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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

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:

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

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

Property details

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

Valuation information

Valuation number	1496062000
Capital value	\$720,000
Land value	\$530,000
Improvements value	\$190,000

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

Contents

1. Rates	3
2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings	4
3. Weathertightness	5
4. Land use and Conditions	5
5. Special Features and Characteristics of the land	6
6. Other land and building classifications	9
7. Private and Public stormwater and sewerage drains	9
8. Drinking water supply	9
9. Network utility information	10
10. Other information about the property	10
Glossary of Terms and Maps attached	11

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 \$5,834.78
This includes Greater Wellington Regional Council rates

Next instalment date 09/03/26

Arrears for previous years \$0.00

Water rates \$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.

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

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

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 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

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 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

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

27 Kotare Street, Waikanae (LOT 23 DP 20768)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: December 16, 2025

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




R.W. Muir
Registrar-General
of Land

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

Identifier **WN870/8**
Land Registration District **Wellington**
Date Issued 24 November 1959

Prior References
WN841/17

Estate Fee Simple
Area 1104 square metres more or less
Legal Description Lot 23 Deposited Plan 20768

Original Registered Owners
Jeanette Mann

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

Land and Deeds—4
FORM No. 2
REGISTER
REGISTER

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



Register-book,
Vol. 870, folio 8

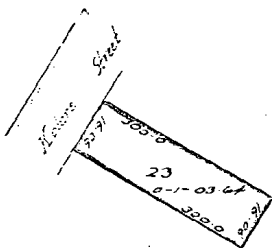
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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 ROSSBOLD 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 hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 ROAD and 3.64 PERCHES more or less situate in Block VI Kaitawa Survey District being part Ngatara West C 41 and being also Lot 23 Deposited Plan 20758



Image Quality due
to Condition
of Original



Fencing covenant in Transfer 447477
Transmission 583493 to Charles Kempthorne
Stone of Wellington Solicitor as Executor -
7.2.1964 at 1.38 p.m.
Transfer 590389 to Nigel Williams of
Waihanae Priest in Holy Orders and Nora
Williams his wife as tenants in common in equal
shares - 24.4.1964 at 1.47 p.m.
Mortgage DISCHARGE to Nigel Williams and
- 24.4.1964 at 1.47 p.m.
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 1952
A.L.R.

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 pm

2625431
DISCHARGE 233727.2 to Nigel Williams and
Nora Williams - 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.

39529.1
DISCHARGED

Mortgage 299235.2 to Tui Clarine McLauchlan
- 11.2.1980 at 10.58 a.m.

[Signature]
A.L.R.

[Signature]
A.L.R.

Transfer 573224.1 to Michael David Gibbs
of Wellington, Company Employee and
Elizabeth Gibbs his wife - 7-8-1983 at
10.11 a.m.

[Signature]
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 Christer
Hogblom of Waikanae, Driver and Lesley
Ellen Hogblom Bank Officer - 10.1.1990 at
2.53p.m.

[Signature]
A.L.R.

B.055498.2 Mortgage to Trust Bank
Wellington Limited - 10.1.1990 at
2.53p.m.

[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.

