

# Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein



8 September 2025

John & Sheila Adin

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

The attached LIM provides you with information about 34 Horopito Road, 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**



This page is intentionally blank.



# Land Information Memorandum (LIM)

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

**34 Horopito Road, 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>	John & Sheila Adin
<b>LIM number</b>	L250924
<b>Application date</b>	08/09/25
<b>Issue date</b>	08/09/2025

### Property details

---

<b>Property address</b>	34 Horopito Road, Waikanae
<b>Legal description</b>	LOT 17 DP 14994
<b>Area (hectares)</b>	0.1621

### Valuation information

---

<b>Valuation number</b>	1494137100
<b>Capital value</b>	\$1,110,000
<b>Land value</b>	\$630,000
<b>Improvements value</b>	\$480,000

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



### Contents

<u>1. Rates</u> .....	3
<u>2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings</u> .....	4
<u>3. Weathertightness</u> .....	5
<u>4. Land use and Conditions</u> .....	5
<u>5. Special Features and Characteristics of the land</u> .....	7
<u>6. Other land and building classifications</u> .....	10
<u>7. Private and Public stormwater and sewerage drains</u> .....	10
<u>8. Drinking water supply</u> .....	10
<u>9. Network utility information</u> .....	10
<u>10. Other information about the property</u> .....	11
<u>Glossary of Terms and Maps attached</u> .....	12

### 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 \$7,157.09  
This includes Greater Wellington Regional Council rates.

**Next instalment date** 09/09/25

**Arrears for previous years** \$0.00

**Water rates** \$549.83 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

12/03/15	BUILDING CONSENT 030033A: Durability Modification:
01/04/03	BUILDING CONSENT 030033: ADDS/ALTS TO DWELLING: Code Compliance Certificate issued 18/03/15
06/05/97	BUILDING CONSENT 970491: INSTALL YUNCA WEDJ 2000 FIRE: Code Compliance Certificate issued 12/05/97
29/01/97	BUILDING CONSENT 970052: SEWER CONNECTION : Code Compliance Certificate issued 05/02/97
18/08/80	Building Permit J011037 DWELLING ADDITIONS

This Code Compliance Certificate 030033 was issued on 18.03.15 and is the subject of a durability modification. Prior to issuing the Code Compliance Certificate an amendment to the original consent was required to consider the date the performance under B2.3.1 of the building code applies. This is required because Code Compliance Certificate was applied for more than 5 years following the completion of the build. Please refer to the Code Compliance Certificate for that date.

Files missing No other building files have been identified for this property

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

### Engineer's report

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

### Wind

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

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



### **Swimming Pools: Compliance with the Building Act 2004**

SW0197: The last inspection completed on 5/09/2025 revealed the small, heated pool and cover (the barrier) meets the functional requirements of restricting unsupervised access by a child under 5 years of age, as detailed in the acceptable solutions F9/AS2 of the New Zealand Building Code. The pool is now exempt from the requirement to be periodically inspected under section 162D(1)(a) of the Act and so will not require further inspection by Council.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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

### **Registered Environmental Health Premises and Licences**

No information located.

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

## **3. Weathertightness**

---

*In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.*

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

## **4. Land use and Conditions**

---

*In this section: information relating to the use to which that land may be put, and conditions attached to that use.*

### **Planning/Resource Management**

District Plan Zone/Precinct/Development Area: General Residential

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021) ([kapiticoast.govt.nz](https://www.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/](https://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 is located within PRECINCT 8 - Waikanae Garden Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1951. Copies of the Deposited Plan (DP 14994) and Record of Title are provided with this LIM.

There are no known easements.

Notice imposing Building Line Restriction (K28724) is currently registered on the Record of Title.

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.

This property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is: Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (5354) Kohekohe, 36 Horopito Road, Waikanae.

Air Space Designation - land within the airport flight paths where height restrictions apply to buildings and trees as set out in the Operative District Plan (2021).

This property is located within the Conical Surface 1:20, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

There is no record of any identified cultural or archaeological sites contained on this site.

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



## 5. Special Features and Characteristics of the land

---

*This section identifies information held by Council about:*

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

### **Climate Change**

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

### **Contaminated Sites**

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

### **Natural Hazards**

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

### **Coastal Erosion and Inundation Hazards**

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: [www.kapiticoast.govt.nz/coastal-science](https://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 areas residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at [www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).



### Other Information

Part of the property is shown to be subject to and adjacent 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.

Part of the property is shown to be subject to and adjacent 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 (Horopito Road) is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

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



### 6. Other land and building classifications

---

*In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.*

No information located.

### 7. Private and Public stormwater and sewerage drains

---

*In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.*

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

Stormwater discharge is confined to site in soak pit(s). There is no record of any Council services running through the property.

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

### 8. Drinking water supply

---

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

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

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

### 9. Network utility information

---

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

Contact Electra for power availability and Vector for gas availability.



## 10. Other information about the property

---

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

### **Cultural and Archaeological**

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

More detail on what to look for and who to contact can be found on our website:  
[www.kapiticoast.govt.nz/Our-District/Tangata-Whenua](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://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

34 Horopito Road, Waikanae (LOT 17 DP 14994)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: August 27, 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** **WN592/129**

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

**Date Issued** 03 December 1952

**Prior References**

WN574/102

---

**Estate** Fee Simple  
**Area** 1621 square metres more or less  
**Legal Description** Lot 17 Deposited Plan 14994

**Original Registered Owners**

John Charles Adin and Sheila Patricia Adin

---

**Interests**

K28724 Building Line Restriction

B523391.3 Mortgage to The National Bank of New Zealand Limited - 14.6.1996 at 1.17 pm

5952940.1 Variation of Mortgage B523391.3 - 1.4.2004 at 9:00 am



[Land and Deeds—4  
FORM B.

