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22 December 2025

Gee Jay Trust - G & J Martin

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 60 Campbell Avenue, Paraparaumu.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property, please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

60 Campbell Avenue, Paraparaumu

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

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

Application details

Applicant	Gee Jay Trust - G & J Martin
LIM number	L251336
Application date	15/12/25
Issue date	22/12/2025

Property details

Property address	60 Campbell Avenue, Paraparaumu
Legal description	LOT 153 DP 70896 CT 39A/76
Area (hectares)	0.0624

Valuation information

Valuation number	1526580300
Capital value	\$660,000
Land value	\$325,000
Improvements value	\$335,000

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 \$4,935.46
This includes Greater Wellington Regional Council rates

Next instalment date 09/03/26

Arrears for previous years \$0.00

Water rates \$554.05 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

11/05/07	BUILDING CONSENT 070508: Install Metro Eco Pioneer Ped Woodfire : Code Compliance Certificate issued 07/06/07
30/10/98	BUILDING CONSENT 981164: ALTERATIONS TO DWELLING : Code Compliance Certificate issued 07/09/99
11/12/95	BUILDING CONSENT 951162: NEW GARAGE : Code Compliance Certificate issued 19/02/96
11/11/92	Building Permit 349 NEW DWELLING 90-21 SQM

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 1991.

Copies of the Deposited Plan (DP 70896) 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 number RM950382 (To erect a detached garage on a side boundary at 60 Campbell Avenue, Paraparaumu) was granted in 1995 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 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/search-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 road carriageway (Campbell Avenue) 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 road carriageway (Campbell Avenue) is 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 road carriageway (Campbell Avenue) 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 discharges to the kerb and channel. There is no record of any Council services running through the property.

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

8. Drinking water supply

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

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

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

9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

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

Cultural and Archaeological

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

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

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

Development Impact Fees

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

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

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

Glossary of Terms and Maps attached

Aerial Photograph

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

Deposited Plan

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

Building Information (if requested)

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

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

District Plan

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

Latest Flood Hazards

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

Aerial Photography

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: December 15, 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 **WN39A/176**

Land Registration District **Wellington**

Date Issued 05 February 1991

Prior References

WN32A/408

Estate Fee Simple
Area 624 square metres more or less
Legal Description Lot 153 Deposited Plan 70896
Original Registered Owners
Zoe Christina Butterfield

Interests

B524357.2 Mortgage to Westpac Banking Corporation - 20.6.1996 at 1.59 pm
B668353.1 Variation of Mortgage B524357.2 - 29.5.1998 at 11.38 am
B800640.1 Variation of Mortgage B524357.2 - 6.9.2000 at 9.00 am
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B524357.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am
8085602.1 Variation of Mortgage B524357.2 - 26.2.2009 at 9:00 am
10359531.1 Discharge of Mortgage B524357.2 - 1.4.2016 at 3:57 pm
10359531.2 Transfer to Gary Terence Martin, Joan Kathleen Martin and NKS Trustees Limited - 1.4.2016 at 3:57 pm
10359531.3 Mortgage to Bank of New Zealand - 1.4.2016 at 3:57 pm

References

Prior C/T 32A/408

Land and Deeds 69

Transfer No.

N/C. Order No. B.142683.2



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of February one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that J L ANDREWS LIMITED at Paraparaumu

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 624 square metres more or less situate in the District of Kapiti Coast being Lot 153 on Deposited Plan 70896



B.280307.1 Transfer to Zoe Christina Butterfield of Wellington, Court Reporter - 8.3.1993 at 10.39 a.m.

B524357.1
UNDERWRITTEN
B.280307.2 Mortgage to Citibank N.A. - 8.3.1993 at 10.39 a.m.

A.L.R.

A.L.R.

B.524357.2 Mortgage to Westpac Banking Corporation - 20.6.1996 at 1.59 p.m.

A.L.R.

B668353.1 Variation of Mortgage

B524357.2

29.5.1998 at 11.38

for DLR

B800640.1 Variation of Mortgage

B524357.2

6.9.2000 at 9.00.

for RGL

Measurements are Metric

No. 39A/176

No. 39A/176

43
D.P. 65305
PT LOT 49
D.P. 65306

PT NGARARA WEST B5B ML 5241

PT NGARARA WEST B5B ML 5241

PT NGARARA WEST B5B ML 5241

PT NGARARA WEST B5A ML 5241

SEWAGE DRAINAGE EASEMENT

TO ROAD

CAMPBELL AVENUE

CAMPBELL AVENUE Public Road 35' Over 18m Wide

143
D.P. 68575

LAND DISTRICT Wellington
SURVEY BLK. & DIST. III, Kapiti
NZMS 261 SH1 R26 RECORD MAP No 672

LOTS 1, 144-159, 161, 163-165 & 173-175 BEING
SUBN OF PT NGARARA WEST B5B, M.L. 5241

TERRITORIAL AUTHORITY Kapiti Coast District
Surveyed by Curtis & McKenzie Martin Ltd.
Scale 1:500 Date August 1990

APPROVED TO A RESOLUTION OF THE
KAPITI COAST DISTRICT COUNCIL PASSED ON
THE 30th DAY OF AUGUST 1990 APPROVING
PURSUANT TO SECTION 305 OF THE LOCAL
GOVERNMENT ACT 1974 THIS SURVEY
PLAN CONDITIONAL UPON THE GRANTING OR
RESERVING OF THE EASEMENTS SHOWN IN
THE MEMORANDUM ENDORSED HEREON
AND CERTIFYING THAT THE PLAN IS IN
ACCORDANCE WITH THE REQUIREMENTS
AND PROVISIONS OF THE OPERATIVE
DISTRICT SCHEME OF THE COMMON SEAL OF
THE KAPITI COAST DISTRICT COUNCIL
WAS AFFIXED HERETO IN THE PRESENCE
OF

[Signature]
MAYOR

[Signature]
GENERAL MANAGER

THE KAPITI COAST DISTRICT COUNCIL

MEMORANDUM OF EASEMENTS

Shown	Purpose	Serv Ten	Grantee
A	Stormwater	Lot 143	Kapiti Coast District Council
B	Drainage	Lot 145	Kapiti Coast District Council
C	Drainage	Lot 145	Kapiti Coast District Council
D	Drainage	Lot 145	Kapiti Coast District Council