20768

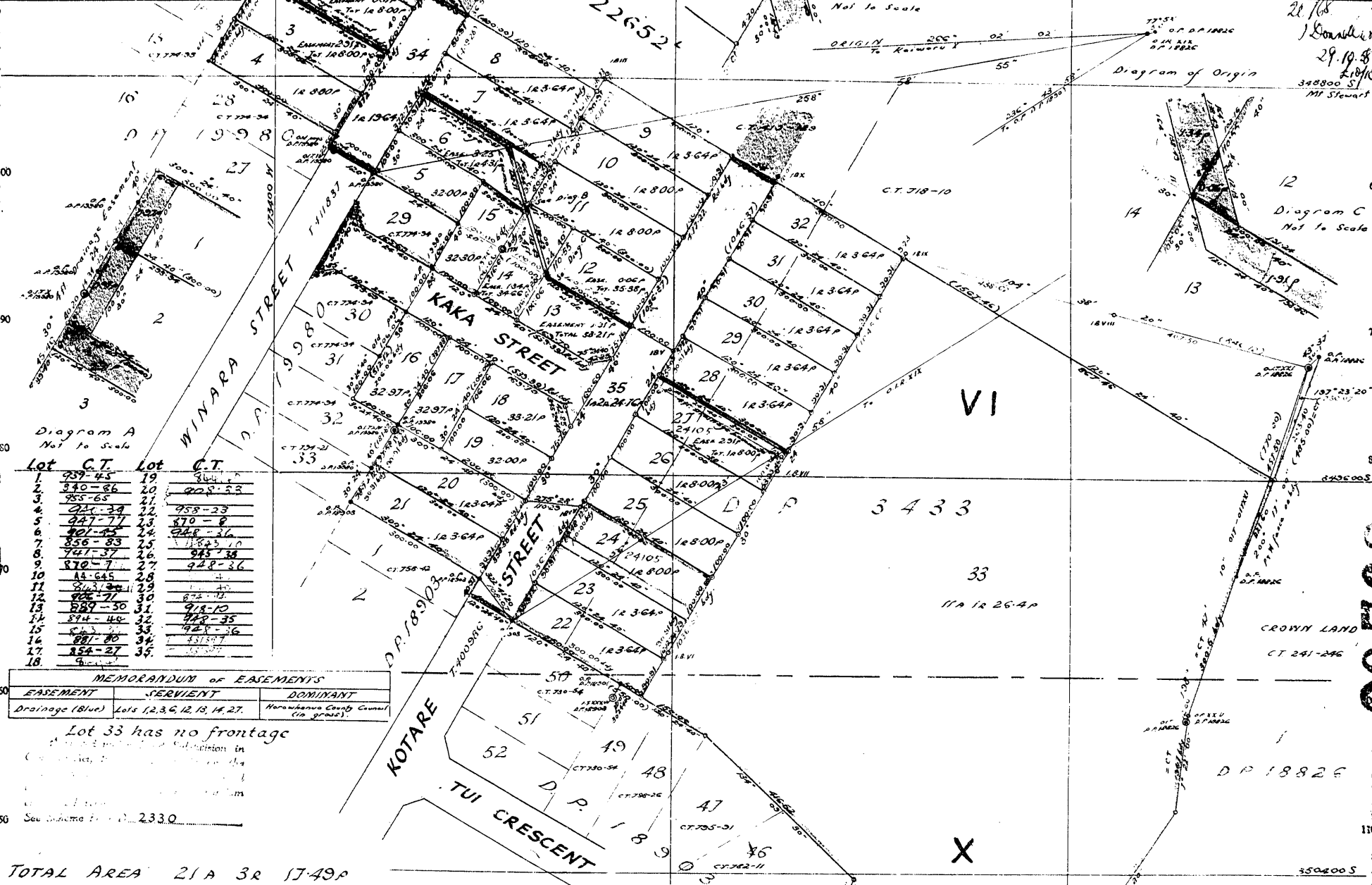
094UG

Land Transfer Office

Received 29.10.1958
Title Reference 410/1

310 Referred to L. T. Surveyor

Deposited this 21A day
of May 1959
Sheep
District Land Registrar



Lot	C.T.	Lot	C.T.
1	939-45	19	940-53
2	940-53	20	941-61
3	941-61	21	942-69
4	942-69	22	943-77
5	943-77	23	944-85
6	944-85	24	945-93
7	945-93	25	946-01
8	946-01	26	947-09
9	947-09	27	948-17
10	948-17	28	949-25
11	949-25	29	950-33
12	950-33	30	951-41
13	951-41	31	952-49
14	952-49	32	953-57
15	953-57	33	954-65
16	954-65	34	955-73
17	955-73	35	956-81
18	956-81	36	957-89

MEMORANDUM OF EASEMENTS		
EASEMENT	SERVIENT	DOMINANT
Drainage (Blue)	Lots 1, 2, 3, 4, 12, 13, 14, 27.	Horowhenua County Council (in gross).

Lot 33 has no frontage

See Diagram B to P. 2330

TOTAL AREA 21A 3R 17.49P

Approved as to Survey

Sheep
Chief Surveyor
29.10.58

Received

Reference plans 094UG

Field book 12289

Traverse book 12289

Examined by A. H. H.