Register-book,

Vol. 574, Folio 102  
Reference: Transfer No. 356714  
Order for N/C No.

NEW



ZEALAND

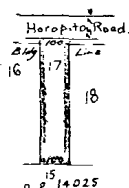
Vol. 592, folio 129

# CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Third day of December, one thousand nine hundred and Fifty-two  
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that  
FRANCIS PERCIVAL HUSLEY and ALFRED CHARLES JERREMO-PRYANT both of Waikanae Carriers are seized of an  
estate in fee simple as tenants in common in equal shares

~~XXXXXX~~ 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 ROD 24.05 PERCHES more or less situate  
in Block IX of the Hutt Valley Survey District being part Wairapa West 4 No. 78 and being also Lot 17 or  
Deposited Plan No. 14394 (Town of Waikanae Extension No. 14).

Image Quality due  
to Condition  
of Original



Scale: 3 chains to an inch.



*W. Jones*  
District Land Registrar.

2.2874 Building Line Restriction.

Pending Covenant contained in Transfer No. 356714

Transfer 365209 the registered proprietors by Husband  
Alice Bennie of Waikanae Married Woman  
dated 5.10.53 at 1.40 p.m.

Mortgage 324691 Mortgagee Alice Bennie to  
The Trustees Grand Lodge of the Ancient Order  
of Druids North Island New Zealand dated  
5.10.53 at 1.43 p.m.

Variation of Mortgage 324691  
dated 11.11.1958 at 9.54 a.m.

Variation of Mortgage 324691 - 19.12.1963

DISCHARGED

DISCHARGED  
Variation of Mortgage 324691 - 5.12.1962

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.*

(OVER)

EQUIVALENT METRIC  
AREA IS 1621 m<sup>2</sup>



592-129

Transfer 814385 to John Ingham Brooke  
of Wellington, Insurance Officer and  
Mollie Adelina Brooke his wife -  
5.2.1970 at 9.42a.m.

A.L.R.

Transfer 951286 to Leslie Atkinson  
of Otaki, Retired Architect and  
Lucy Evelyn Atkinson his wife -  
8.12.1972 at 12.10 p.m.

A.L.R.

Transmission 122734.1 to Lucy Evelyn  
Atkinson as survivor - 11.7.1975  
at 11.54a.m.

A.L.R.

Transmission 344686.1 to Collin Allan Hope as  
Executor - 7.12.1979 at 12.01 p.m.

A.L.R.

Transfer 344686.2 to Roger Edmund Smith of  
Waikanae, Manager - 7.12.1979 at 12.01 p.m.

A.L.R.

Mortgage 344686.3 to Beyer Christie & Co.  
Nominees Limited - 7.12.1979 at 12.01 p.m.

A.L.R.

Settled under the Joint Family Homes Act 1964  
on Roger Edmund Smith abovenamed and Glenys  
Mary Smith his wife - 7.12.1979 at 12.01 p.m.  
Application 344686.4

A.L.R.

Transmission 296396.1 to Collin Allan Hope as  
executor - 21.12.1979 at 11.31 a.m.

A.L.R.

Transfer 296396.2 to Roger Edmund Smith of  
Waikanae, Manager - 21.12.1979 at 11.31 a.m.

A.L.R.

Mortgage 296396.3 to Beyer Christie & Co.  
Nominees Limited - 21.12.1979 at 11.31 a.m.

A.L.R.

Settled under the Joint Family Homes Act 1964  
on Roger Edmund Smith abovenamed and Glenys  
Mary Smith his wife - 21.12.1979 at 11.31 a.m.  
Application 296396.4

A.L.R.

Mortgage 588665.2 to Bank of New Zealand  
20.10.1983 at 2.47 p.m.

14.6.1996

A.L.R.

Mortgage 610160.1 to Bank of New  
Zealand - 29.2.1984 at 2.36 pm.

B.523391.2 Transfer to John Charles  
Adin, Builder and Sheila Patricia Adin,  
Married Woman, both of Waikanae -  
14.6.1996 at 1.17 p.m.

