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23 December 2025

Rebecca Briscoe

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 27 Kotare Street, Waikanae.

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](http://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](mailto: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:

**27 Kotare Street, Waikanae**

## 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

<b>Applicant</b>	Rebecca Briscoe
<b>LIM number</b>	L251342
<b>Application date</b>	16/12/25
<b>Issue date</b>	23/12/25

## Property details

<b>Property address</b>	27 Kotare Street, Waikanae
<b>Legal description</b>	LOT 23 DP 20768
<b>Area (hectares)</b>	0.1104

## Valuation information

<b>Valuation number</b>	1496062000
<b>Capital value</b>	\$720,000
<b>Land value</b>	\$530,000
<b>Improvements value</b>	\$190,000

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**

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*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.

<b>Current rates year</b>	Current Rates Year 2025 to 2026
<b>Annual rates</b>	The annual rates for 2025/26 rating year are \$5,834.78 This includes Greater Wellington Regional Council rates
<b>Next instalment date</b>	09/03/26
<b>Arrears for previous years</b>	\$0.00
<b>Water rates</b>	\$443.99 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.
<b>Water balance due</b>	\$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**

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*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**

22/12/77	Building Permit H136798 EXTENSION TO GARAGE 13-95 SQ M
15/07/75	Building Permit G59140 15/07/75 G59140 ADDITIONS 4-75 SQ M
25/05/71	Building Permit C046778 ADDITIONS 135 SQ FT
04/12/67	Building Permit A015246 GLASS HOUSE 48 SQ FT
05/01/67	Building Permit B115762 PHOTO STUDIO 216 SQ FT
16/09/59	Building Permit 1277 HOUSE 1024 SQ FT

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**

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*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**

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*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 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz))

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/](http://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 1959.

Copies of the Deposited Plan (DP 20768) 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.

There is no record of any 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.

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**

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*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 \(gw.govt.nz\)](http://Greater Wellington - Search Selected Land Use Register (gw.govt.nz)).

### **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](http://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/](http://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/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).

## Other Information

The adjacent land and road carriageway (Kotare Street) are shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100-year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20-year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100-year flood extent, which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

The adjacent land and road carriageway (Kotare Street) are shown to be subject to a shallow surface flow area which is affected by a direct flood risk on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

Shallow surface flow areas are floodplain areas, typically on steeper catchments, where shallow moving flood waters could occur during a flood event. A shallow surface flow area is subject to a direct flood risk. This hazard is associated with high intensity rainfall that overwhelms the primary drainage paths resulting in shallow flows across the ground surface.

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

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

The adjacent road carriageway (Kotare Street) is shown to be subject to overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

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**

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*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**

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*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**

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*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**

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*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**

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*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](http://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://Development impact fees - Kāpiti Coast District Council (kapiticoast.govt.nz))

## **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

27 Kotare Street, Waikanae (LOT 23 DP 20768)



0 10 20 Metres  
Scale @ A4 - 1:500

Date Printed: December 16, 2025

Kapiti 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 Kapiti 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** **WN870/8**

**Land Registration District** **Wellington**

**Date Issued** 24 November 1959

**Prior References**

WN841/17

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**Estate** Fee Simple

**Area** 1104 square metres more or less

**Legal Description** Lot 23 Deposited Plan 20768

**Original Registered Owners**

Jeanette Mann

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**Interests**

5265251.1 Transfer to Paul Anthony Birch - 27.6.2002 at 9:00 am

5265251.2 Mortgage to ASB Bank Limited - 27.6.2002 at 9:00 am

8827839.1 Discharge of Mortgage 5265251.2 - 11.8.2011 at 4:40 pm

8827839.2 Mortgage to The Trustees of The Wellington District Manchester Unity Credit Union - 11.8.2011 at 4:40 pm

9611453.1 Transmission to Joan Birch and Alexander William Sewell as Executors - 20.12.2013 at 4:22 pm

9611453.2 Discharge of Mortgage 8827839.2 - 20.12.2013 at 4:22 pm

9611453.3 Transfer to Scott William McGufficke and Rebecca Ann Briscoe - 20.12.2013 at 4:22 pm

9611453.4 Mortgage to ANZ Bank New Zealand Limited - 20.12.2013 at 4:22 pm

13144637.1 Discharge of Mortgage 9611453.4 - 26.11.2024 at 3:46 pm

13144637.2 Transfer to Rebecca Ann Briscoe, Scott William McGufficke and David Saul Briscoe - 26.11.2024 at 3:46 pm

Reference: { Vol. 841, Folio 17  
 Transfer No. 447477  
 Order for N/C No.

