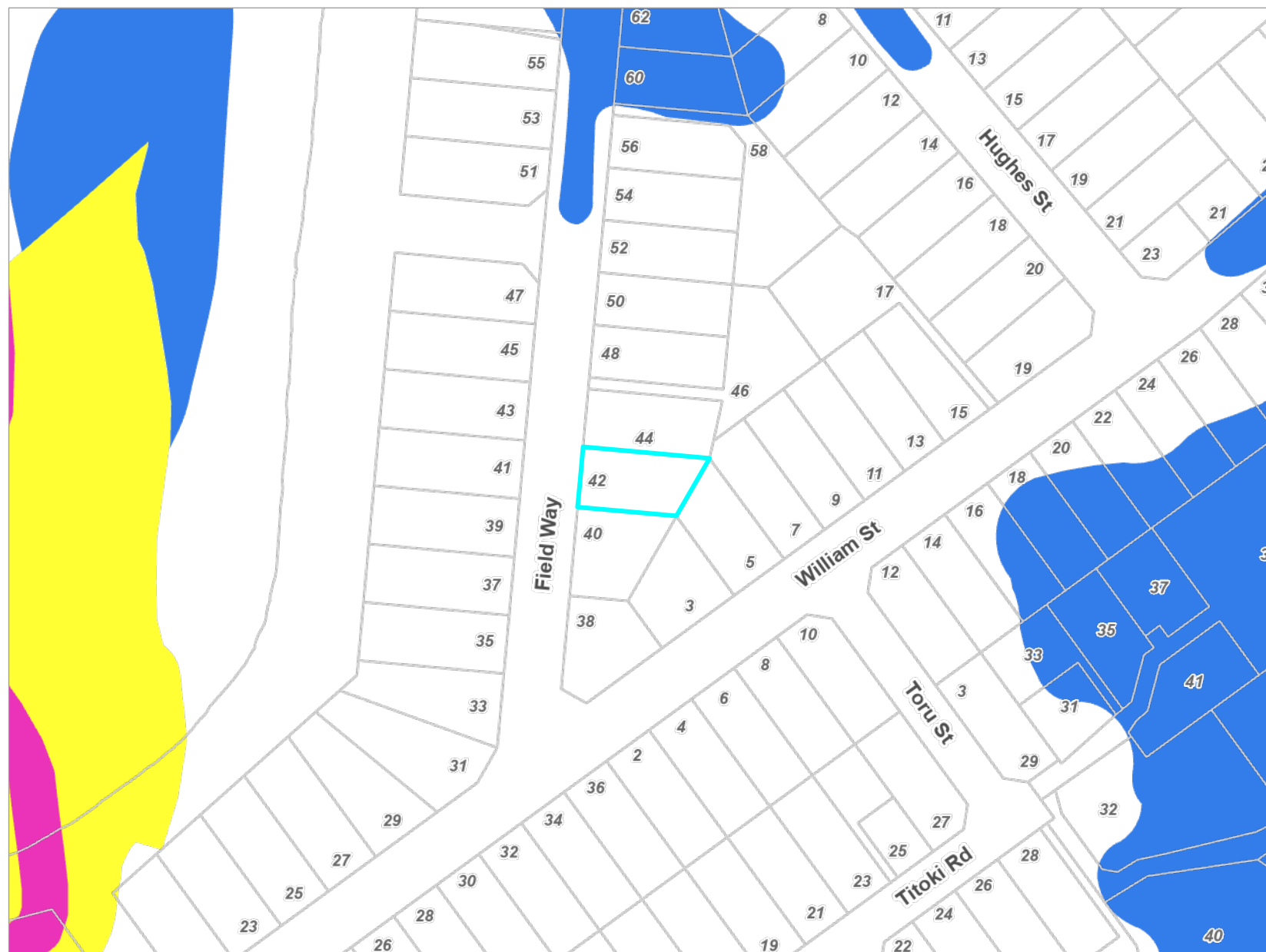
0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: November 3, 2025

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Operative District Plan 2021 - Natural Hazards