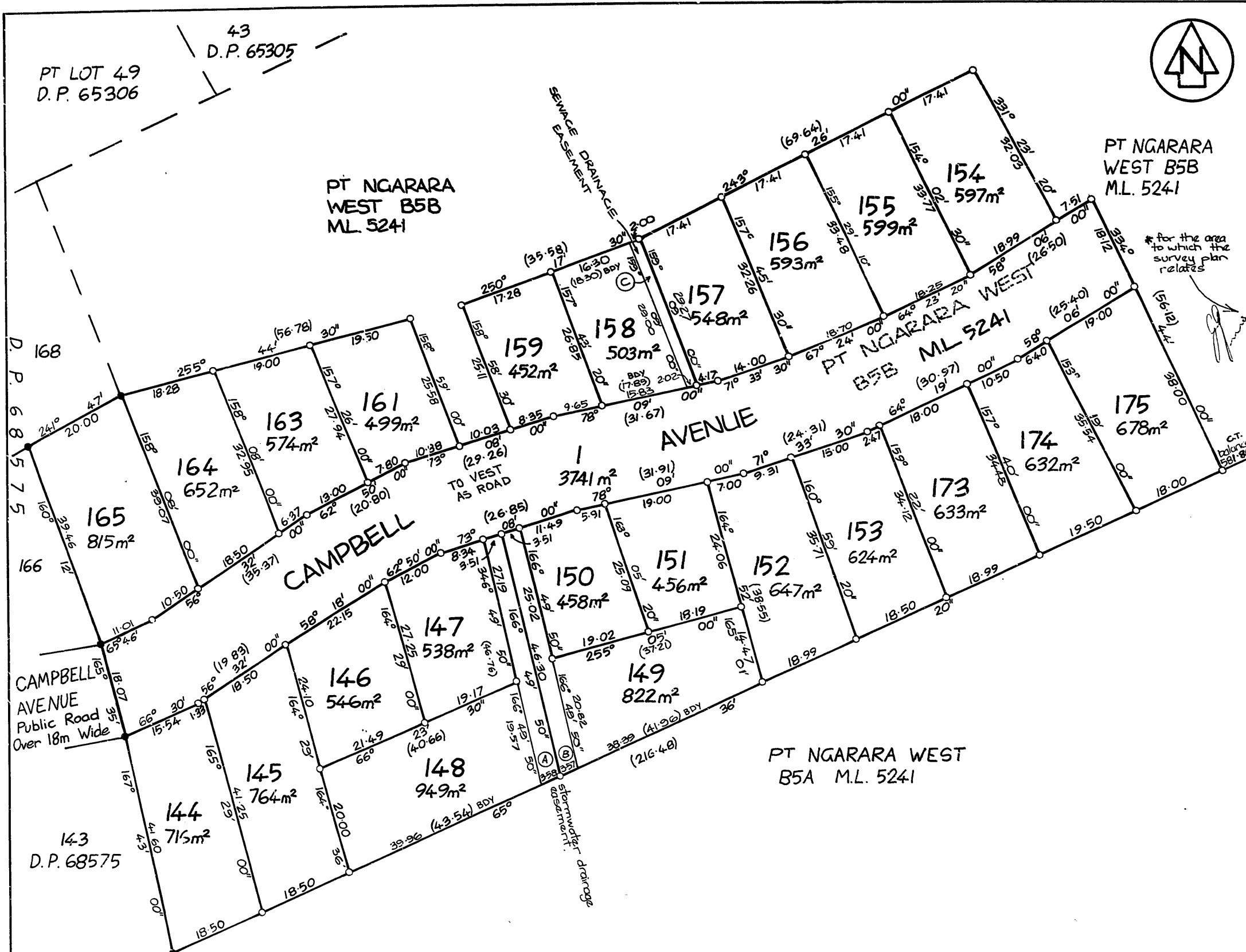
Total Area 1,803.7m²

Comprised in PT CT 32A/408.

I, William, March, Esq., of Wellington, a duly qualified and licensed Surveyor, do hereby certify that this plan has been made from a survey conducted in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at Wellington this 10th day of September 1990.

Field Book 5947 & 225-226/227-228/229-230/231-232/233-234/235-236/237-238/239-240/241-242/243-244/245-246/247-248/249-250/251-252/253-254/255-256/257-258/259-260/261-262/263-264/265-266/267-268/269-270/271-272/273-274/275-276/277-278/279-280/281-282/283-284/285-286/287-288/289-290/291-292/293-294/295-296/297-298/299-300/301-302/303-304/305-306/307-308/309-310/311-312/313-314/315-316/317-318/319-320/321-322/323-324/325-326/327-328/329-330/331-332/333-334/335-336/337-338/339-340/341-342/343-344/345-346/347-348/349-350/351-352/353-354/355-356/357-358/359-360/361-362/363-364/365-366/367-368/369-370/371-372/373-374/375-376/377-378/379-380/381-382/383-384/385-386/387-388/389-390/391-392/393-394/395-396/397-398/399-400/401-402/403-404/405-406/407-408/409-410/411-412/413-414/415-416/417-418/419-420/421-422/423-424/425-426/427-428/429-430/431-432/433-434/435-436/437-438/439-440/441-442/443-444/445-446/447-448/449-450/451-452/453-454/455-456/457-458/459-460/461-462/463-464/465-466/467-468/469-470/471-472/473-474/475-476/477-478/479-480/481-482/483-484/485-486/487-488/489-490/491-492/493-494/495-496/497-498/499-500/501-502/503-504/505-506/507-508/509-510/511-512/513-514/515-516/517-518/519-520/521-522/523-524/525-526/527-528/529-530/531-532/533-534/535-536/537-538/539-540/541-542/543-544/545-546/547-548/549-550/551-552/553-554/555-556/557-558/559-560/561-562/563-564/565-566/567-568/569-570/571-572/573-574/575-576/577-578/579-580/581-582/583-584/585-586/587-588/589-590/591-592/593-594/595-596/597-598/599-600/601-602/603-604/605-606/607-608/609-610/611-612/613-614/615-616/617-618/619-620/621-622/623-624/625-626/627-628/629-630/631-632/633-634/635-636/637-638/639-640/641-642/643-644/645-646/647-648/649-650/651-652/653-654/655-656/657-658/659-660/661-662/663-664/665-666/667-668/669-670/671-672/673-674/675-676/677-678/679-680/681-682/683-684/685-686/687-688/689-690/691-692/693-694/695-696/697-698/699-700/701-702/703-704/705-706/707-708/709-710/711-712/713-714/715-716/717-718/719-720/721-722/723-724/725-726/727-728/729-730/731-732/733-734/735-736/737-738/739-740/741-742/743-744/745-746/747-748/749-750/751-752/753-754/755-756/757-758/759-760/761-762/763-764/765-766/767-768/769-770/771-772/773-774/775-776/777-778/779-780/781-782/783-784/785-786/787-788/789-790/791-792/793-794/795-796/797-798/799-800/801-802/803-804/805-806/807-808/809-810/811-812/813-814/815-816/817-818/819-820/821-822/823-824/825-826/827-828/829-830/831-832/833-834/835-836/837-838/839-840/841-842/843-844/845-846/847-848/849-850/851-852/853-854/855-856/857-858/859-860/861-862/863-864/865-866/867-868/869-870/871-872/873-874/875-876/877-878/879-880/881-882/883-884/885-886/887-888/889-890/891-892/893-894/895-896/897-898/899-900/901-902/903-904/905-906/907-908/909-910/911-912/913-914/915-916/917-918/919-920/921-922/923-924/925-926/927-928/929-930/931-932/933-934/935-936/937-938/939-940/941-942/943-944/945-946/947-948/949-950/951-952/953-954/955-956/957-958/959-960/961-962/963-964/965-966/967-968/969-970/971-972/973-974/975-976/977-978/979-980/981-982/983-984/985-986/987-988/989-990/991-992/993-994/995-996/997-998/999-1000/1001-1002/1003-1004/1005-1006/1007-1008/1009-1010/1011-1012/1013-1014/1015-1016/1017-1018/1019-1020/1021-1022/1023-1024/1025-1026/1027-1028/1029-1030/1031-1032/1033-1034/1035-1036/1037-1038/1039-1040/1041-1042/1043-1044/1045-1046/1047-1048/1049-1050/1051-1052/1053-1054/1055-1056/1057-1058/1059-1060/1061-1062/1063-1064/1065-1066/1067-1068/1069-1070/1071-1072/1073-1074/1075-1076/1077-1078/1079-1080/1081-1082/1083-1084/1085-1086/1087-1088/1089-1090/1091-1092/1093-1094/1095-1096/1097-1098/1099-1100/1101-1102/1103-1104/1105-1106/1107-1108/1109-1110/1111-1112/1113-1114/1115-1116/1117-1118/1119-1120/1121-1122/1123-1124/1125-1126/1127-1128/1129-1130/1131-1132/1133-1134/1135-1136/1137-1138/1139-1140/1141-1142/1143-1144/1145-1146/1147-1148/1149-1150/1151-1152/1153-1154/1155-1156/1157-1158/1159-1160/1161-1162/1163-1164/1165-1166/1167-1168/1169-1170/1171-1172/1173-1174/1175-1176/1177-1178/1179-1180/1181-1182/1183-1184/1185-1186/1187-1188/1189-1190/1191-1192/1193-1194/1195-1196/1197-1198/1199-1200/1201-1202/1203-1204/1205-1206/1207-1208/1209-1210/1211-1212/1213-1214/1215-1216/1217-1218/1219-1220/1221-1222/1223-1224/1225-1226/1227-1228/1229-1230/1231-1232/1233-1234/1235-1236/1237-1238/1239-1240/1241-1242/1243-1244/1245-1246/1247-1248/1249-1250/1251-1252/1253-1254/1255-1256/1257-1258/1259-1260/1261-1262/1263-1264/1265-1266/1267-1268/1269-1270/1271-1272/1273-1274/1275-1276/1277-1278/1279-1280/1281-1282/1283-1284/1285-1286/1287-1288/1289-1290/1291-1292/1293-1294/1295-1296/1297-1298/1299-1300/1301-1302/1303-1304/1305-1306/1307-1308/1309-1310/1311-1312/1313-1314/1315-1316/1317-1318/1319-1320/1321-1322/1323-1324/1325-1326/1327-1328/1329-1330/1331-1332/1333-1334/1335-1336/1337-1338/1339-1340/1341-1342/1343-1344/1345-1346/1347-1348/1349-1350/1351-1352/1353-1354/1355-1356/1357-1358/1359-1360/1361-1362/1363-1364/1365-1366/1367-1368/1369-1370/1371-1372/1373-1374/1375-1376/1377-1378/1379-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Approvals