NEW ZEALAND



Land and Deeds—  
FORM No. 2  
**REGISTER**

Register-book,  
Vol. 870, folio 8

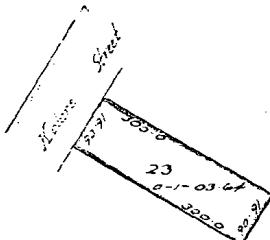
## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-fourth day of November, one thousand nine hundred and fifty-nine under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that GEORGE CHARLES RUSSELL of Wellington Quantity Surveyor

is seized 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 heron bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 HODD and 3.54 PARNES more or less situate in Block VI Kaitawa Survey District being part Ngārara West C 41 and being also Lot 23 Deposited Plan 20758



Image Quality due  
to Condition  
of Original



Fencing covenant in Transfer 447477 A.L.R.  
 Transmission 583493 to Charles Kemptome Stone of Wellington Solicitor as Executor—  
 7.2.1964 at 1.38 p.m.

Transfer 590389 to Nigel Williams of Waihauae Priest in Holy Orders and Nora Williams his wife as tenants in common in equal shares — 24.4.1966 at 1.47 p.m. A.L.R.

Mortgage 590389 to Nigel Williams (Hawea Taipu) — 26.6.1966 P.R.C. A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)  
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 215A LAND TRANSFER ACT 1954  
C. S. G. A.L.R.

Scale: 150 units to an inch.

Transfer 233727.1 to Frank Sewell of Auckland, Retired and Tui Clarine McLauchlan of Wellington, Painter as tenants in common in equal shares — 16.9.1977 at 2.11 p.m. A.L.R.

DISCHARGE 233727.1 to Nigel Williams and Tui Clarine McLauchlan — 16.9.1977 at 2.11 p.m. A.L.R.

(OVER)

870/8

Transfer 299235.1 to Edward Cecil Gibbs of Waikanae, Retired and Gwendolyn Carolyn Gibbs his wife - 11.2.1980 at 10.58 a.m.

395219.1  
~~DISCHARGED~~  
Mortgage 299235.2 to Tui Clarine McLauchlan  
17/5/1980 at 10.58 a.m.

*[Signature]*  
A.P.P.

A.L.R.

Transfer 573224.1 to Michael David Gibbs of Wellington, Company Employee and Elizabeth Gibbs his wife - 3-8-1983 at 10.11 a.m.

A.L.R.

950792.1 Transfer to Georgina Eileen Nicholls of Waikanae, Retired - 27.9.1988 at 12.19 p.m.

*[Signature]*  
A.L.R.

B.055498.1 Transfer to Rolf Christen Hogblom of Waikanae, Driver and Lesley Ellen Hogblom Bank Officer - 10.1.1990 at 2.53p.m.

B429139.1  
~~DISCHARGED~~  
B.055498.2 Mortgage to Trust Bank Wellington Limited - 10.1.1990 at 2.53p.m.

*[Signature]*  
A.P.P.

*[Signature]*  
A.L.R.

B.429139.1 Transfer to Lesley Ellen Hogblom of Waikanae, Bank Officer - 12.4.1995 at 9.28 am.

*[Signature]*  
A.L.R.

B.429139.3 Transfer to Jeanette Mann of Wellington, Widow - 12.4.1995 at 9.28 am.

*[Signature]*  
A.L.R.



29/3/14

20768

L & S Form N. 31

Land Transfer Office  
Received 19/10/1958  
Title Reference 41048  
310 Referred to L. T. Surveyor

092UG

Diagram A  
Not to Scale

Diagram B  
Not to Scale

Diagram of Origin

Diagram C  
Not to Scale

22652

12th day  
of May 1959  
District Land Registrar

26/10/58  
1/10/59  
29/10/58  
34/10/58  
M. Stewart

20768  
1/10/59  
29/10/58  
34/10/58  
M. Stewart

Lot G.T. Lot G.T.