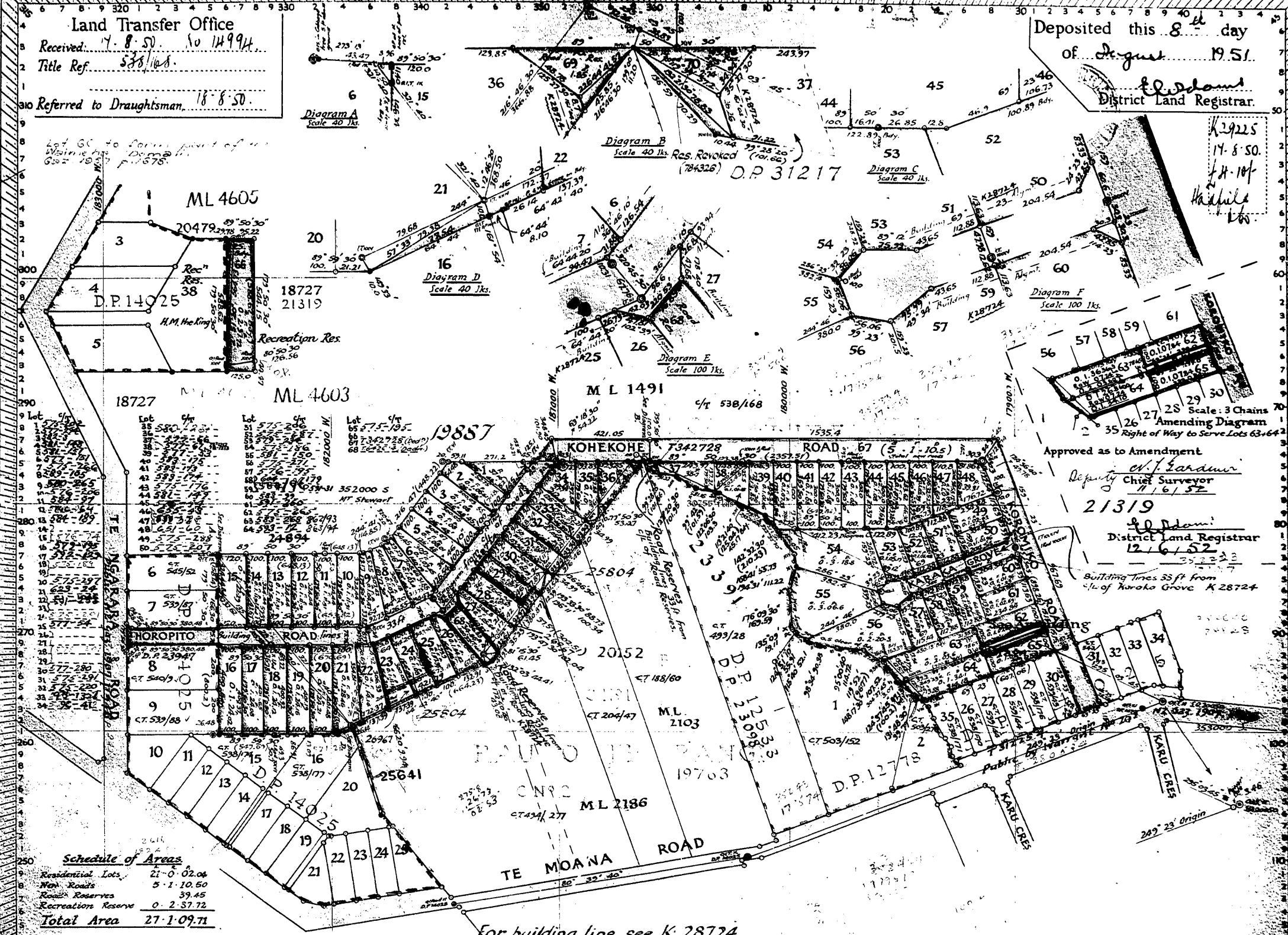
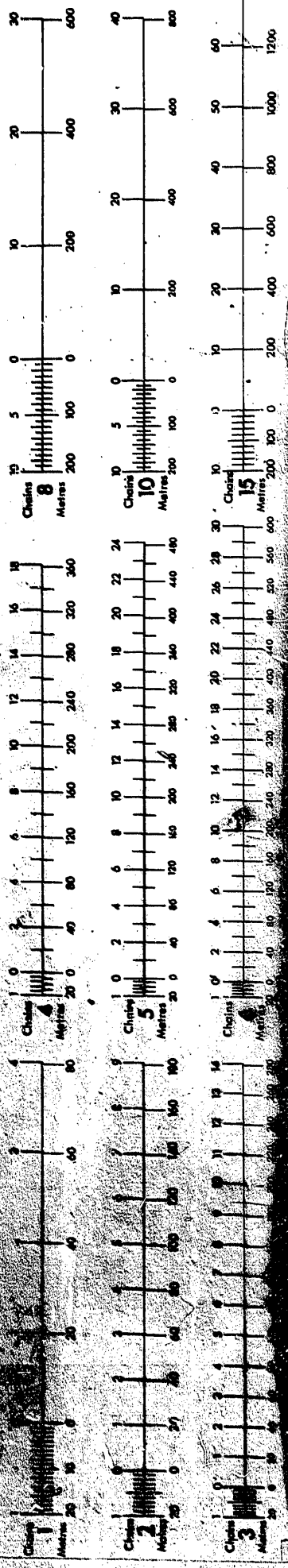
A.L.R.

B.523391.3 Mortgage to The National  
Bank of New Zealand Limited - 14.6.1996  
at 1.17 p.m.

A.L.R.



1947



Land Transfer Office  
Received: 7.8.50 No 14994  
Title Ref: 538/168  
Referred to Draughtsman: 18.8.50

Deposited this 8th day of August 1951  
District Land Registrar

Approved as to Survey  
Chief Surveyor  
11/7/51

L.T. Draughtsman  
Received: 19.8.50  
Reference plans: N.D. 2102, D.P. 14025, 12532, 12722  
Field book: 137 p. 191-192  
Traverse book: CXLIII p. 6-16  
Examined by: [Signature]  
Recorded at Kaitawa S.D. Court  
Correct: 11.7.51 L.T. Draughtsman

Comprised in C.T. 538/168 Now 570/75  
SURVEY DIST. 6 BLK. KAITAWA IX  
LAND DIST. WELLINGTON LOCAL BODY HOROWHENUA COUNTY COUNCIL  
Scale: 3 Chains to an Inch Surveyed by Martin E. Dyett Date: Jan. 1950  
I, Henry Lewis Percy Dyett of Wellington, Registered Surveyor and a 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 Justices of the Peace Act, 1927.  
Declared at Kaitawa this 7th day of August 1950 before me  
Justice of the Peace (or Solicitor, or Notary Public.)

Approved, [Signature]  
Applicant, (or Registered Owner)

14994






# Operative District Plan 2021 - Zones and Precincts

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## Key to map symbols

-  Precinct
-  General Residential Zone
-  High Density Residential Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: August 27, 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.