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Ponding Area

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



0 40 80 Metres

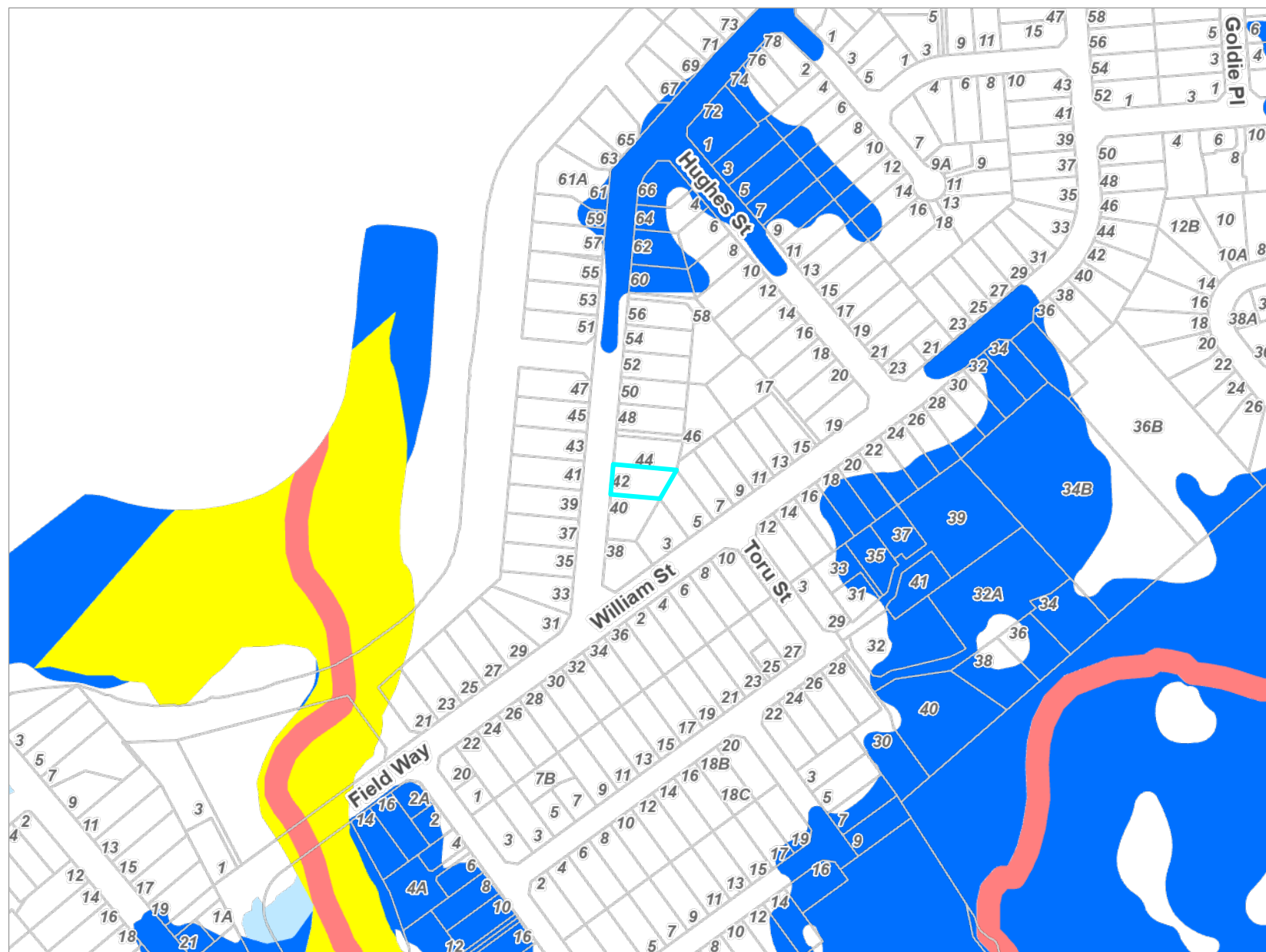
Scale @ A4 - 1:2,000

Date Printed: November 3, 2025

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Latest Flood Hazards

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding
- Residual 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