REGISTERED OWNERS

Pursuant to a resolution of the Kapiti Coast District Council passed on the 30th day of August 1990 approving pursuant to Section 305 of the local Government Act 1974 this survey plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme* the common seal of the Kapiti Coast District Council was affixed hereto in the presence of:-

THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL

MAYOR

GENERAL MANAGER

MEMORANDUM OF EASEMENTS

Shown	Purpose	Serv. ten.	Grantee
A	Stormwater	Lot 148	Kapiti Coast District Council
B	Drainage	Lot 149	
C	Sewage, drainage	Lot 158	

Total Area 1.8036 ha

Comprised in PT CT 32A/408

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

Dated at Paraparaumu this 10 day of October 1990 Signature W.M. Edgar

Field Book 5262 p. 225-234 Traverse Book 479 p. 249-251 Reference Plans DP 68273, DP 68301, 68306, SO 34514, M.L. 5241

Examined M. Lester Correct

Approved as to Survey 11/12/90

Deposited this 5th day of August 1991

Assistant District Land Registrar

File 8700 Received 11/10/90 Instructions

70896




LAND DISTRICT Wellington	LOTS 1, 144-159, 161, 163-165 & 173-175 BEING SUBN OF PT NGARARA WEST B5B, M.L. 5241	TERRITORIAL AUTHORITY Kapiti Coast District
SURVEY BLK. & DIST. III Kapiti		Surveyed by Cuttriss, McKenzie, Martin Ltd.
NZMS 261 SHT R26 RECORD MAP No 6.2		Scale 1:500 Date August 1990

Operative District Plan 2021 - Zones and Precincts

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: December 15, 2025

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

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



Operative District Plan 2021 - Designations & Miscellaneous Features

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



Key to map symbols

 Designation

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



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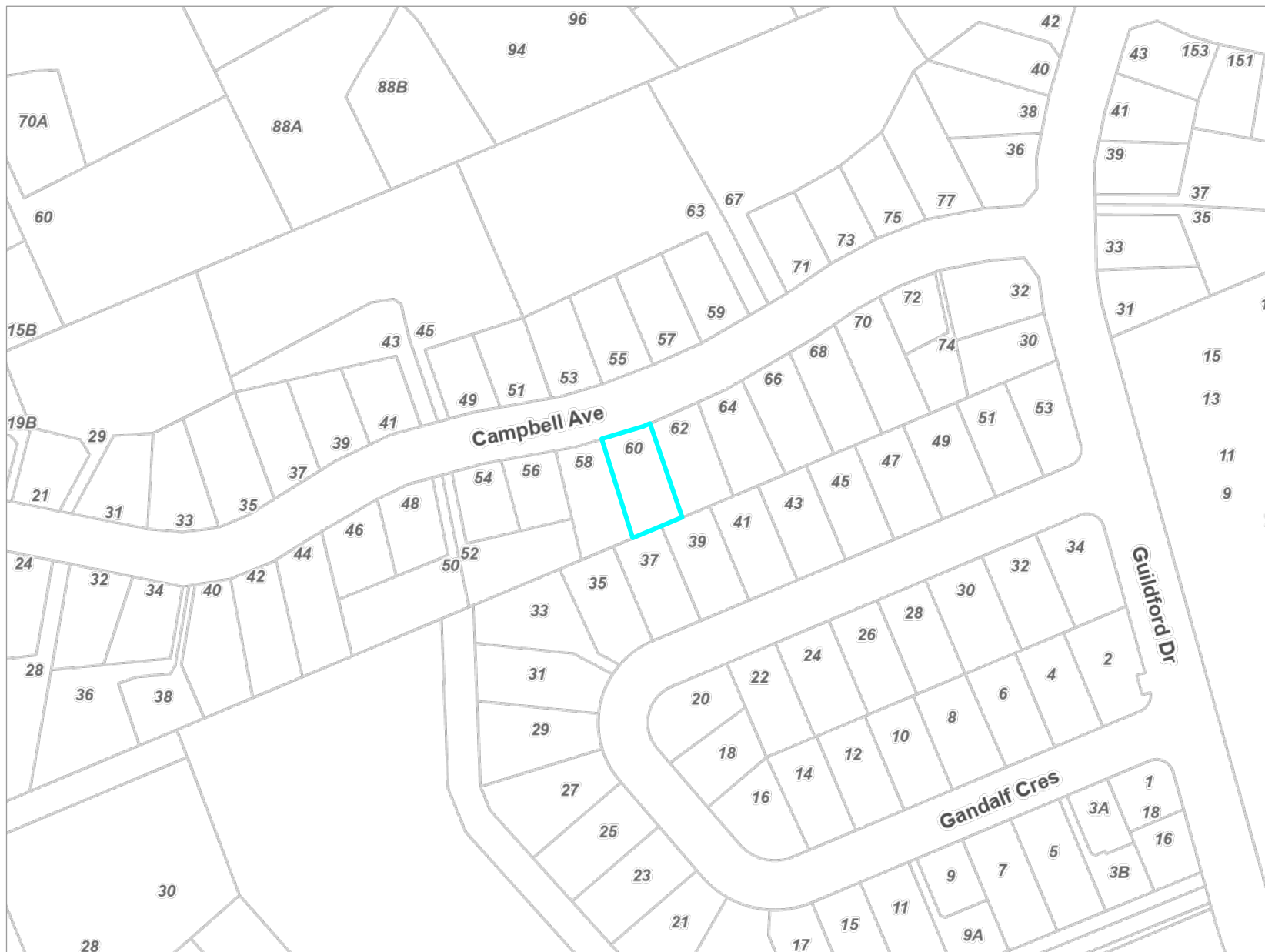
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Date Printed: December 15, 2025

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Operative District Plan 2021 - Natural Features

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



Key to map symbols

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Operative District Plan 2021 - Natural Hazards