1	939-45	19	844-45
2	940-66	20	828-53
3	955-65	21	
4	941-39	22	958-23
5	947-77	23	870-8
6	901-55	24	948-36
7	856-83	25	11643-10
8	941-37	26	945-28
9	870-71	27	948-36
10	844-65	28	
11	843-30	29	844-45
12	866-71	30	870-8
13	889-50	31	948-10
14	894-46	32	948-35
15	881-80	33	948-36
16	854-27	34	843-07
17		35	854-27
18			

MEMORANDUM OF EASEMENTS

EASEMENT	SERVIENT	DOMINANT
Drainage (blue)	Lots 1, 2, 3, 6, 12, 13, 14, 27	Horowhenua County Council 100 years

Lot 33 has no frontage

TOTAL AREA 21A 3R 17.49A

TOWN OF PARATA EXTR NO 20

PLAN OF SUBD. OF PT NGARARA WEST C41 & PT LOT 5 DP 3433  
BEING PT NGARARA WEST C41

Comprised in PT CT 410-129 & PT CT 718-10

Survey Block & District VI & X KAITAWA  
Land District WELLINGTON Local Body HOROWHENUA COUNTY

Scale 1/50 LINKS TO AN INCH Surveyed by W. S. WRIGHT Date OCTOBER 1958

Approved as to Survey  
Chief Surveyor S. M. S. S.

Received Reference plan 20768  
1958. 12/10/58  
Field book 173 p. 58-59  
Traverse book 121 p. 78-176  
Examined by H. H. S.  
Recorded Kaitawa  
Corrected by W. S. WRIGHT  
Surveyor 20768

Approved  
A. J. Blackburn  
Rece  
Applicant or Registered Owner  
This space reserved for plan numbers

Wilbur Shepherd Wright, Surveyor, Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and 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 and Declarations Act, 1957.

Declared at Kaitawa this 18th day of October 1958.

W. S. WRIGHT  
Surveyor  
20768

# Operative District Plan 2021 - Zones and Precincts

27 Kotare Street, Waikanae (LOT 23 DP 20768)



## Key to map symbols

General Residential Zone

High Density Residential Zone



0 20 40 Metres  
Scale @ A4 - 1:1,000

Date Printed: December 16, 2025

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

27 Kotare Street, Waikanae (LOT 23 DP 20768)



## Key to map symbols

Coastal Environment

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



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

Date Printed: December 16, 2025

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# Operative District Plan 2021 - Designations & Miscellaneous Features

27 Kotare Street, Waikanae (LOT 23 DP 20768)



## 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

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# Operative District Plan 2021 - Natural Features

27 Kotare Street, Waikanae (LOT 23 DP 20768)



## Key to map symbols

- Ecological Sites
- Outstanding Natural Features and Landscapes
- Key Indigenous Trees

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.