Recorded 12289

Correct 12289

PLAN OF SUBDN OF PT NGARARA WEST C41 & PT LOT 5 D.P. 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 150 LINKS TO AN INCH Surveyed by M. S. WRIGHT

Declared at 12289 this 18 day of October 1958

before me Sheep

Declared at 12289 this 18 day of October 1958

before me Sheep

Approved

A. J. Blackburn

Applicant or Registered Owner

This space reserved for plan numbers

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

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Operative District Plan 2021 - Designations & Miscellaneous Features

27 Kotare Street, Waikanae (LOT 23 DP 20768)



Key to map symbols

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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

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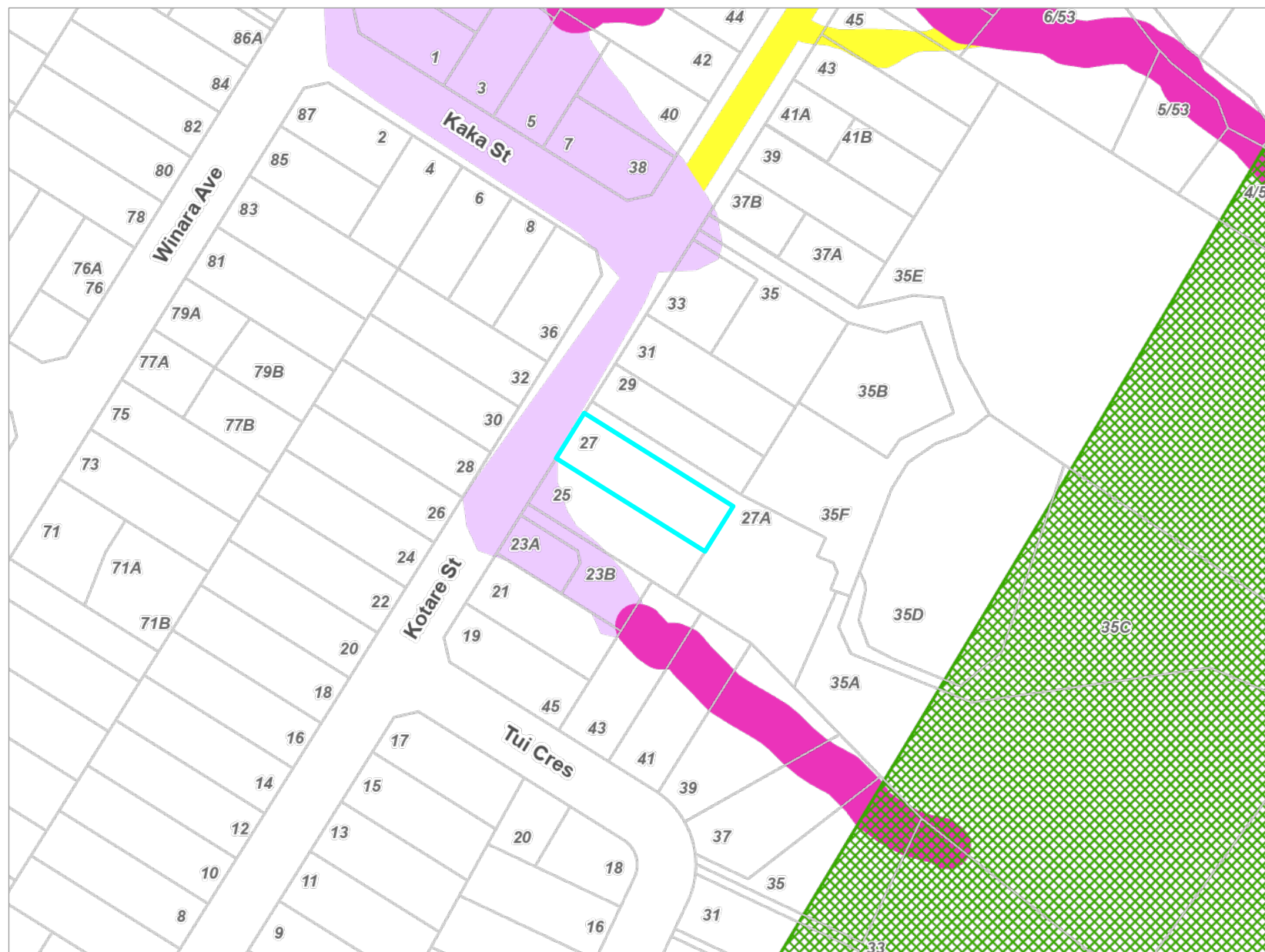
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Operative District Plan 2021 - Natural Hazards