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



Key to map symbols

- Stream Corridor
- Overflow Path
- Flood Storage Area
- Ponding Area

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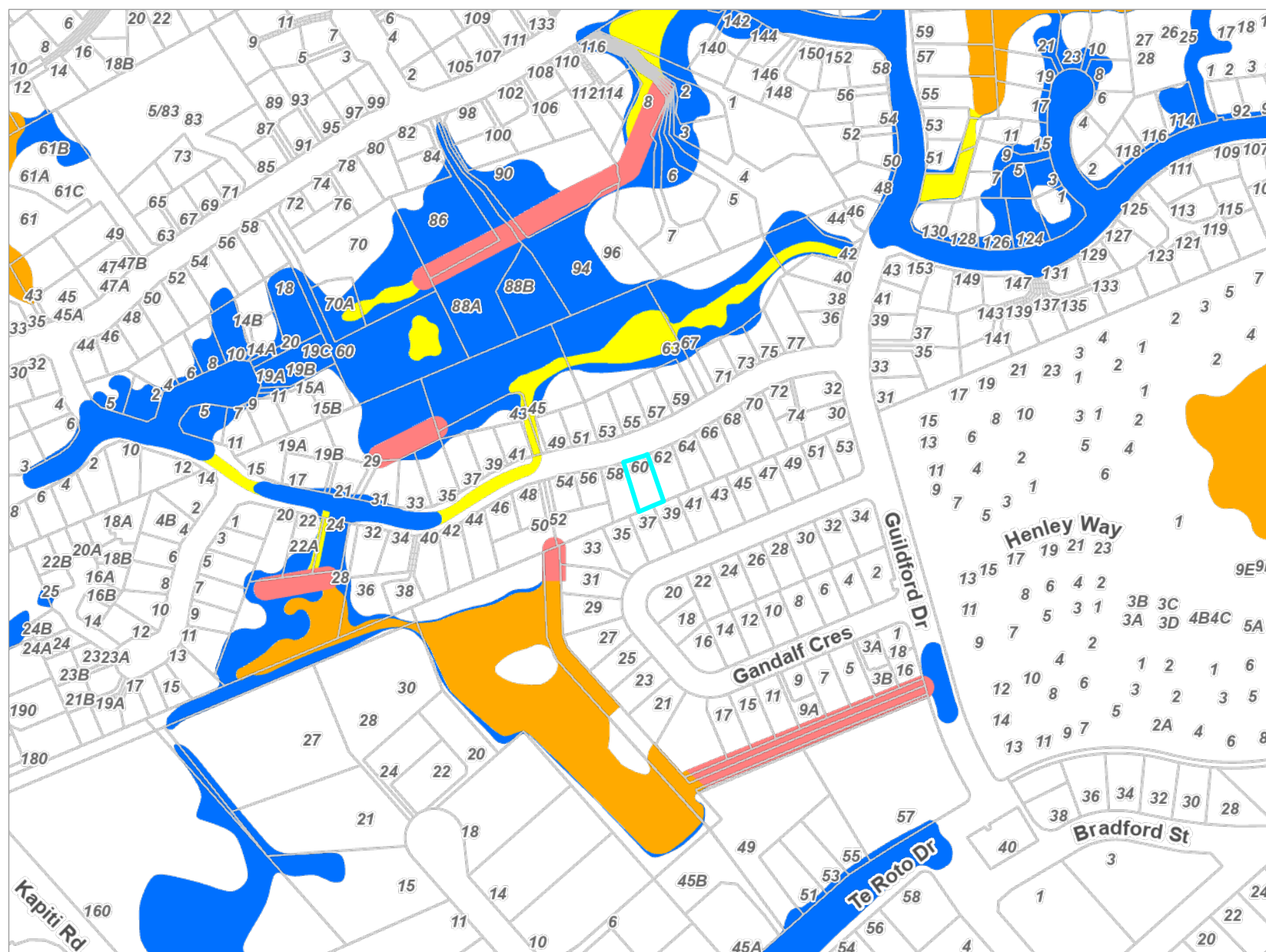
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Latest Flood Hazards

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



Key to map symbols

- Stream Corridor
- Overflow Path
- Storage
- Ponding

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



0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: December 15, 2025

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Resource Consents Map

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



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: December 15, 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
050290	43 Gandalf Crescent, Paraparaumu	1525370023	LOT 22 DP 343459	LD	Earthworks exceeding more than 50m3.	N	N	Decision Issued	2/11/2005	12/10/2005
050335	41 Gandalf Crescent, Paraparaumu	1525370022	LOT 21 DP 343459	LD	Moving more than 50m3 of sand from site in order to	N	N	Decision Issued	5/12/2005	16/11/2005
060043	35 Gandalf Crescent, Paraparaumu	1525370019	LOT 18 DP 343459	LD	Clearing sand from building platform in excess of	N	N	Decision Issued	6/3/2006	15/2/2006
950382	60 Campbell Avenue, Paraparaumu	1526580300	LOT 153 DP 70896 CT 39A/76	LN	ERECT GARAGE ON BOUNDARY	N	N	Decision Issued	23/11/1995	16/11/1995
CE190016	37 Gandalf Crescent, Paraparaumu	1525370020	LOT 19 DP 343459	PB	To construct addition which does not comply with SDPR	N	N	Marginal/Temporary Consent Exemption Notice Issued	9/7/2019	5/7/2019

Health and Alcohol Licenses

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



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

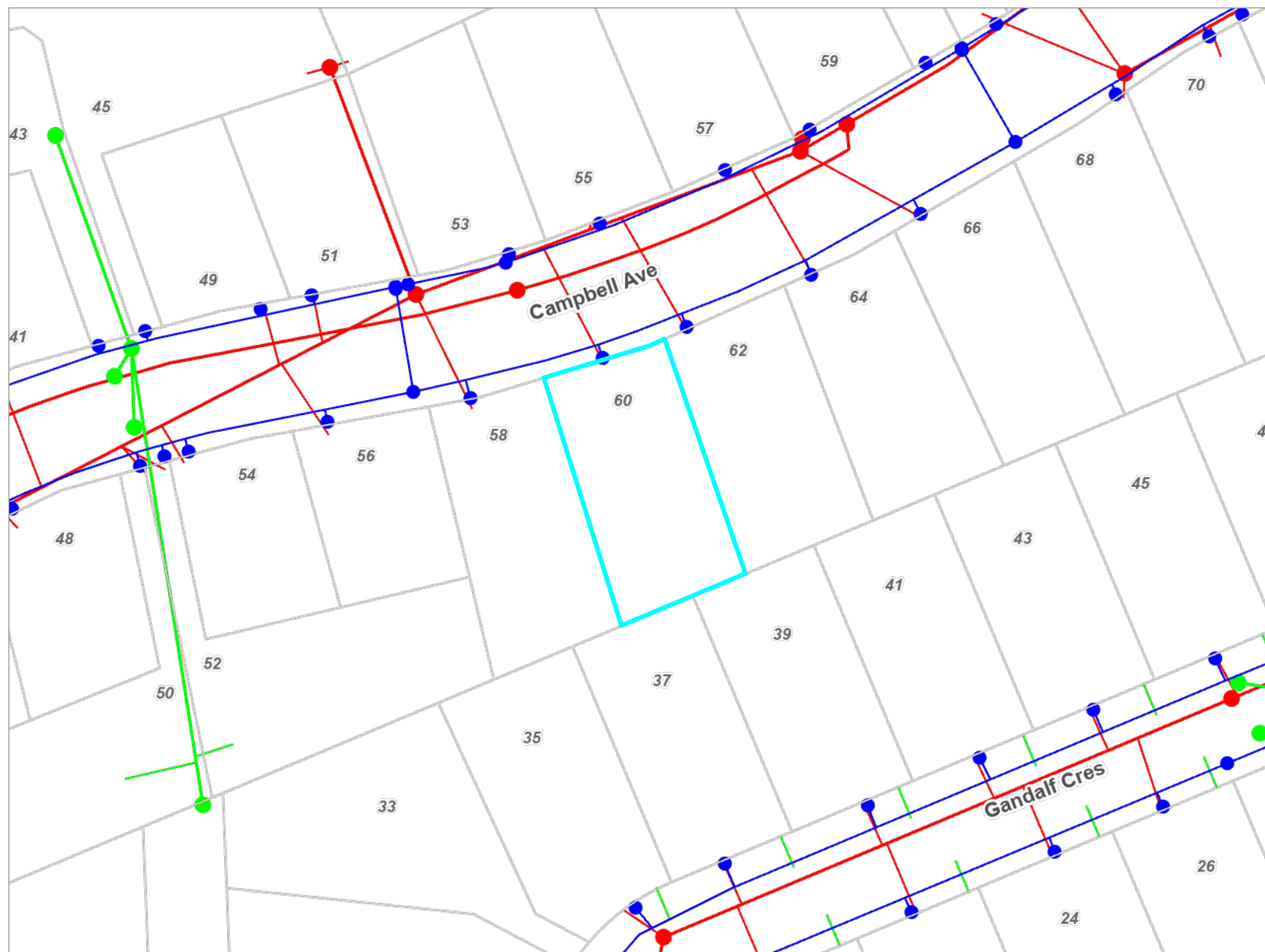
Scale @ A4 - 1:1,000

Date Printed: December 15, 2025

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Services Network

60 Campbell Avenue, Paraparaumu (LOT 153 DP 70896 CT 39A/76)



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.