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

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## Key to map symbols

- Major Community Connectors
- Local Community Connectors
- Coastal Environment

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



0 40 80 Metres

Scale @ A4 - 1:2,000

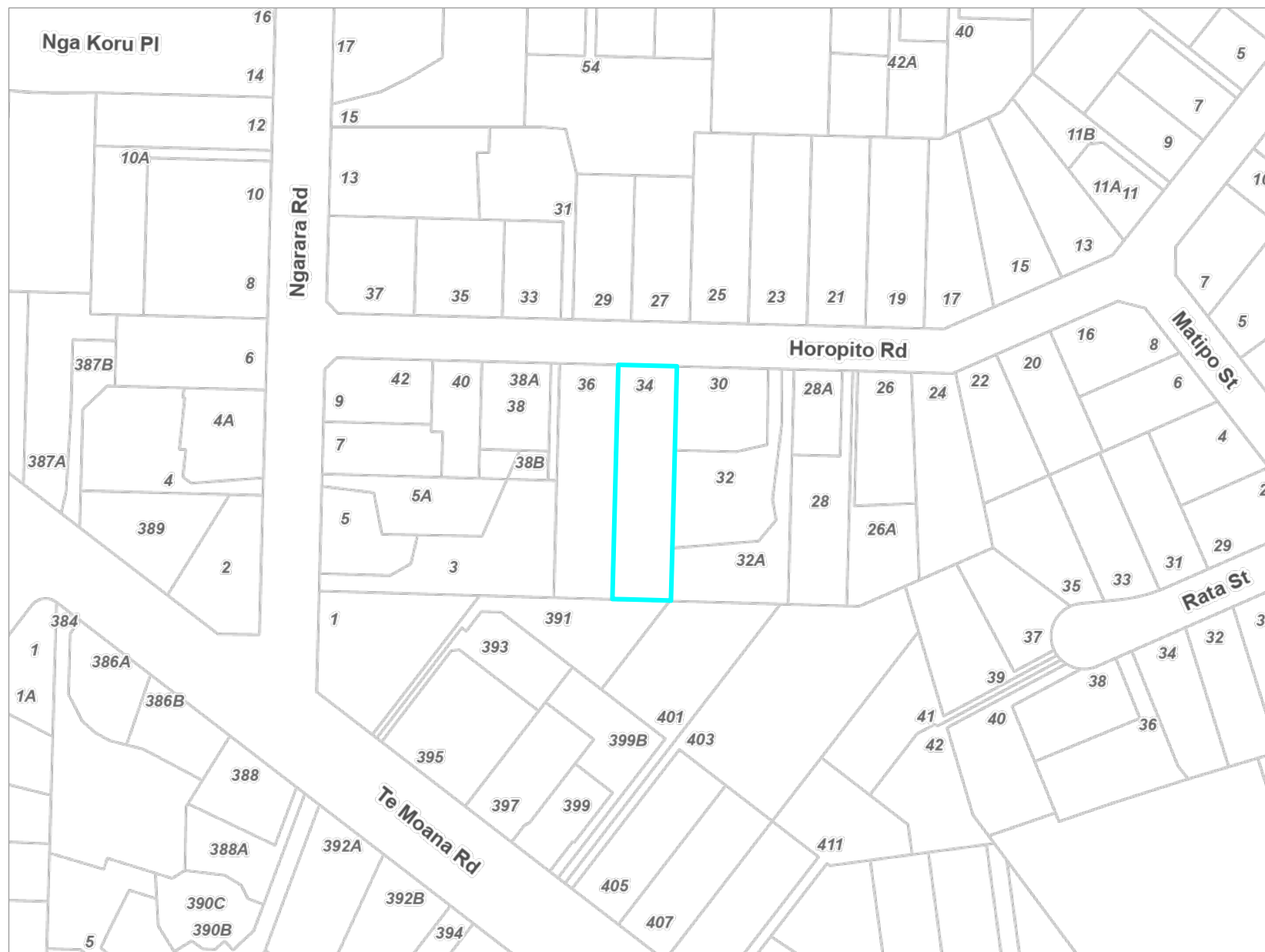
Date Printed: August 27, 2025

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.



# Operative District Plan 2021 - Designations & Miscellaneous Features

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## Key to map symbols

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



0 40 80 Metres

Scale @ A4 - 1:2,000

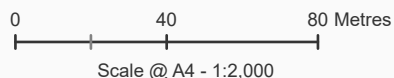
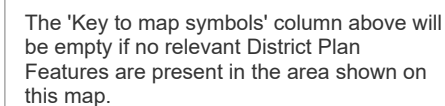
Date Printed: August 27, 2025

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.