Date Printed: December 16, 2025

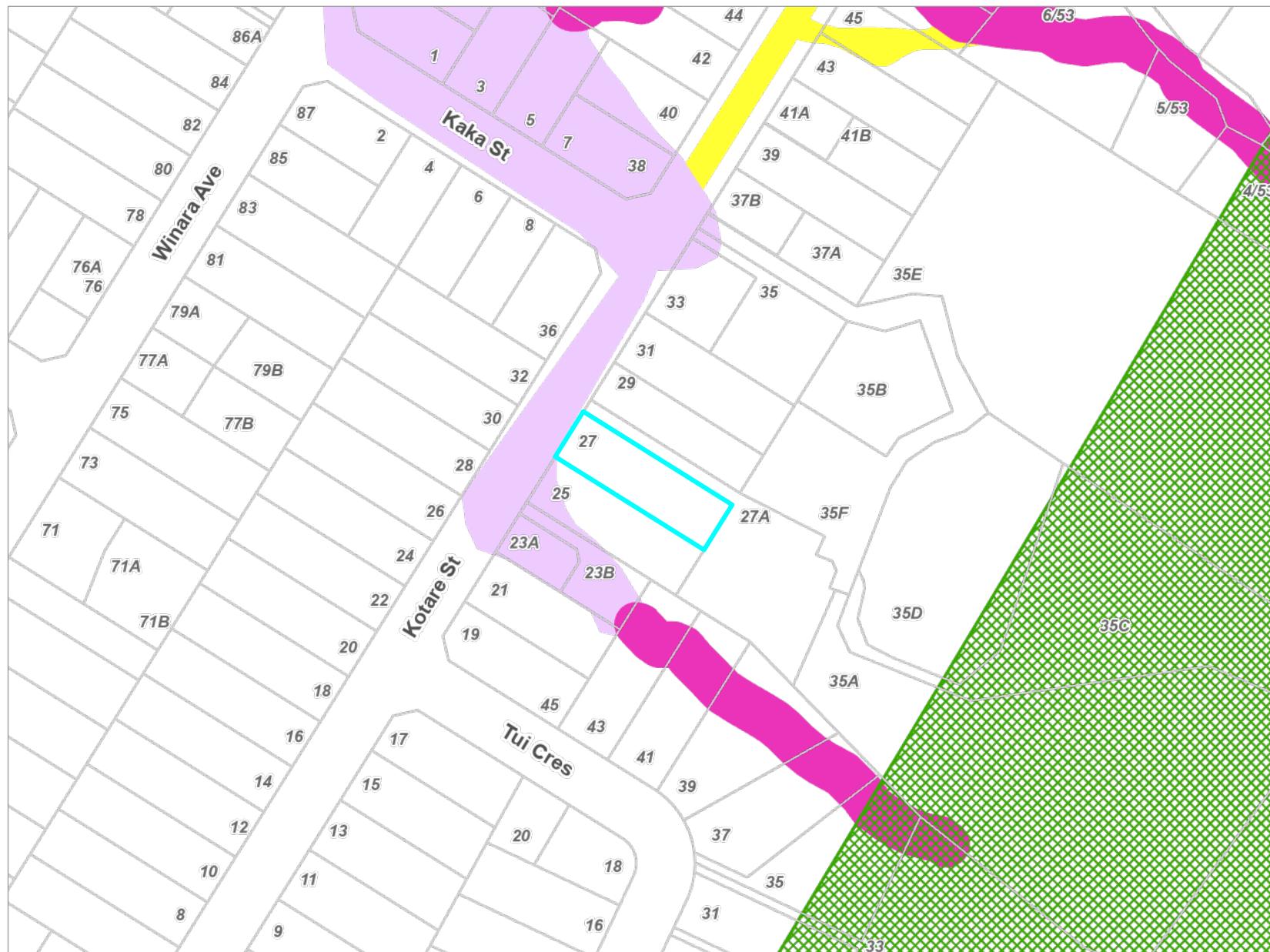
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0 40 80 Metres  
Scale @ A4 - 1:2,000

# Operative District Plan 2021 - Natural Hazards

27 Kotare Street, Waikanae (LOT 23 DP 20768)



## Key to map symbols

- Uncertain Poorly Constrained
- Stream Corridor
- Overflow Path
- Shallow Surface Flow