Date Printed: November 3, 2025

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Resource Consents Map

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



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

Date Printed: November 3, 2025

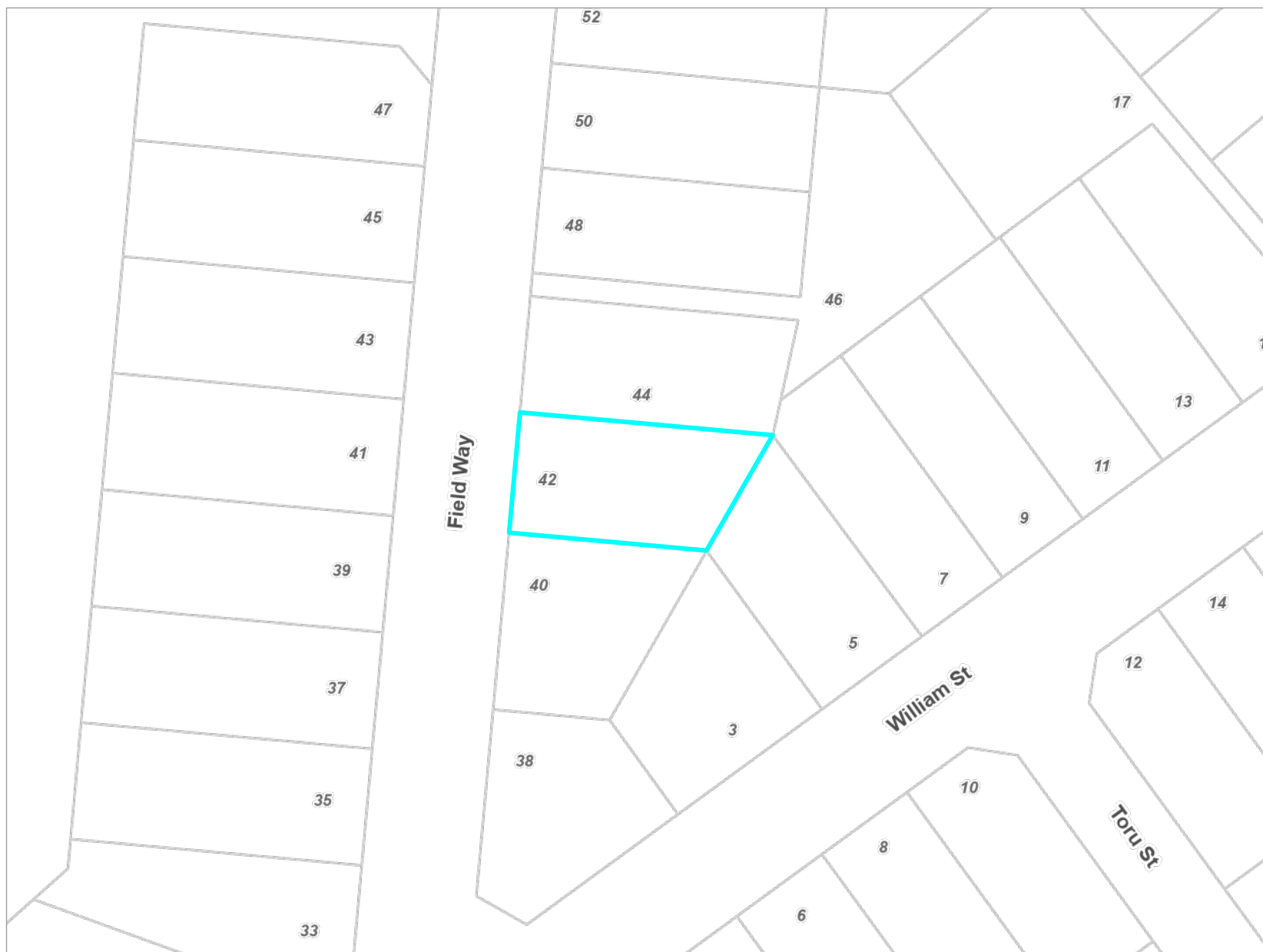
Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

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
000392	42 Field Way, Waikanae Beach	1491029400	LOT 29 DP 22152	LD	PROPOSED GARAGE ENCR OACHING FRONT YARD SETBACK	N	N	Decision Issued	11/1/2001	14/12/2000
090183	7 William Street, Waikanae	1491026700A	FLAT 1 DP 67348 1/2 INT 809 M2 BEING	SN	Amend cross lease development at 7 William St, Waikanae.	N	N	s.224 Issued	30/10/2009	7/10/2009
250117	39 Field Way, Waikanae Beach	1491037100	LOT 12 DP 22152	LDR	Earthworks for the construction of a dwelling following	N	N	Decision Issued	8/10/2025	18/7/2025
240191	43 Field Way, Waikanae Beach	1491037300	LOT 14 DP 22152	LDR	Undertake earthworks that do not comply with the permitted	N	N	Decision Issued	4/7/2025	11/11/2024
940073	46 Field Way, Waikanae Beach	1491029200	LOT 31 DP 22152	LC	TO CONSTRUCT A RETAINING WALL ON THE ABOVE PROPERTY AND	N	N	Decision Issued	22/4/1994	21/4/1994
990470	47 Field Way, Waikanae Beach	1491037500	LOT 16 DP 22152 CT B1/1491	LD	ADDITIONS TO EXISTING DWELLING ENCROACHING 3M SIDE YARD AND	N	N	Decision Issued	6/12/1999	22/11/1999
CE190006	35 Field Way, Waikanae Beach	1491036900	LOT 10 DP 22152 CT 923/2	PB	Stage 1 additions and alterations 35 Field way, Waikanae	N	N	Deemed Permitted Boundary Activity Notice Issued	10/4/2019	28/3/2019