27 Kotare Street, Waikanae (LOT 23 DP 20768)



Key to map symbols

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

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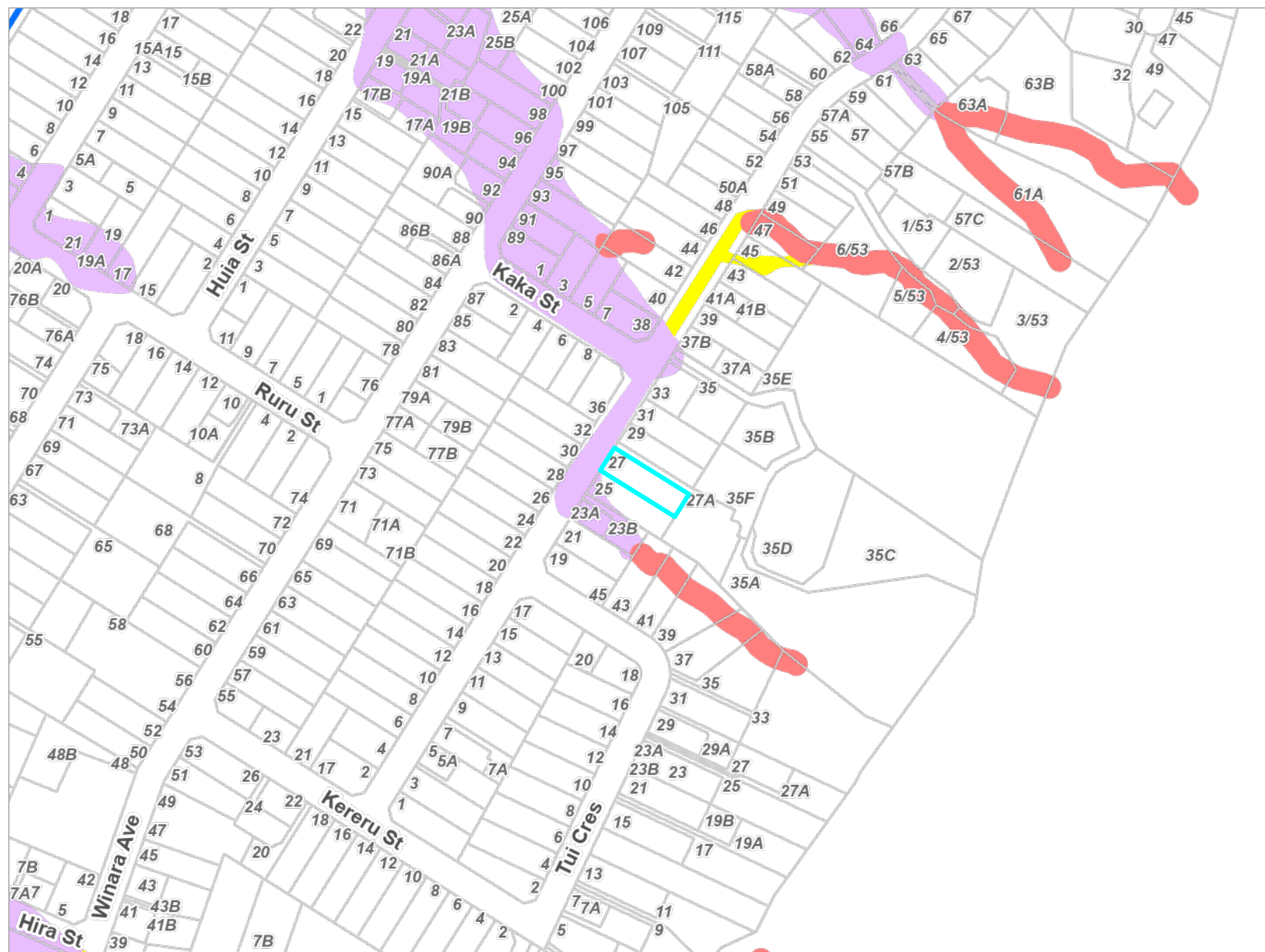
0 40 80 Metres
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Latest Flood Hazards

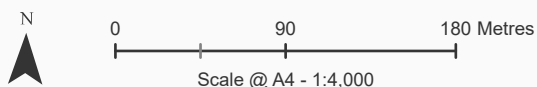
27 Kotare Street, Waikanae (LOT 23 DP 20768)