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



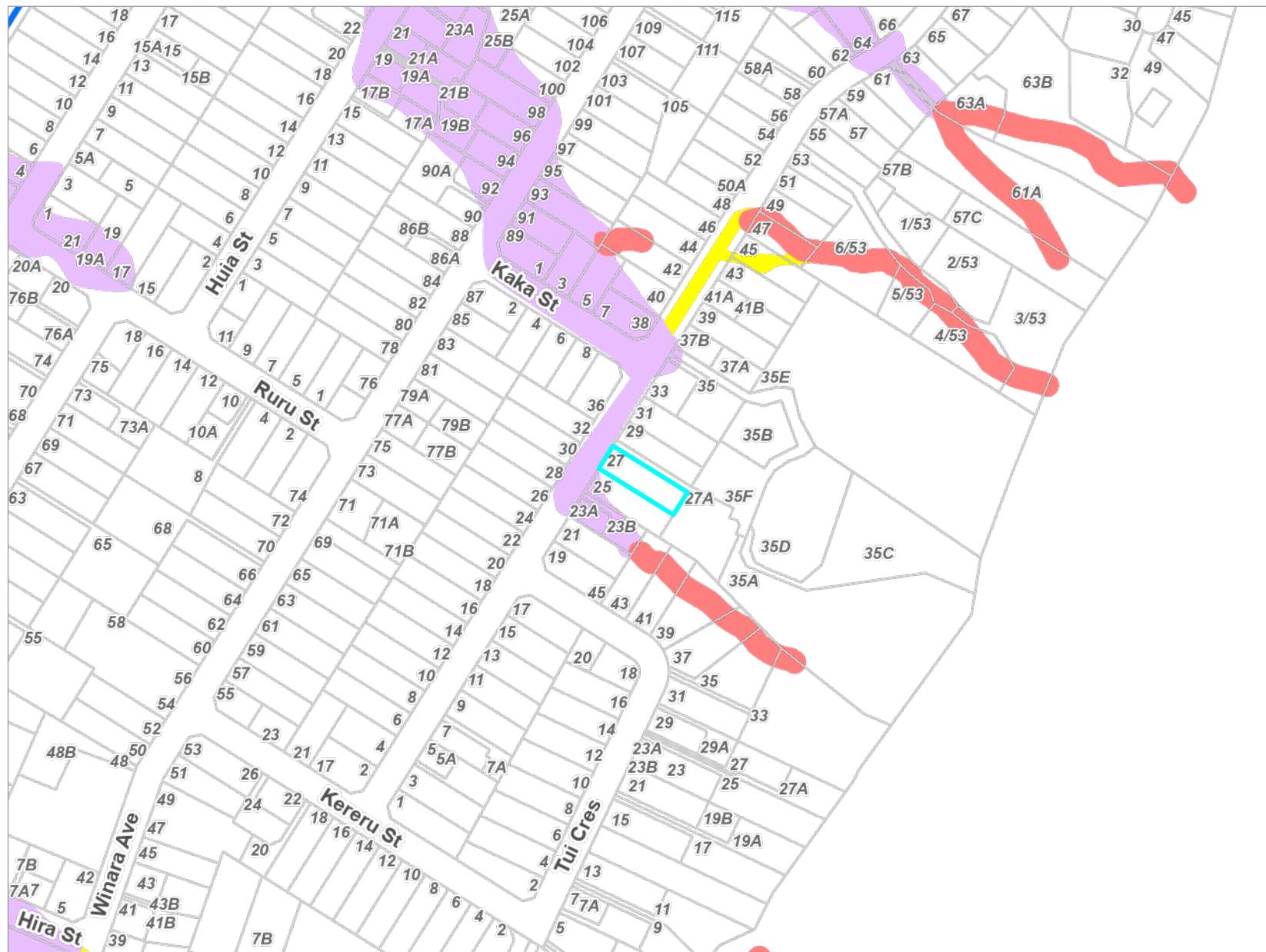
0 40 80 Metres  
Scale @ A4 - 1:2,000

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# Latest Flood Hazards

27 Kotare Street, Waikanae (LOT 23 DP 20768)



## Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding
- Shallow Surface Flow

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 16, 2025

# Resource Consents Map

27 Kotare Street, Waikanae (LOT 23 DP 20768)



## 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 16, 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
030372	27A Kotare Street, Waikanae	1496061605	LOT 5 DP 64335 CT 34B/421	LC	CONSTRUCT A NEW DWELLING AND ATTACHE GARAGE	N	N	Decision Issued	22/1/2004	17/12/2003
070255	23B Kotare Street, Waikanae	1496062201	LOT 2 DP 435461 CT 532863	LD	New dwelling at 23 Kotare St, Waikanae with height in	N	N	Decision Issued	30/8/2007	15/8/2007
100144	35B Kotare Street, Waikanae	1496061607	LOT 2 DP 607290	LD	Proposed earthworks for driveway and building platform, and to	L	Y	Decision Issued	12/11/2010	9/9/2010
100170	23A Kotare Street, Waikanae	1496062200	LOT 1 DP 435461 CT 532862	SD	2 lot subdivision at 23 Kotare Street, Waikanae.	N	N	s.224 Issued	25/11/2010	22/9/2010
230145	35F Kotare Street, Waikanae	1496061608	LOT 1 DP 607290	SD	2 Lot subdivision creating 1 additional allotment.	N	N	s.224 Issued	5/10/2023	29/8/2023
240076	35F Kotare Street, Waikanae	1496061608	LOT 1 DP 607290	LDR	Proposed earthworks for new dwelling	N	N	Application Returned incomplete		5/6/2024
990421	33 Kotare Street, Waikanae	1496061601	LOT 1 DP 64335 CT 34B/417	LC	RELOCATE A DWELLING FROM 9 NEWRY ROAD TO 33 KOTARE	N	N	Decision Issued	26/10/1999	18/10/1999