34 Horopito Road, Waikanae (LOT 17 DP 14994)

▲



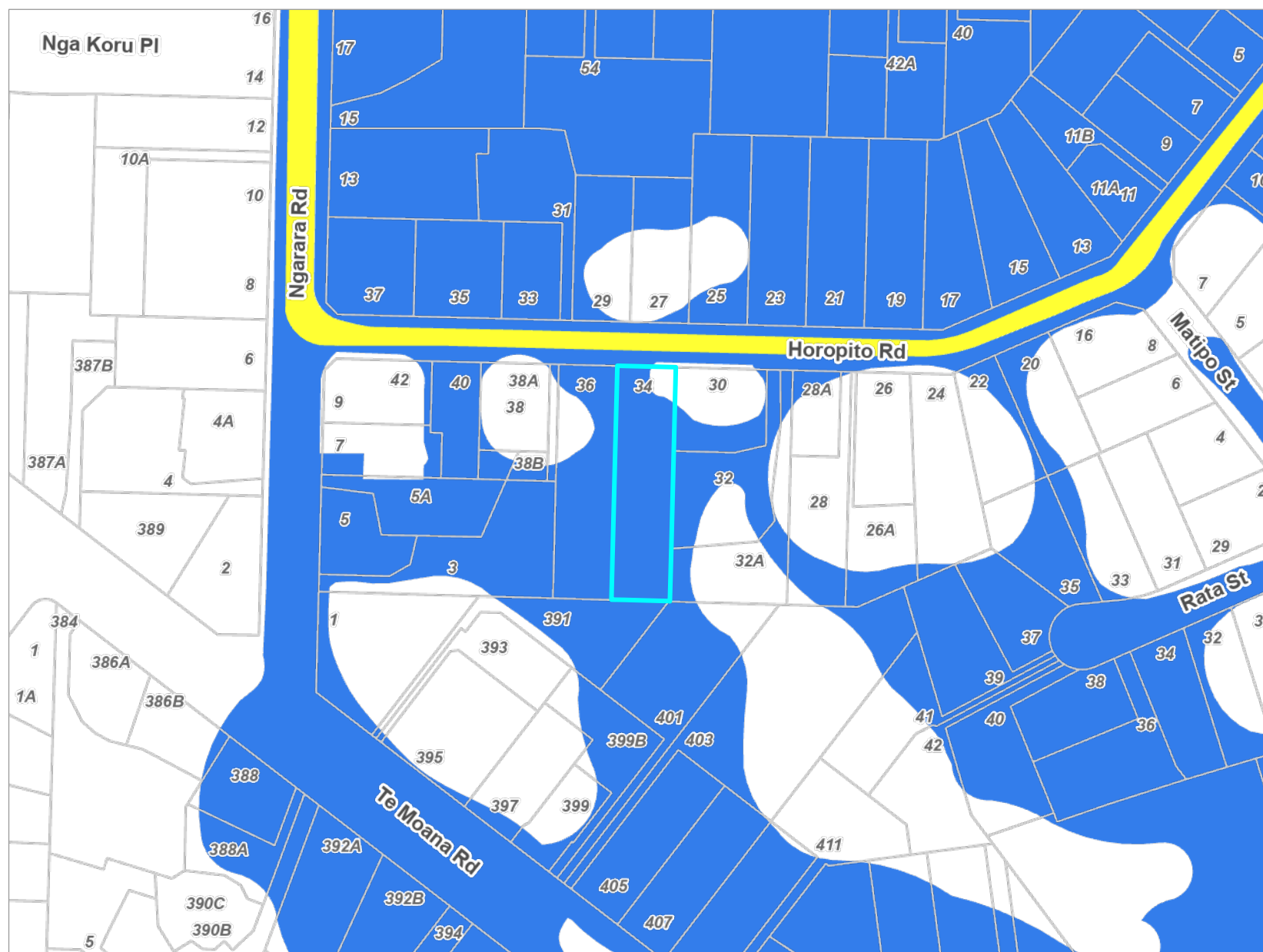
Date Printed: August 27, 2025

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.





# Operative District Plan 2021 - Natural Hazards

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## Key to map symbols

-  Overflow Path
-  Ponding Area

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



0 40 80 Metres

Scale @ A4 - 1:2,000

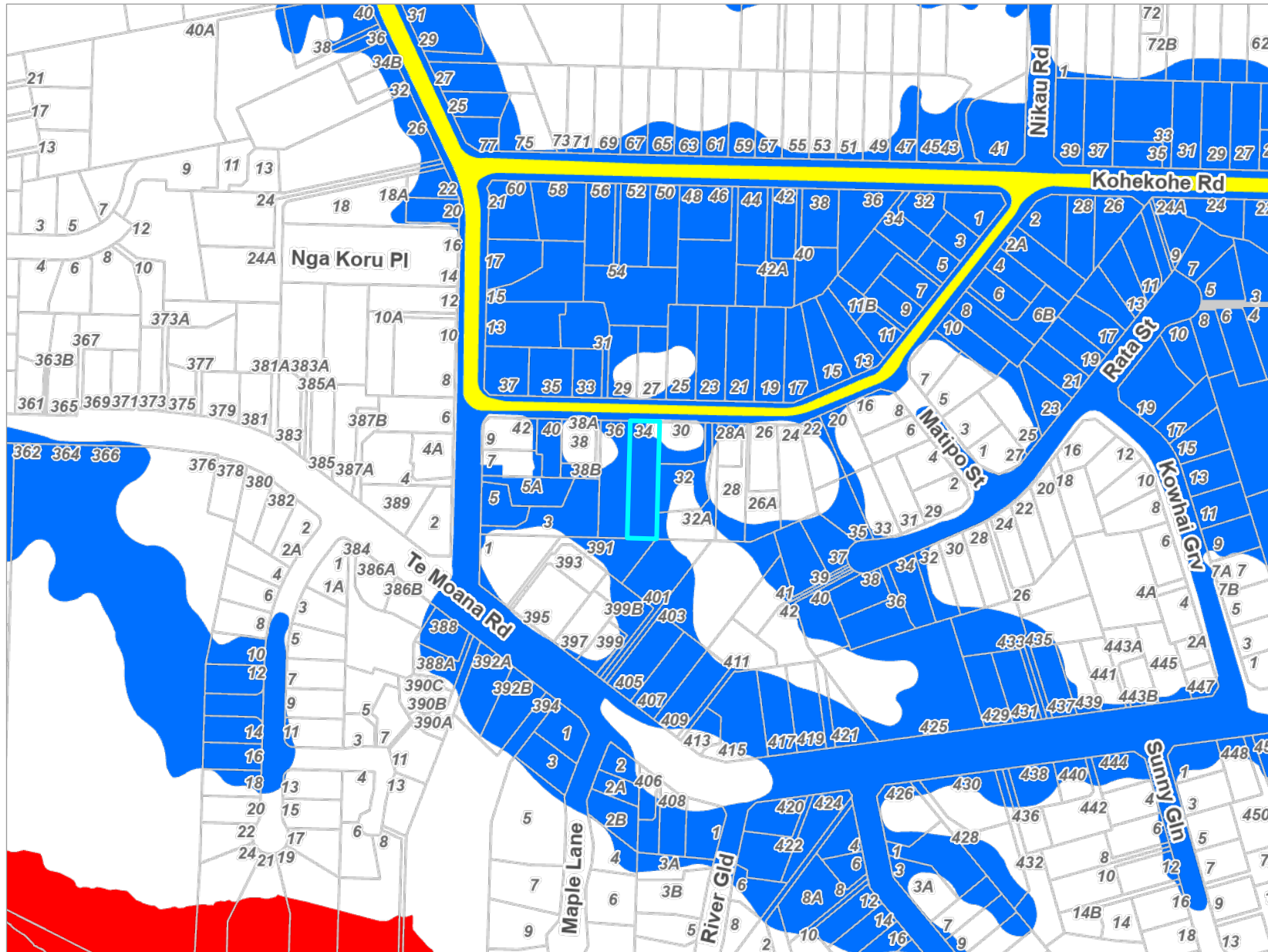
Date Printed: August 27, 2025

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.