Key to map symbols

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

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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

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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 ATTACHED 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

Health and Alcohol Licenses

27 Kotare Street, Waikanae (LOT 23 DP 20768)



Key to map symbols

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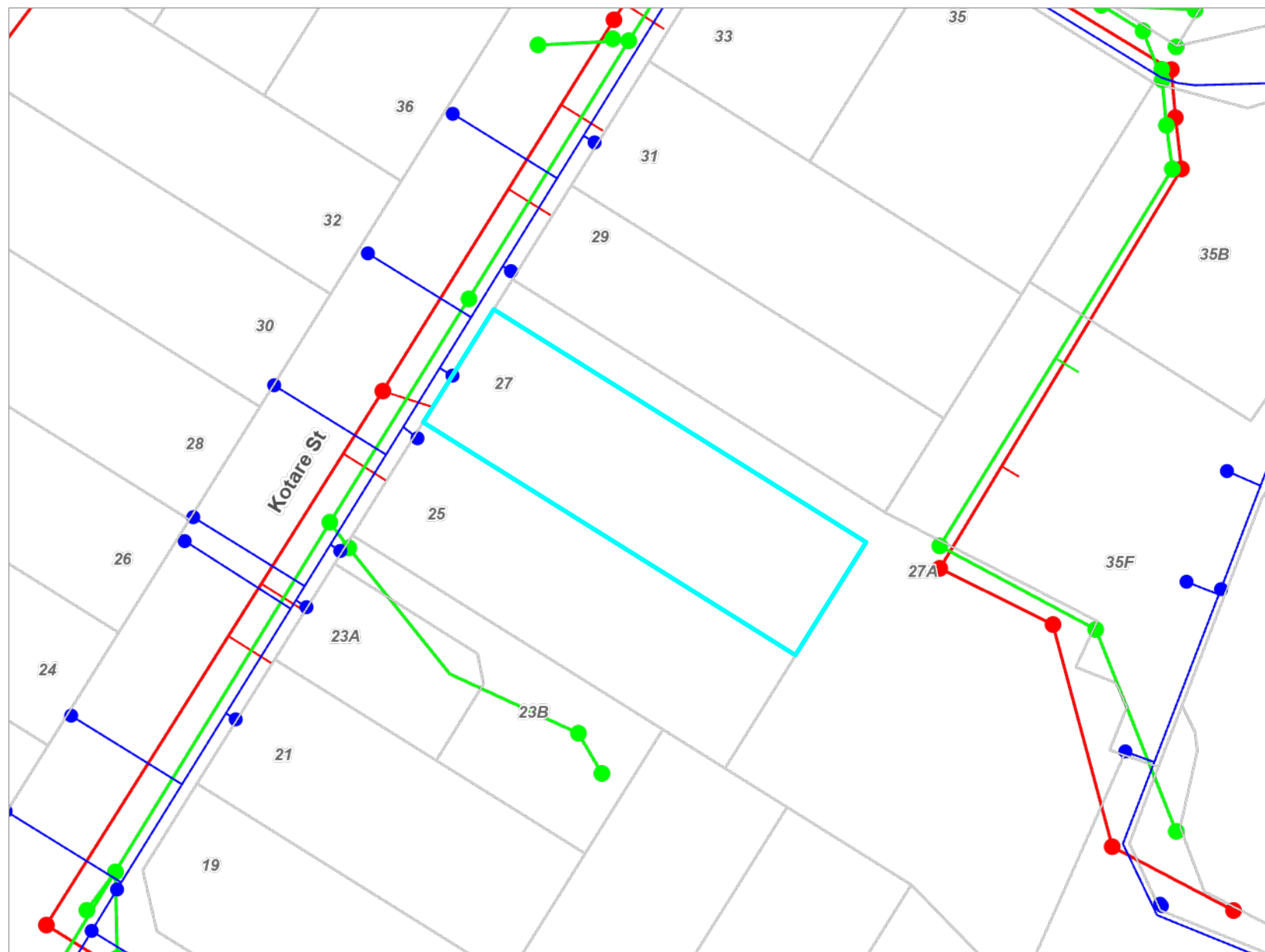
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Services Network