#### Key to map symbols

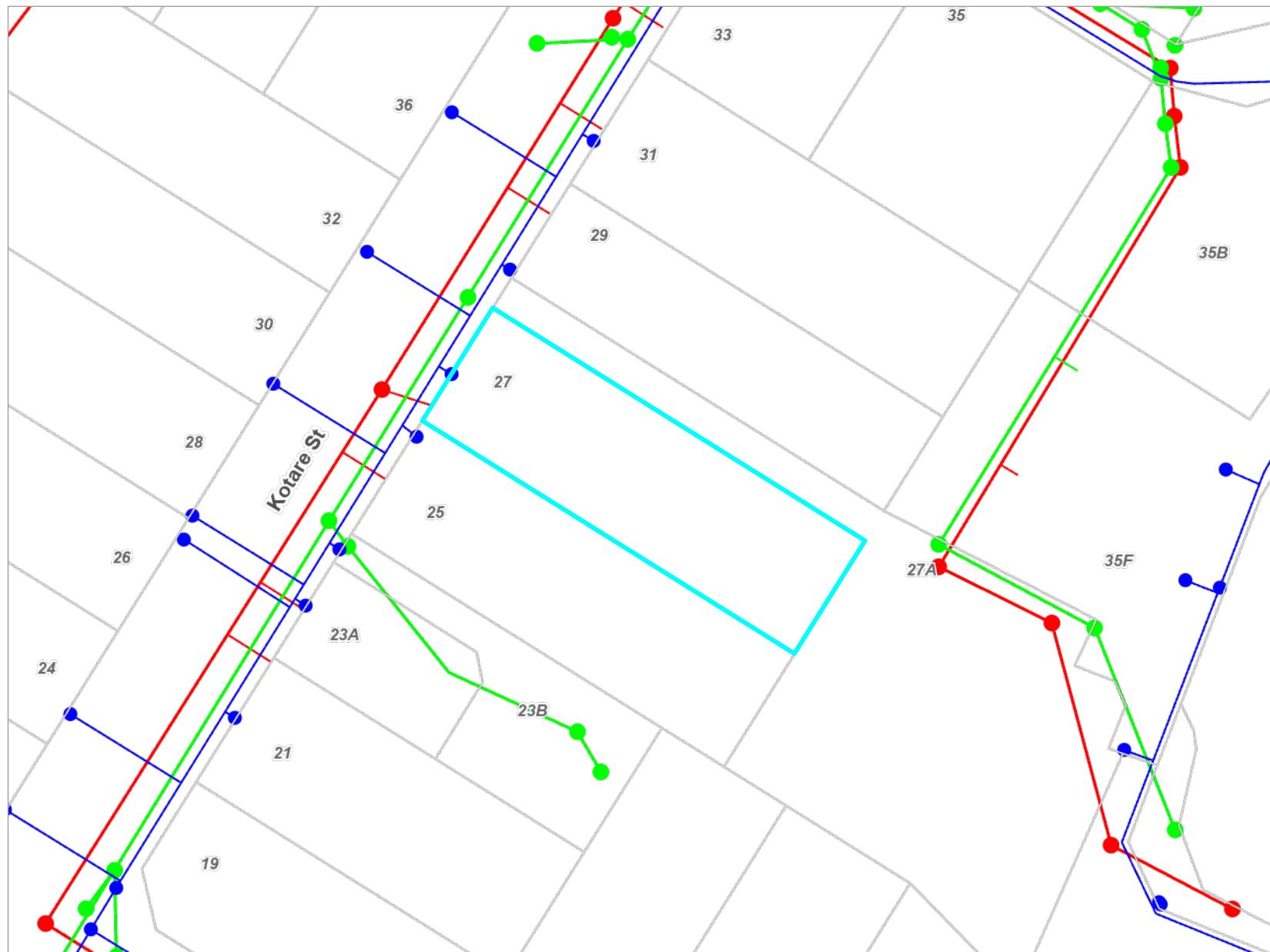
The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



0 20 40 Metres  
Scale @ A4 - 1:1,000

Date Printed: December 16, 2025

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### 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.