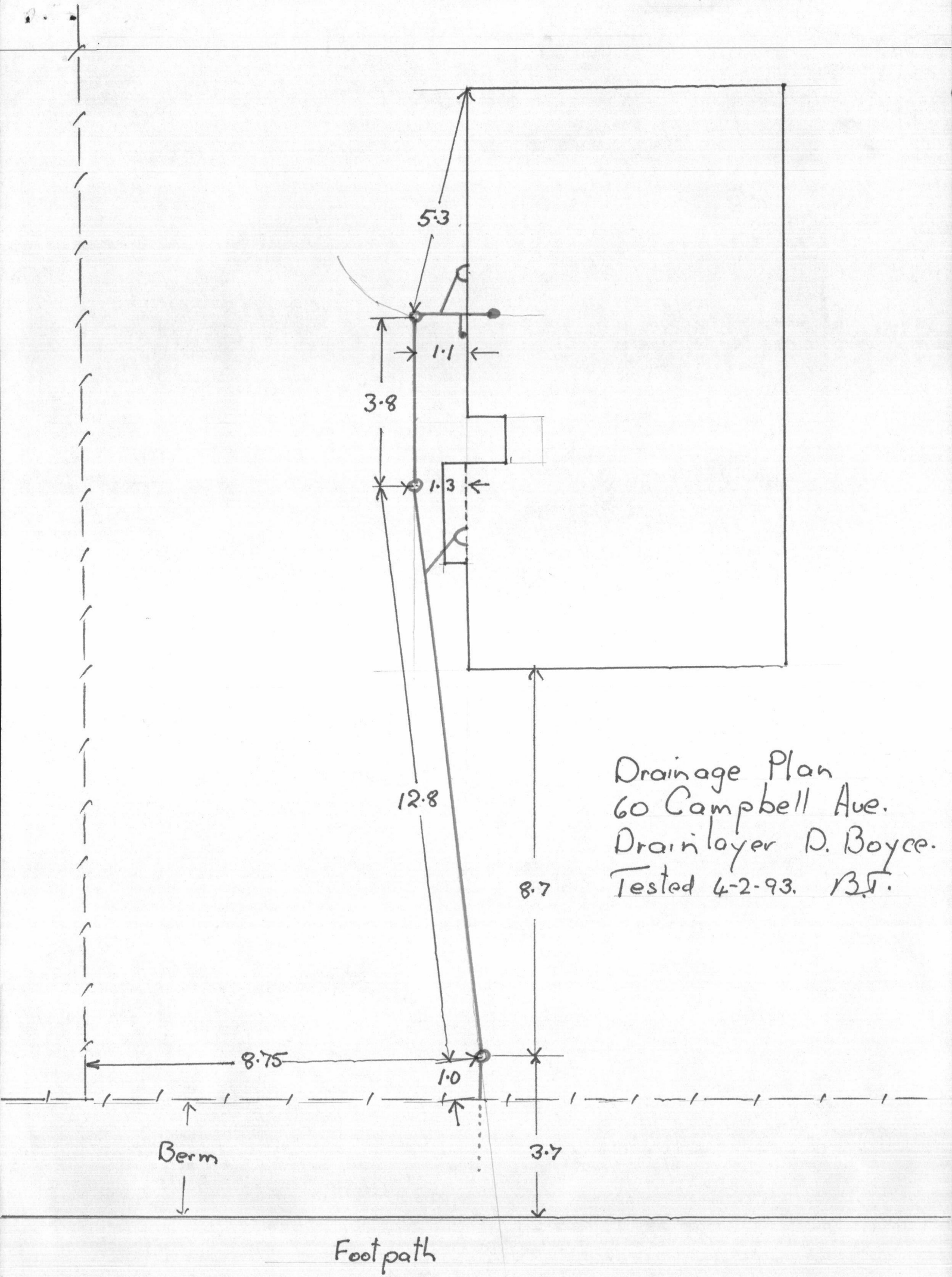


0 10 20 Metres

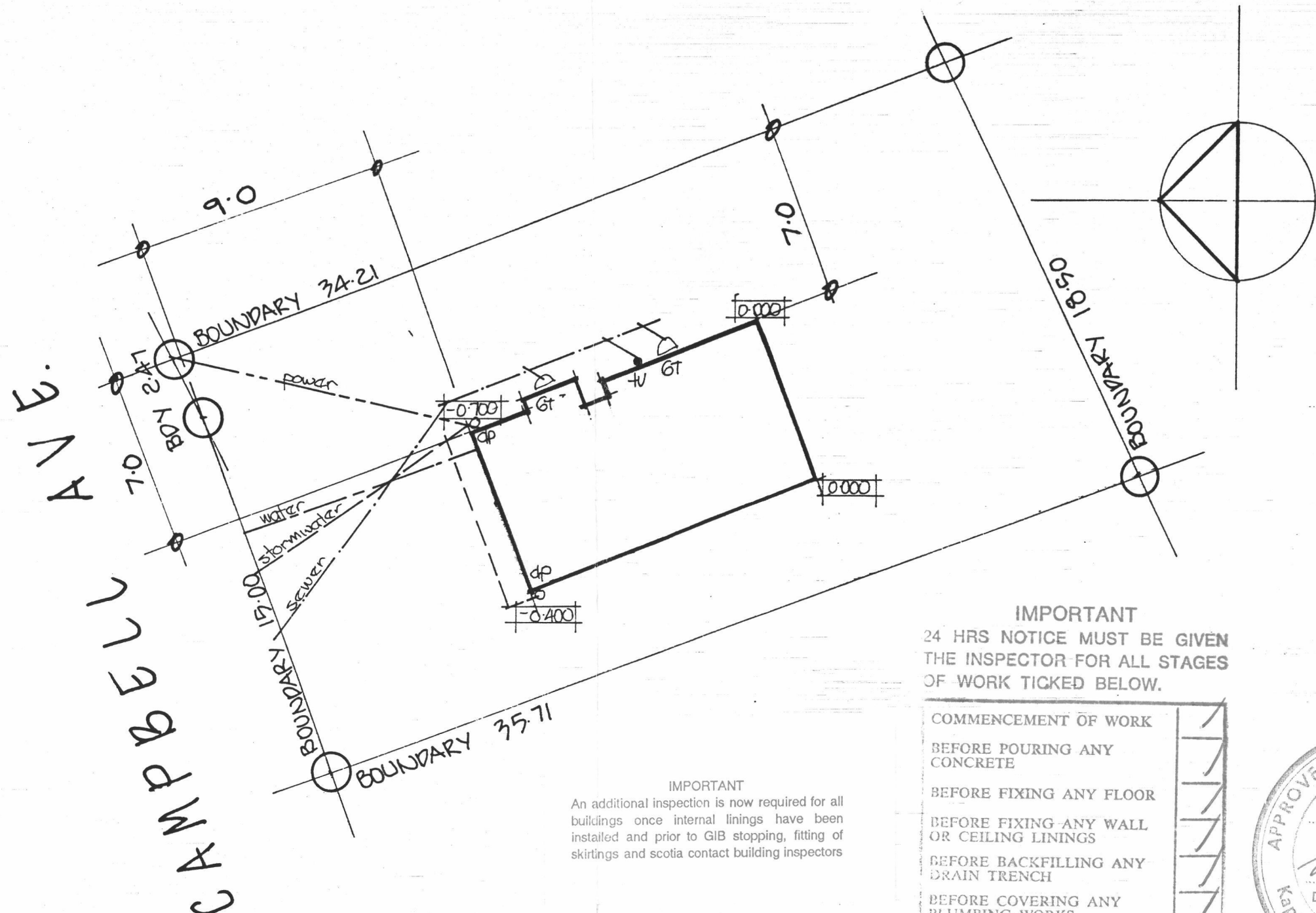
Scale @ A4 - 1:800

Date Printed: December 15, 2025

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05/08/1992



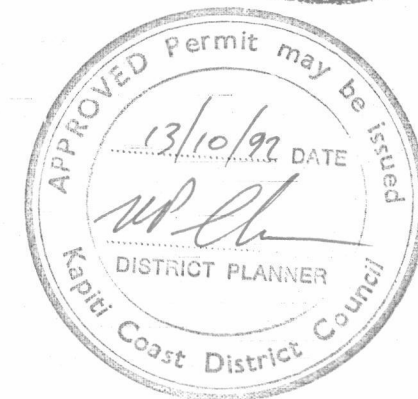
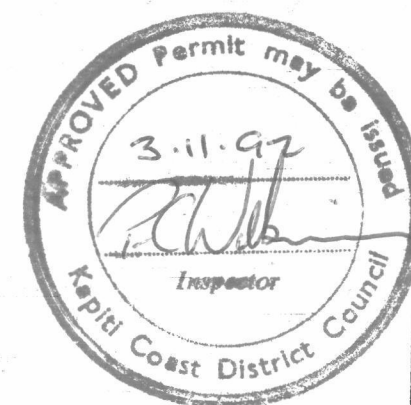
IMPORTANT
24 HRS NOTICE MUST BE GIVEN
THE INSPECTOR FOR ALL STAGES
OF WORK TICKED BELOW.

- | | |
|---|---|
| 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

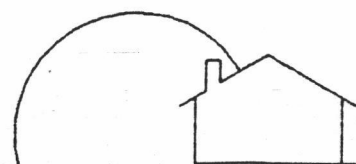
LEGAL DESCRIPTION
LOT 153
D.P. 70896
SCALE 1:200



BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWER MAIN.

THIS DRAWING IS THE COPYRIGHT OF HORIZON HOMES LTD.

PLAN:	SHEET No.
AH. FAIRLIGHT	1
NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE	JOB No. P491



HORIZON HOMES LTD

HEAD OFFICE: - P.O. BOX 2347 STORTFORD LODGE, HASTINGS
Telephone (06) 878 3178 Fax (06) 878 8626

**PROPOSED BUTTERFIELD RESIDENCE
CAMPBELL AVENUE
PARAPARAUMU**

27 November 1995

Z C Butterfield
60 Campbell Avenue
PARAPARAUMU

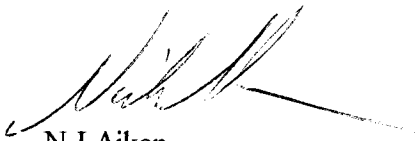
Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT (NON-COMPLYING) TO ERECT A
DETACHED GARAGE ON A SIDE BOUNDARY AT 60 CAMPBELL AVENUE,
PARAPARAUMU**

Your application for consent to a Non-complying Activity from the provisions of the Transitional District Plan and/or the Proposed District Plan relating to the erection of a detached garage on a side boundary at 60 Campbell Avenue Paraparaumu, has been considered by Council's Hearing Commissioners who have approved the application subject to the following conditions:

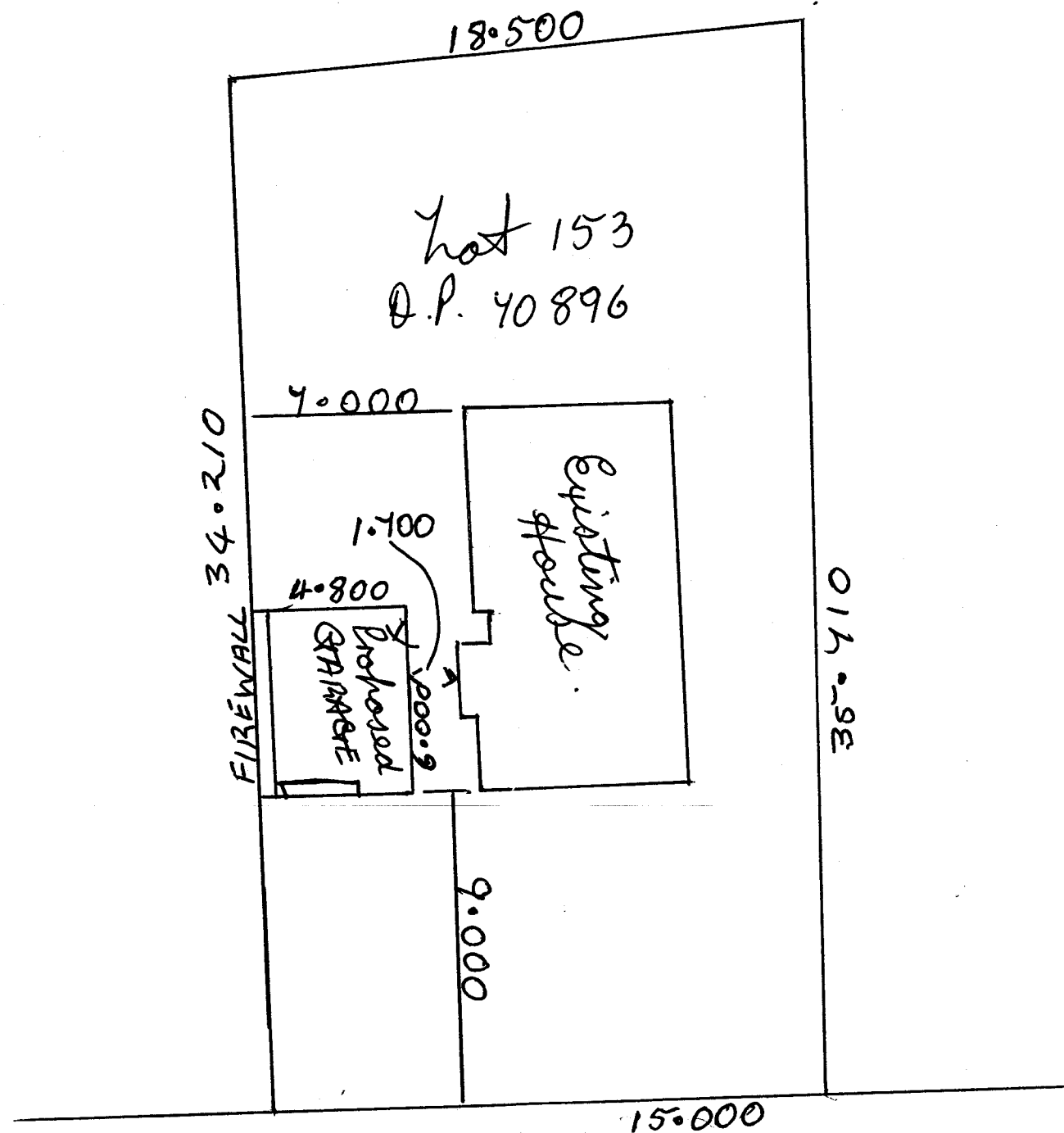
1. That a Building Consent is obtained for this proposal pursuant to the Building Act 1991.
2. That the garage is sited in accordance with the plans submitted with this application for Resource Consent.
3. That the garage when erected complies with all requirements of the Proposed and Transitional District Plans other than yard requirements.
4. That any guttering or downpiping is constructed or fitted in a manner which ensures that it is wholly located on the applicant's property.