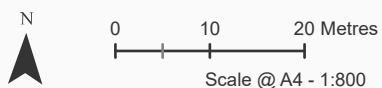
27 Kotare Street, Waikanae (LOT 23 DP 20768)



Key to map symbols

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

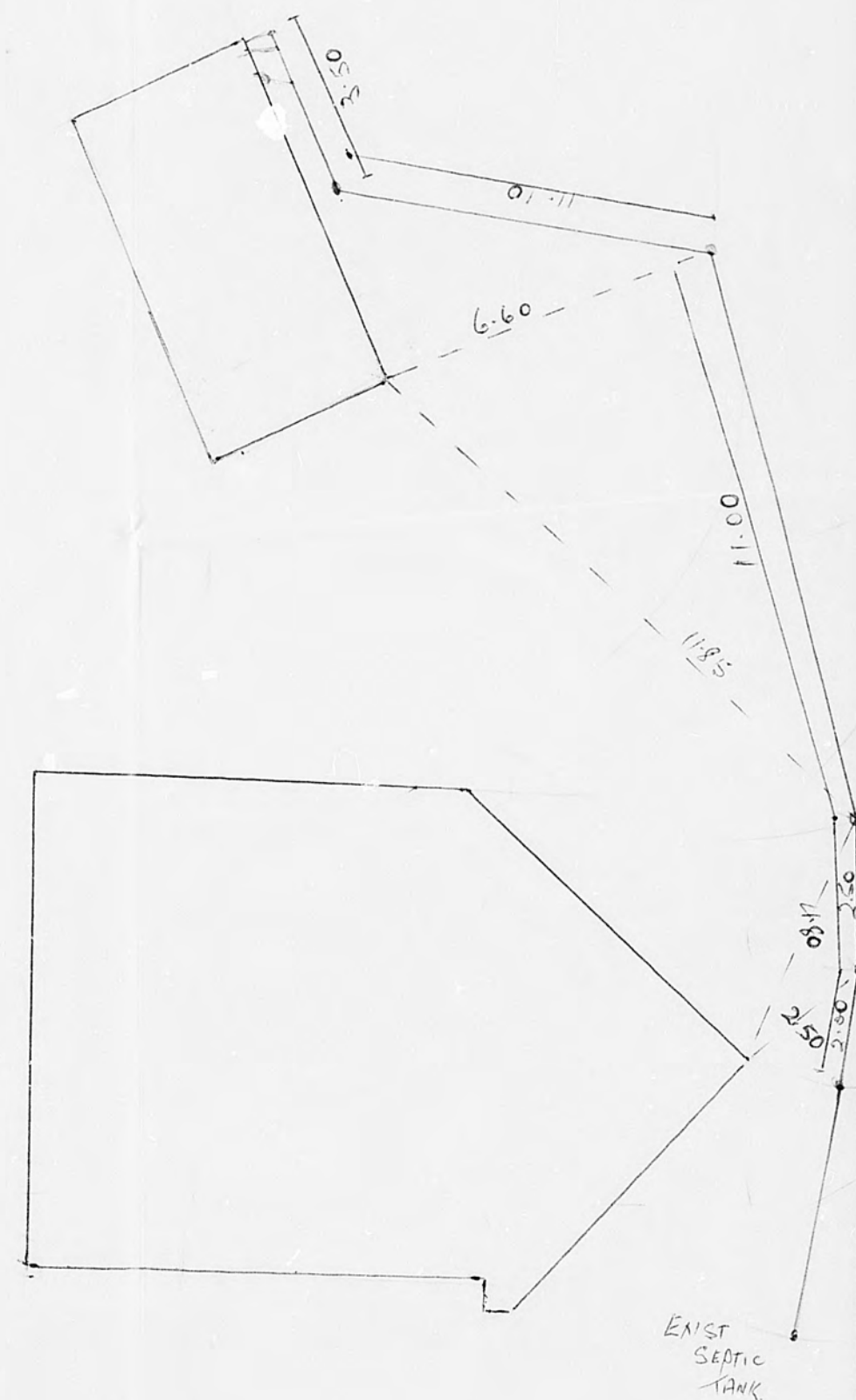
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Lo.T. 23 D.P. 20768
27 Kotare St.



64-27

DATE	NAME	
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		TRACED
		DRAWN
		DESIGN
		FIELDWORK