# Latest Flood Hazards

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## Key to map symbols

- River Corridor
- Overflow Path
- Ponding

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



0 90 180 Metres  
Scale @ A4 - 1:4,000

Date Printed: August 27, 2025

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



# Resource Consents Map

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## 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 25 50 Metres

Scale @ A4 - 1:1,200

Date Printed: September 8, 2025

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



## Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
000273	27 Horopito Road, Waikanae	1494127900	LOTS 4-5 DP 79582	LD	REMOVAL OF NATIVE TREES	N	N	Consent Order	28/3/2001	29/8/2000
050239	31 Horopito Road, Waikanae	1494127802	LOT 3 DP 79582	LD	Removal of a native tree from the east north	N	N	Decision Issued	9/9/2005	30/8/2005
030405	35 Horopito Road, Waikanae	1494127800	LOT 2 DP 90418	LD	New dwelling encroaching height envelope	N	N	Decision Issued	13/2/2004	16/1/2004
050259	401 Te Moana Road, Waikanae	1494138100	Lot 1 DP 377624 C/T 311580	SC	Subdivision, boundary adjustment.	N	N	s.224 Issued	20/10/2005	9/9/2005
100138	401 Te Moana Road, Waikanae	1494138100	Lot 1 DP 377624 C/T 311580	LD	Proposed accessory building exceeding 60m2 at 401 Te Moana	N	N	Decision Issued	10/8/2010	30/7/2010
160175	26A Horopito Road, Waikanae	1494136500	LOT 21 DP 14994 C/T 623/24	SD	2 lot residential subdivision	N	N	s.224 Issued	4/10/2016	19/8/2016
900115	395 Te Moana Road, Waikanae	1494138300	LOT 4 DP 72039	SC	PROPOSED SUBDIVISION, FOUR RESIDENTIAL LOTS	N	N	Decision Issued	19/12/1990	30/11/1990
900094	395 Te Moana Road, Waikanae	1494138300	LOT 4 DP 72039	SC	SUBDIVISION, TWO RESIDENTIAL LOTS	N	N	Decision Issued	18/5/1990	2/4/1990
950029	38 Horopito Road, Waikanae	1494137300	LOT 3 DP 23947	SC	1 ADDITIONAL LOT	N	N	s.224 Issued	10/3/1995	22/2/1995



Resource Consent Number	Location	Valuation Number	Property Legal Descrip tion	Consent Type	Consent Propo sal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
990316	35 Horopito Road, Waika nae	1494127800	LOT 2 DP 90418	SC	SUBDIVISION, ONE ADDITI ONAL RESIDE NTIAL LOT	N	N	s.224 Issued	22/3/2000	13/8/1999