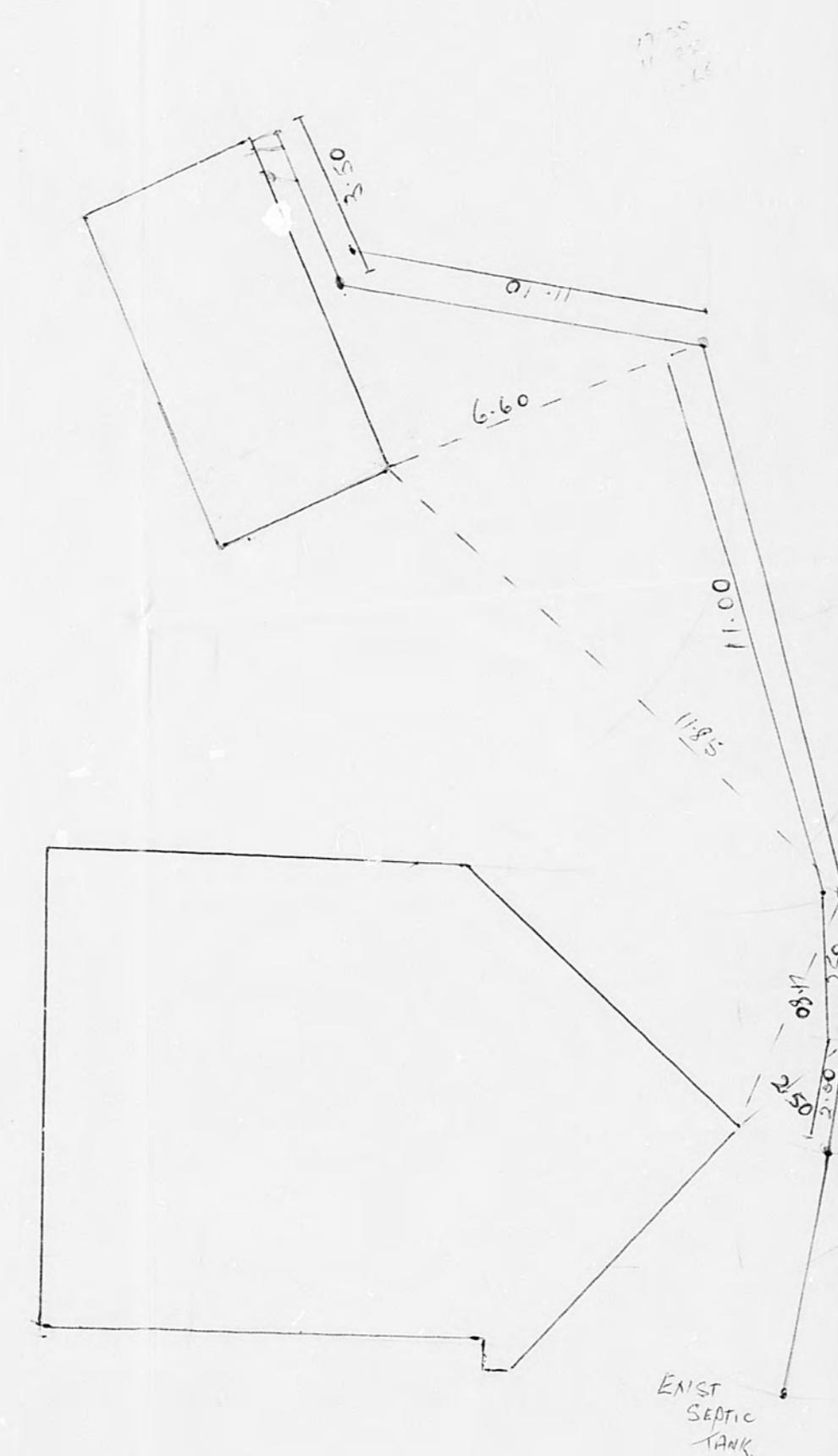
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0 10 20 Metres  
Scale @ A4 - 1:800

LOT. #3 DP. 20768  
27 KOTARE ST.