Health and Alcohol Licenses

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



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

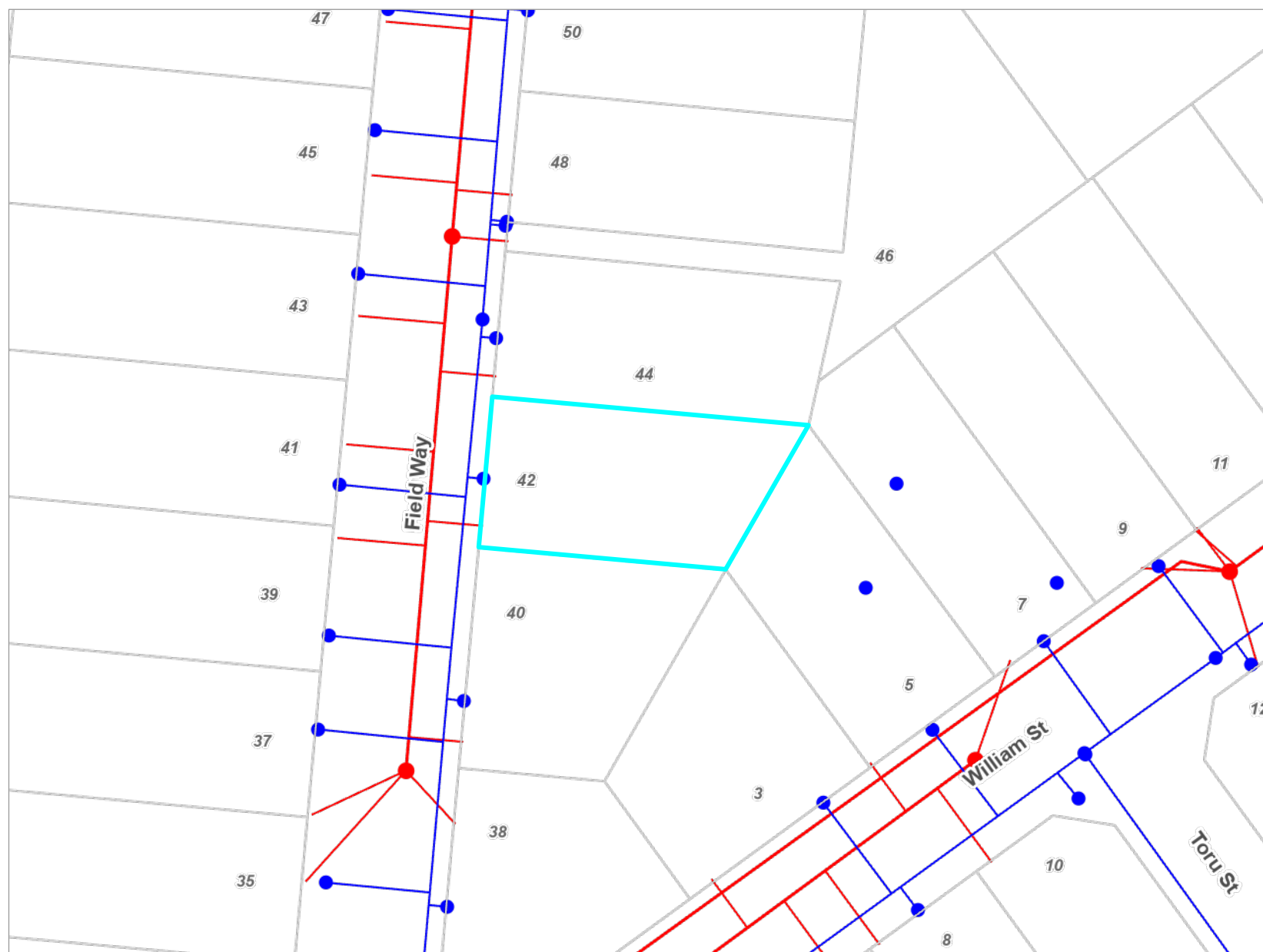
Scale @ A4 - 1:1,000

Date Printed: November 3, 2025

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Services Network

42 Field Way, Waikanae Beach (LOT 29 DP 22152)



Key to map symbols

- WS Node
- WS Pipe
- WW Point
- WW Pipe
- WW Lateral

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

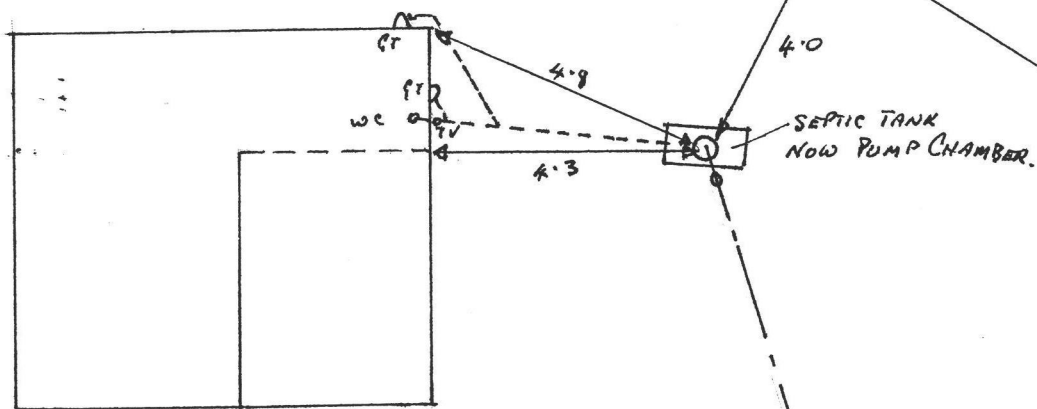


0 10 20 Metres

Scale @ A4 - 1:800

Date Printed: November 3, 2025

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42 FIELDWAY.
 LOT. 29 D.P. 22152.
 D/L M. JONES
 10.12.91 AH.