# Health and Alcohol Licenses

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## Key to map symbols

■ Health

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

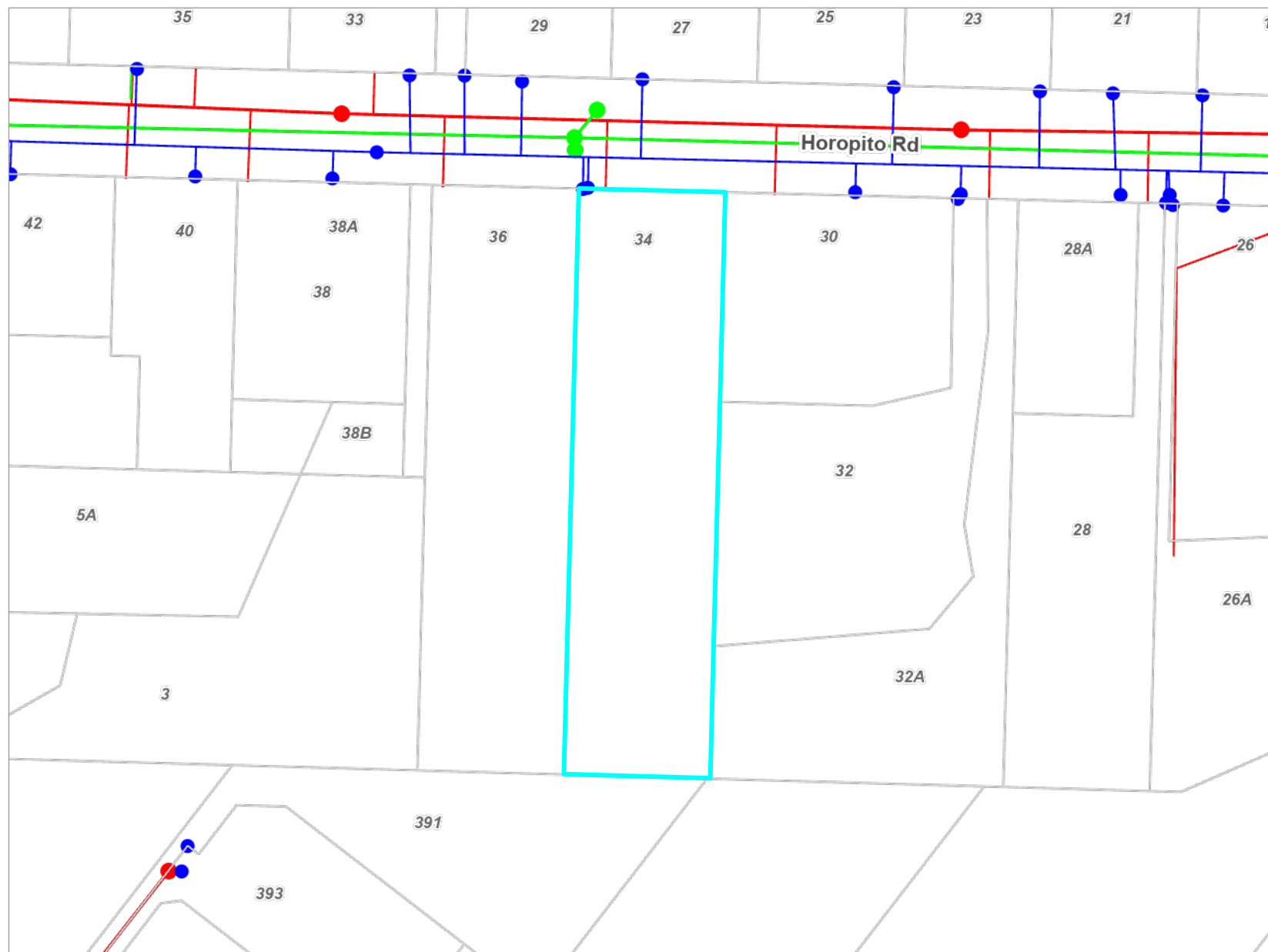
Date Printed: August 27, 2025

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.



# Services Network

34 Horopito Road, Waikanae (LOT 17 DP 14994)



## 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.



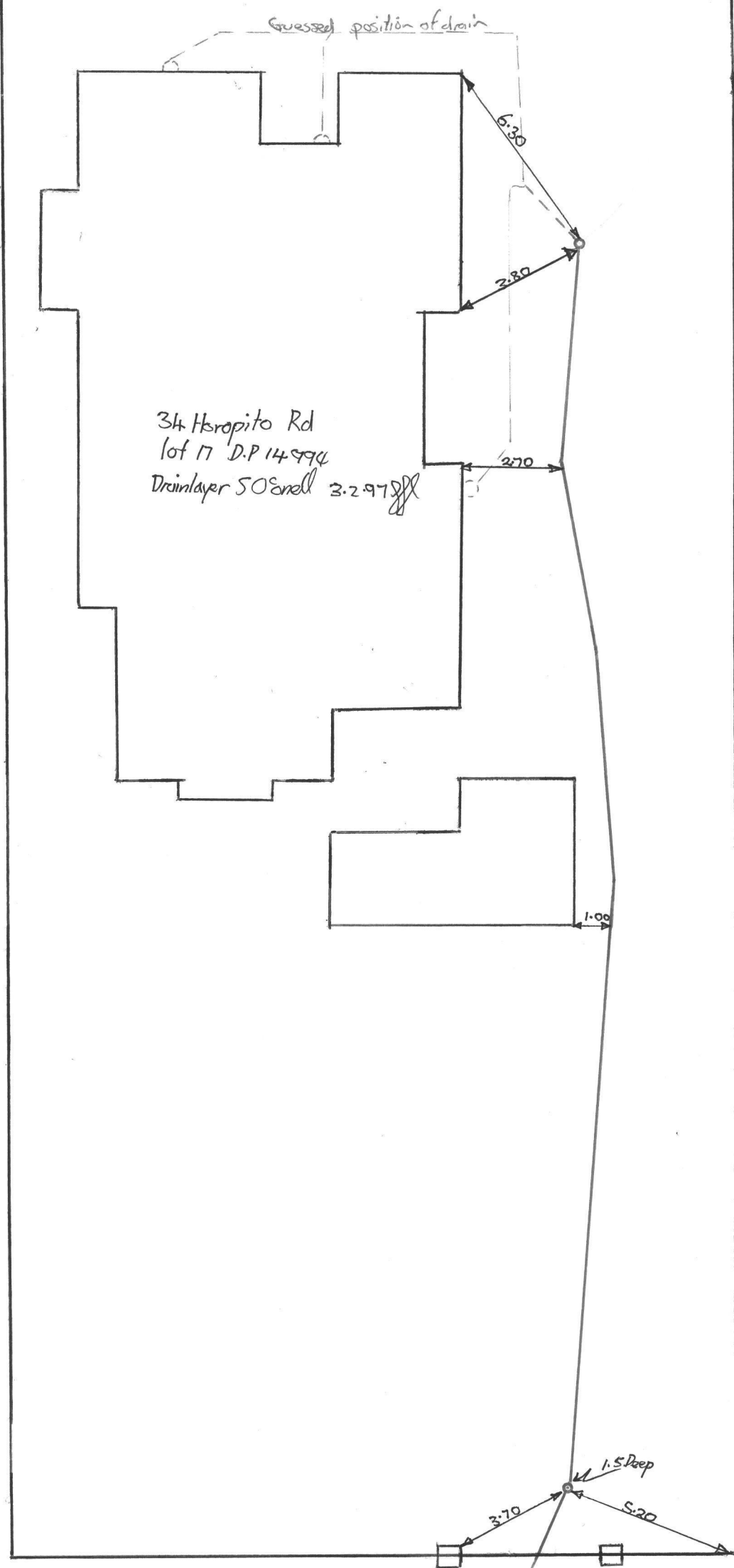
0 10 20 Metres

Scale @ A4 - 1:800

Date Printed: August 27, 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.