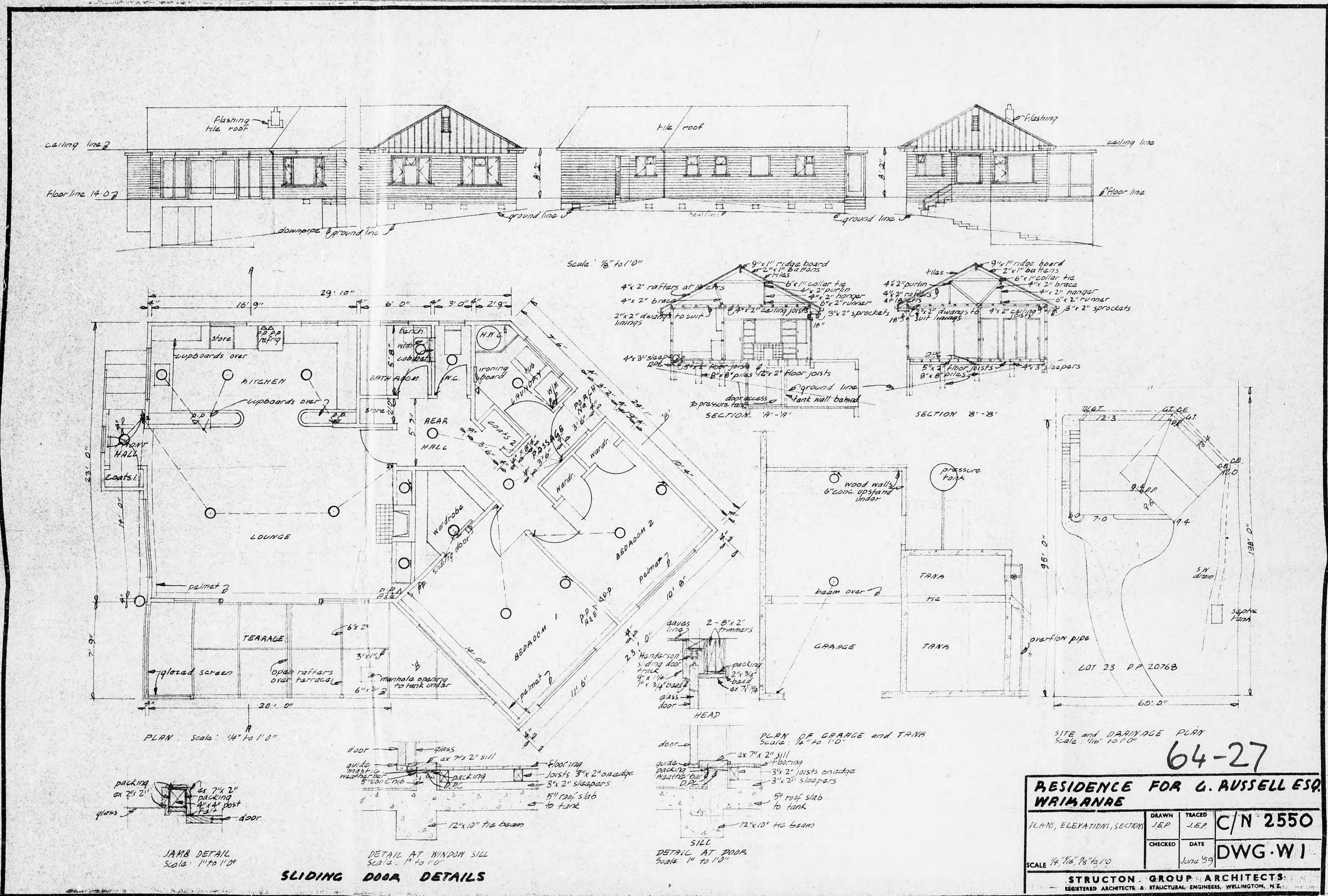


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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
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