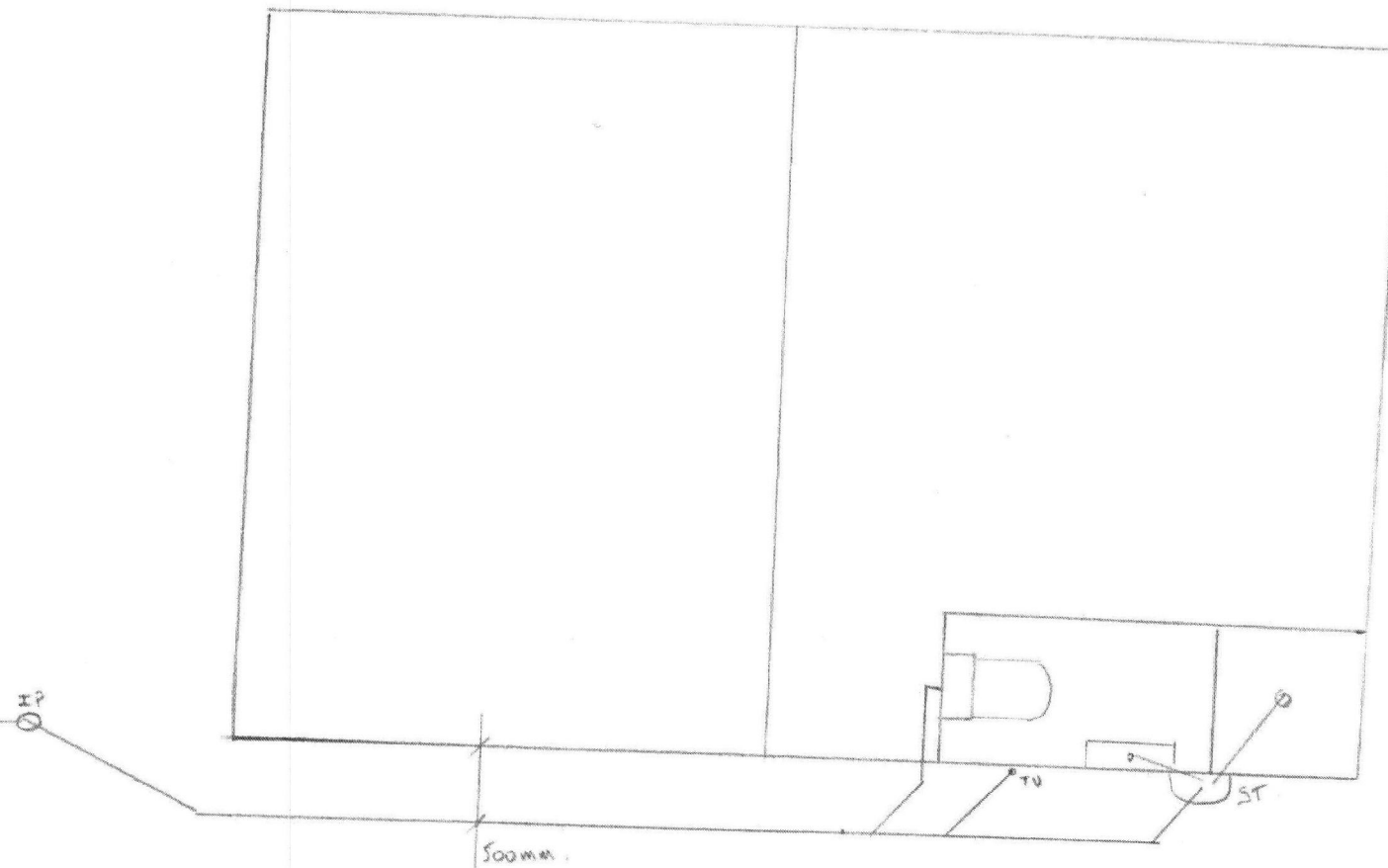
50mm P.V.C.
 PUMPED LINE

1.0 FEET.

2.6

300

Existing
sewer
connection.



Boundary line.

AS Laid Drainage,
42 FIELD WAY

11th January 2001

Jane Lucille Patterson
Apartment 4
20 Alpha Street
WELLINGTON

Dear Ms Patterson

**RM000392: LAND USE CONSENT TO CONSTRUCT A GARAGE, AT 42
FIELDWAY, WAIKANAЕ**

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

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

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

The deposit for an objection is \$370 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

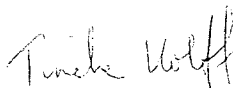
Please note also that this consent will expire unless you give effect to the consent within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Thank you for dealing with the Kapiti Coast District Council.

If you have any concerns or enquiries about the conditions please do not hesitate to contact the writer on ext 814.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tineke Kolff', with a stylized flourish at the end.

Tineke Kolff
RESOURCE CONSENTS PLANNER



RESOURCE CONSENT NUMBER: RM000392

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Land use Resource Consent to:

JANE LUCILLE PATTERSON, APARTMENT 4, 20 ALPHA STREET, WELLINGTON

to construct a garage which will encroach the front yard by up to 2.5 metres, at 42 Field Way, Waikanae, as shown on the plans and as described within other information which accompanied the resource consent application RM 000392 subject to the following conditions:

1. The garage design, location and appearance shall be in accordance with the plans and other information submitted with resource consent application RM000392.
2. The macrocarpas along the front boundary are to be replaced by plants that are capable of eventually meeting a height of at least 3 metres that will provide screening to the proposed garage/studio.

REASONS FOR DECISION:

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this non-notified discretionary activity consent decision are as set out in the assessment above and can be summarised as follows:

1. The effects of the encroachment on the residential amenity of the neighbourhood are considered to be minimal, and hence acceptable in terms of the provisions in the District Plan.
2. The parties who may be adversely affected by the encroachment have given their approval to the proposal.
3. Granting of the consent will not contravene the Act's focus of sustainable management of natural and physical resources.

ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

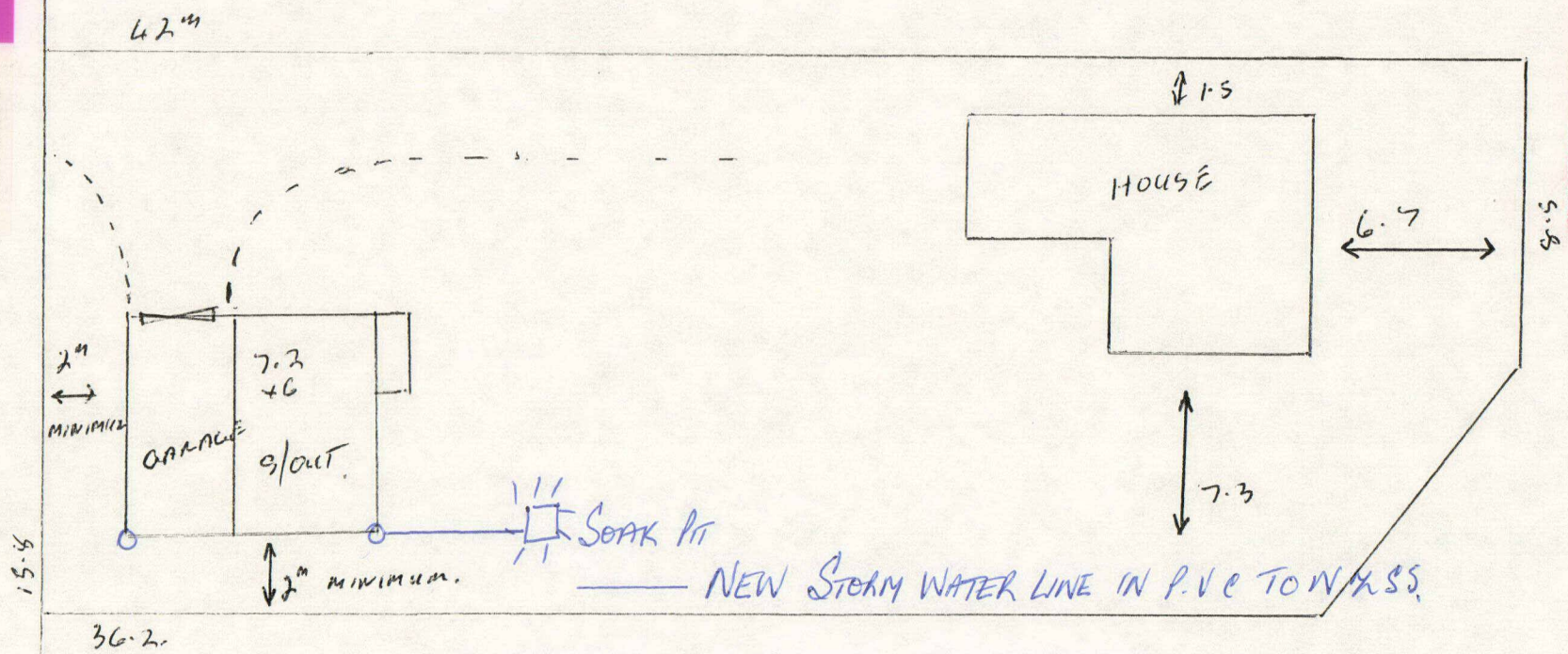
ISSUED: 11th January 2001

Tineke Kolff
RESOURCE CONSENTS PLANNER

Final Plans

RM 000392
FINAL APPROVED PLANS
11/1/01

FIELDWAY



NAME
CHADWICK
SHERRING

A - N - M

ADDRESS
44 Fieldway
40 Fieldway
60 Fieldway

SIGNATURE
M. Chadwick
M.R.G.

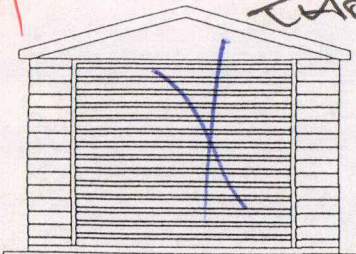
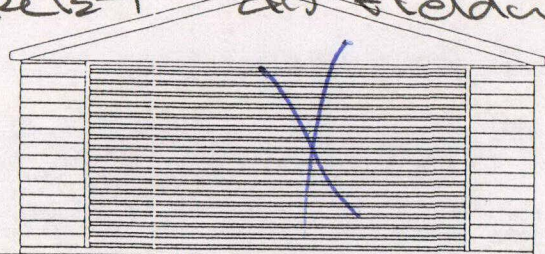
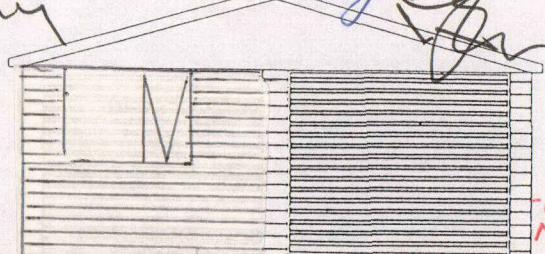
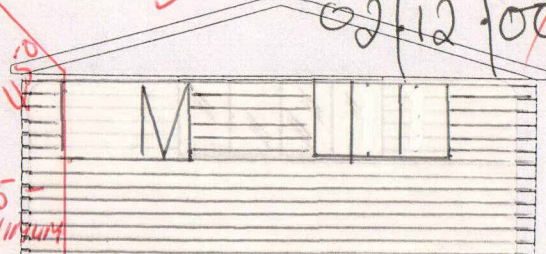
DATE
10 10 00
20 11 00