Yours faithfully



N J Aiken
PLANNER, DEVELOPMENT CONTROL

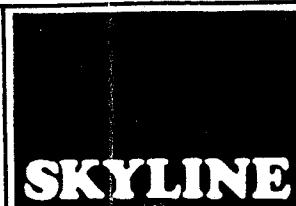
KLN



CAMPBELL AVENUE

SITE PLAN

FOR: J. C. Butterfield
 AT: 60 Campbell Avenue
Paraparaumu.



DISTRIBUTOR: Freemane Honey.
CL Best Road Jeffaro.
P.O. 1. Otaki

DATE: 13-11-95
 SCALE: 1:200

SHEET
3

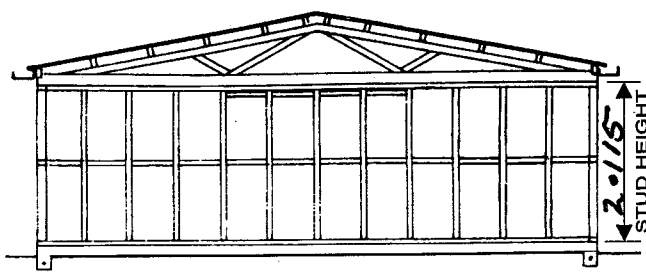
SKYLINE GARAGE

SPECIFICATIONS

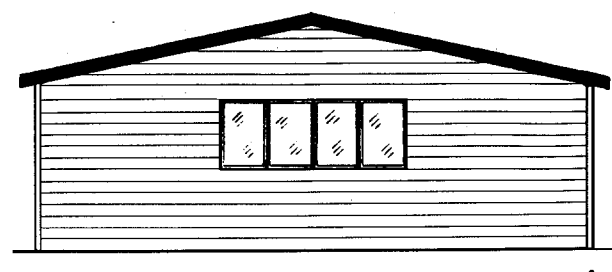
- FOUNDATIONS:** As per detail, or 200 x 200 concrete piles @ 1200 max. centres under studs.
- DAMPCOURSE:** 2 ply d.p.c. under all bottom plates.
- FRAMING:** All timber is boron treated Laser frame. All framing is housed, i.e. studs checked into plates and nogs checked into studs.
Studs 90 x 35 Laser frame @ 600 centres. Top & bottom plates & nogs are 90 x 35 Laser frame.
- WALL BRACES:** ☐ For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems." established by Auckland Uniservices Ltd.
☒ Galvanised steel angle braces.
- ROOF TRUSSES:** Design series: Gang nail - 4260 and CH 2722 Trusses up to 6m wide spaced @ 2400 centres (Max.)
Trusses over 6m wide spaced @ 1800 centres (Max.)
- ROOF PITCH:** 12.5° 15° 20° 25° 30°
- PURLINS:** 90 x 45 Laser frame @ 1100 centres max.
- TRUSS STIFFENERS:** 90 x 35 Laser frame on edge, up to 6m Garage width - 1 Row, over 6m Garage width - 2 rows
- SIDE ENTRY DOOR BEAM:** 2650 opening - 2 x 140 x 45
2950 opening - 2 x 180 x 45.
4530 opening - Fitch Beam.
- DRAGON TIES:** 75 x 35 Laser frame on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
- SPOUTING:** .55 (24 GA) Zincalume steel gutters fixed to two sides of building.
- DOWNPIPES:** .40 (26 GA) 65 x 50 Zincalume steel, 1 off per gutter.
- RIDGING:** .40 (26 GA) Zincalume steel.
- ROOFING:** .40 (26 GA) Zincalume steel long run ribbed roofing.
- DOORS:** Side door - Timber frame, Zincalume steel clad each side.
Main doors - .40 (26 GA) Zincalume steel overdoors or Galv. steel roller doors.
- EXTERIOR SHEATHING:** ☐ .40 (26 GA) Zincalume steel weatherboards, 113mm profile. Color Cote / Colour Steel
☒ .40 (26 GA) Zincalume steel weatherboards, 155mm profile. Color Cote / Colour Steel
☐ Ultra-Clad .40 (26 GA) Zincalume steel weatherboards. Color Cote / Colour Steel
☐ Hardiplank weatherboard.

NOTES:

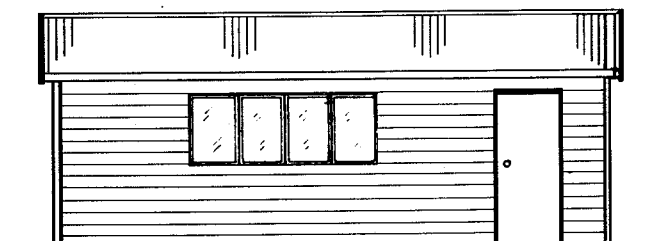
On Color Cote / Colour Steel / Hardiplank Buildings.
Zincalume Steel components referred to in spouting, exterior sheathing, doors and ridging are made of Zincalume Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms).



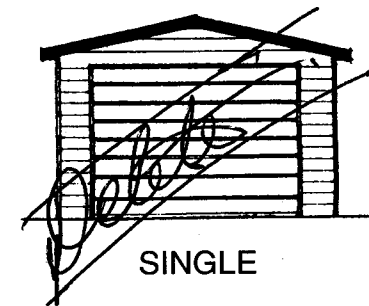
TYPICAL SECTION
4.800



TYPICAL REAR VIEW
4.800



TYPICAL SIDE VIEW
6.000



SINGLE

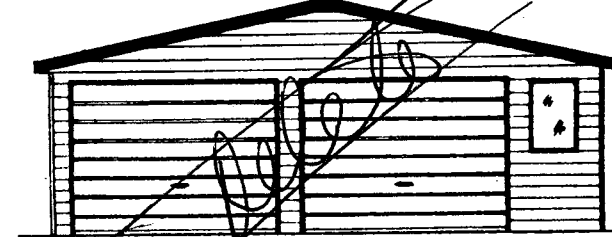


DOUBLE

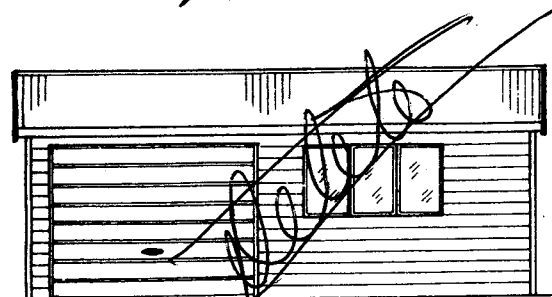
SINGLE WORKSHOP
4.800



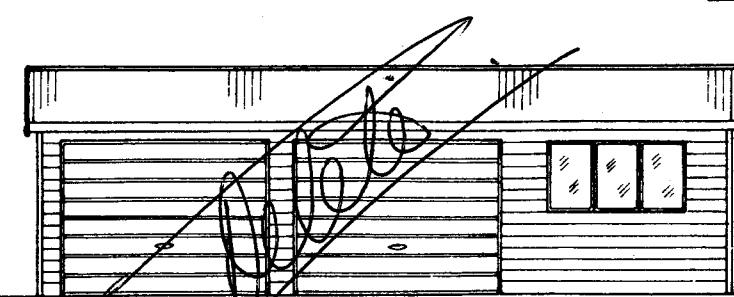
DOUBLE (4.5m DOOR)