02/12/00

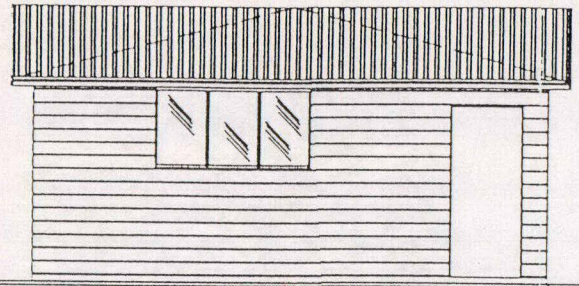
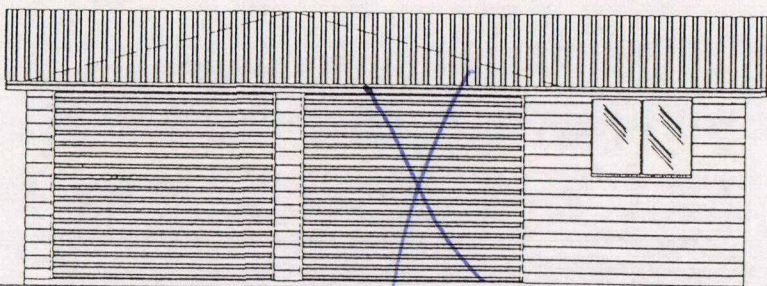
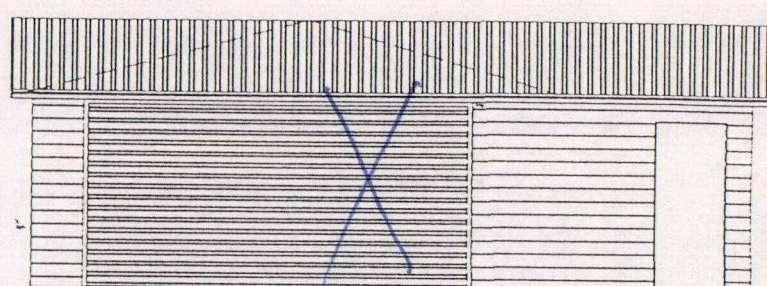
NORTH

Versatile Buildings Ltd	Proposal: 6 x 4.2 x 2.4 GARAGE/SLEEPOUT	Scale: 1:200	Lot:
P.O Box 54-060	Name: JANE PATTERSON		DP:
MANA	Address: 42 FIELDWAY	Drawn: R.J.S.	Area:
Ph 04 233 9528 Fax 04 233 9827	Location: WAIKANA BEACH	Date: 4.10.2000	Sheet:

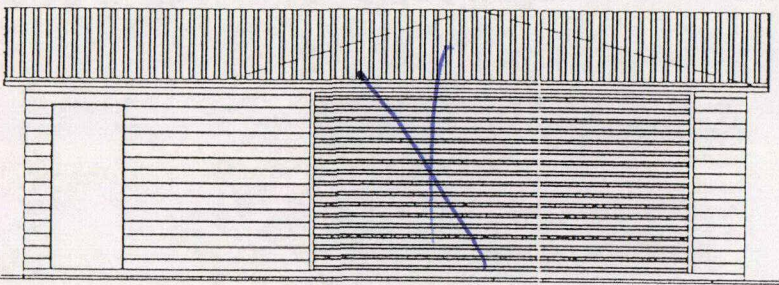
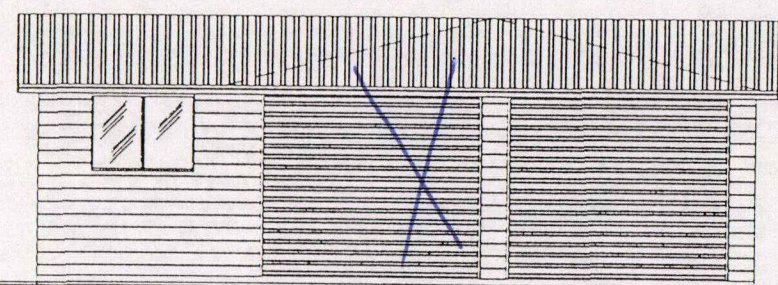
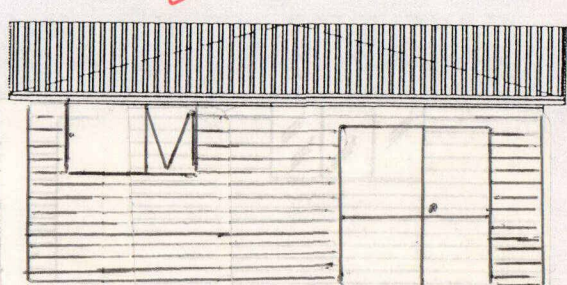
NAME	ADDRESS	SIGNATURE	DATE
CHADWICK, - SHERRING	44 Feildway 40 Field way	N.A. Chadwick MPEJ	10 10 00 20 11 00 02/12/00

FRONT & REAR ELEVATIONS 1:100

SIDE ELEVATIONS 1:100

SIDE ELEVATIONS 1:100

RM 000392
FINAL APPROVED PLANS
11/1/01