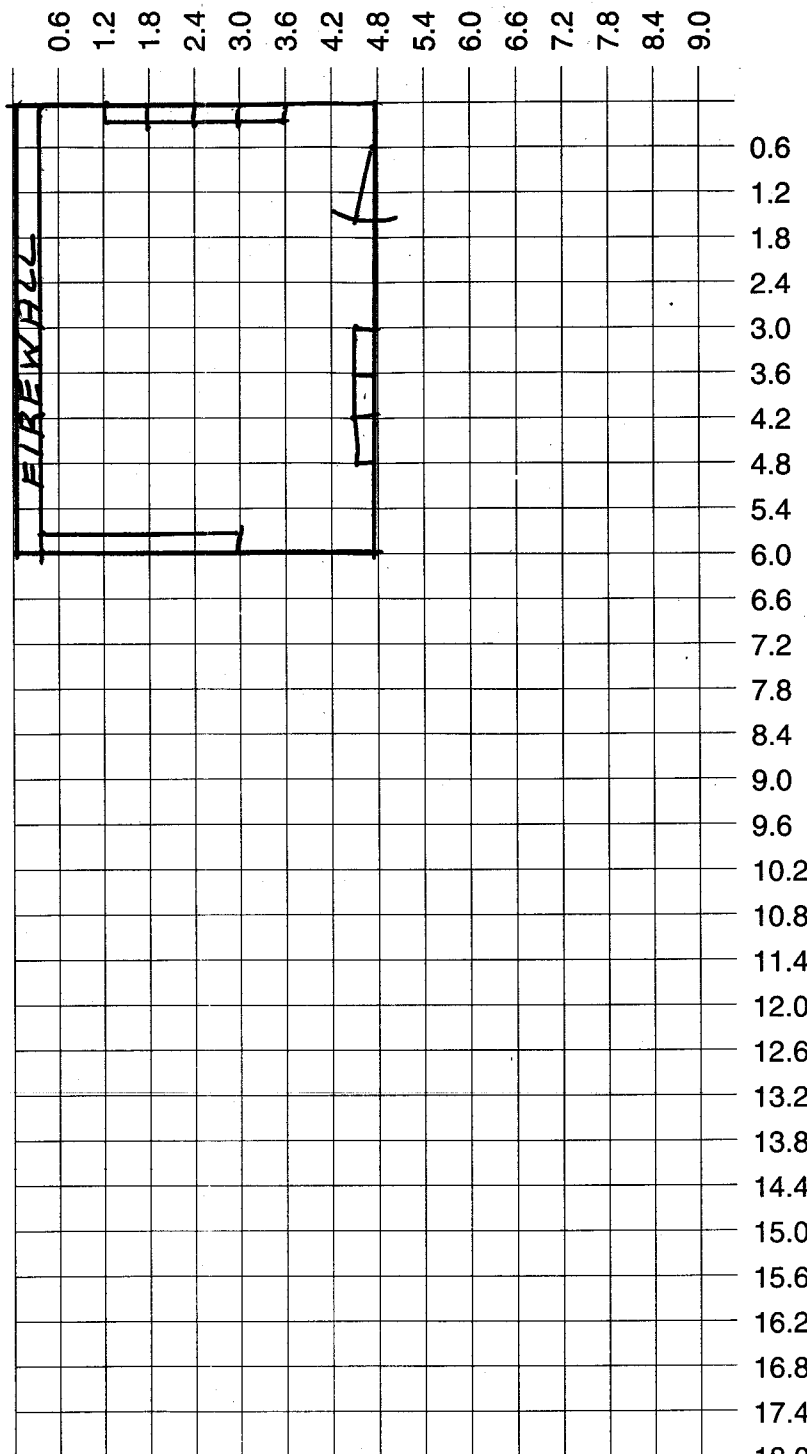
DOUBLE WORKSHOP



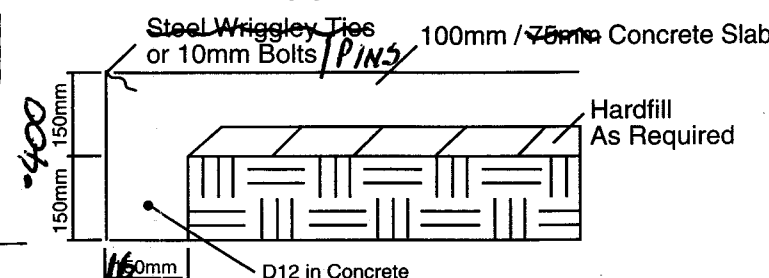
ONE DOOR SIDE ENTRY



TWO DOOR SIDE ENTRY



FLOOR PLAN



CONCRETE FOOTING DETAIL
FOR LEVEL SITE

NOTE: CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK

FOR: *J. B. Butterfield*
AT: *60 Campbell Ave.*
Paraparaumu.

DESIGN
MARK

SKYLINE

DISTRIBUTOR: *Greenman & Honey.*
41- Best Rd Telford.
P.O. 1. Otaki.

DATE: *13-11-95*
SCALE: 1:100

SHEET
1



File 10.12.2
RM No 950382

NON-complying
APPLICATION FOR A RESOURCE CONSENT (NON-NOTIFIED)
PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

ADMINISTRATION USE

Fee \$ 100 - Paid: 16-11-95
Receipt No: 537864
Date Accepted: 16-11-95
Address for Service:
60 Campbell Avenue Paraparaumu

APPLICANT:

Z.C. Jufferfield

SITE:

60 Campbell Avenue Seng Lot 153 DP 708916

ZONE: Transitional
Proposed

Residential A
Residential

PROPOSAL:

Erect garage on side boundary

FURTHER INFORMATION REQUESTED:
RECEIVED:

-
-

HEARING DATE:

2 -11-95

NEIGHBOURS CONSENT: obtained from:

W. Medhurst - 62 Campbell Avenue, Paraparaumu

PERSON WHO DETERMINED APPLICATION AS NON-NOTIFIED: Mike Weir

CONSIDERATION:

The applicant, Z.C. Butterfield, has applied to this Council for a Resource Consent to erect a garage on a side boundary at 60 Campbell Avenue Poraporo.

The Transitional District Plan (Hepi Section Ordinance 9.2 states that wherever practicable accessory buildings shall be sited to the rear of the principal dwelling but if this is impracticable or unreasonable then accessory buildings may be sited in side yards.

This property slopes downwards towards the road and a small retaining wall is in place to the rear of the house, it can therefore be considered unreasonable to require the accessory building (garage) to be located behind the existing dwelling.

Ordinance 9.2 also states that encroachment into the 1 metre yard will be allowed provided an approved fire-rated wall is constructed on the boundary side.

The proposed District Plan is silent on both of these requirements, but like the Transitional District Plan it also requires that a 1.0 metre

yard is provided.

The only property likely to be affected by allowing the garage to be sited on the boundary to the adjoining property on that boundary, 62 Campbell Avenue. The owner of this property, Mr W. Medhurst, has given his written consent to this proposal.

The garage should however be required to comply with all other Proposed and Transitional District Plan requirements, and any gutters or downpipes must be constructed or fitted so that it is contained within the applicants property.

In conclusion it is unlikely that granting approval to this application for Resource Consent will have any adverse effect on the character of the surrounding urban environment provided several conditions are met.

RECOMMENDATION:

That the application for Resource Consent made by Z.C. Butterfield to
erect a garage on a side boundary at 60
Campbell Avenue Poroporo

be approved subject to the following conditions:

① That a Building Consent is obtained for this
proposal pursuant to the Building Act 1991

② That the garage is sited in accordance with
the plan submitted with the application for
Resource Consent.

③ That the garage when erected complies
with all requirements of the Proposed and
Transitional District Plans other than yard
requirements.

④ That any guttering or downpipe is constructed or
fitted in a manner which
ensures that it is wholly located
on the applicants property.

N J Aiken


PLANNER, DEVELOPMENT CONTROL

DECISION:

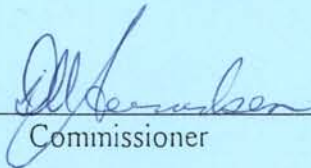
by Council's Hearings Committee on the day of
..... 19....

Additional Conditions (if any) imposed by the Council's Hearing Committee:

Approved


W R Pearson
MANAGER, PLANNER

DA Ferrier
Commissioner


Commissioner

23-11-95.