# Waikanae County Town Water Supply

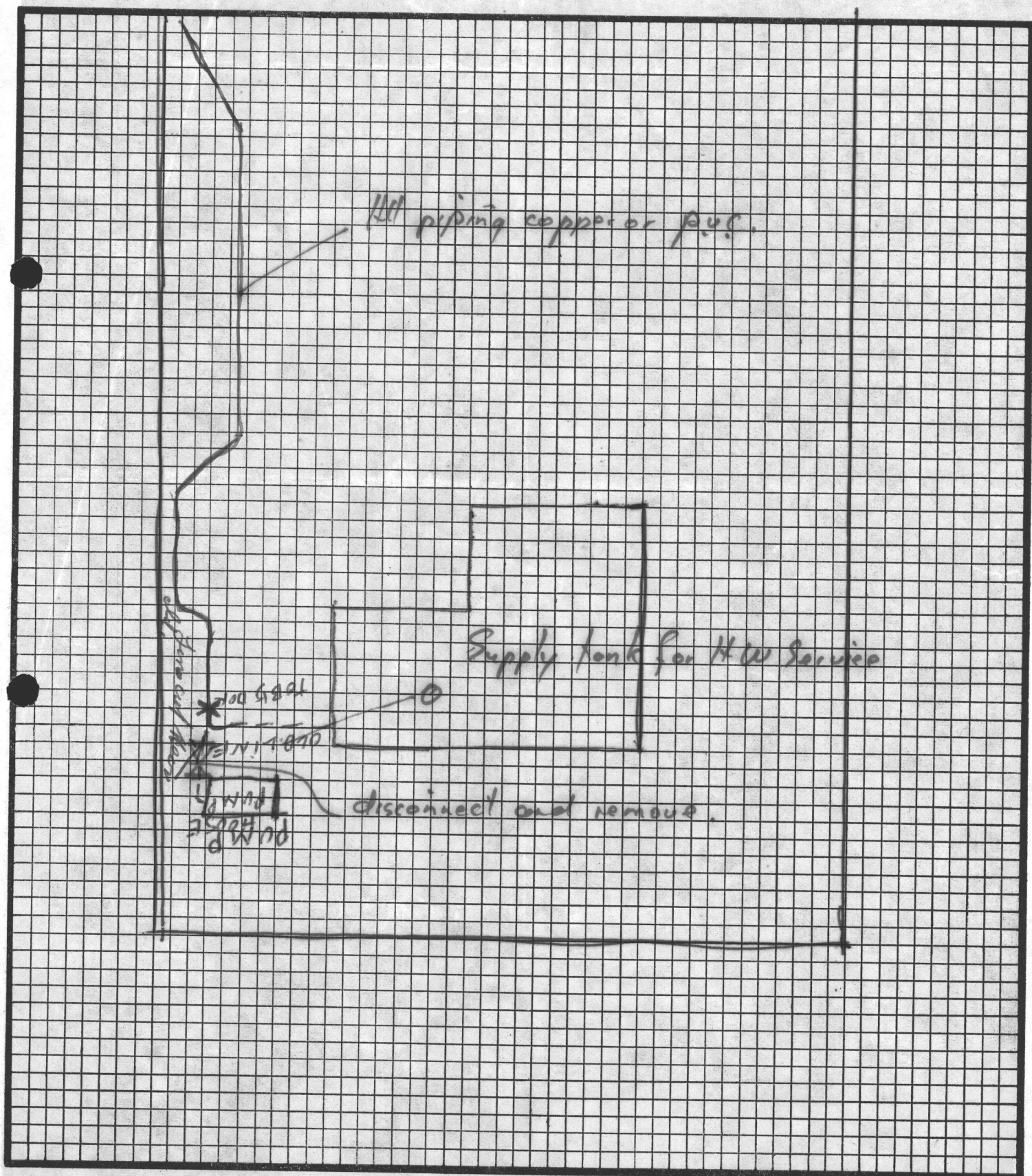
## PLAN OF ALLOTMENT

Showing position of buildings and existing water supply and pipes  
(Particular care to be taken to show location and distribution pipes from bores)

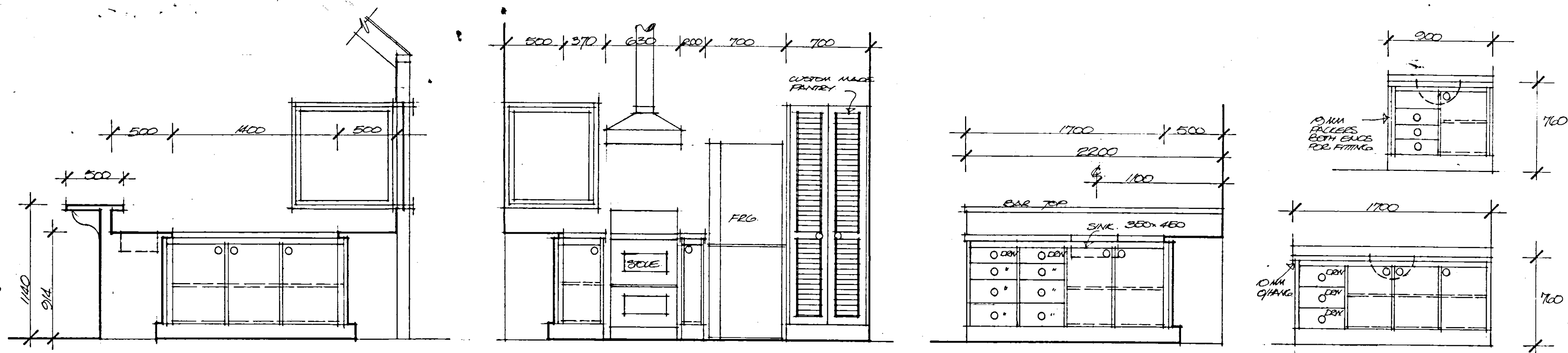
3-13

Boundary Lines to be shown thus: - - - - -

Frontage to HERO PITA Rd Road

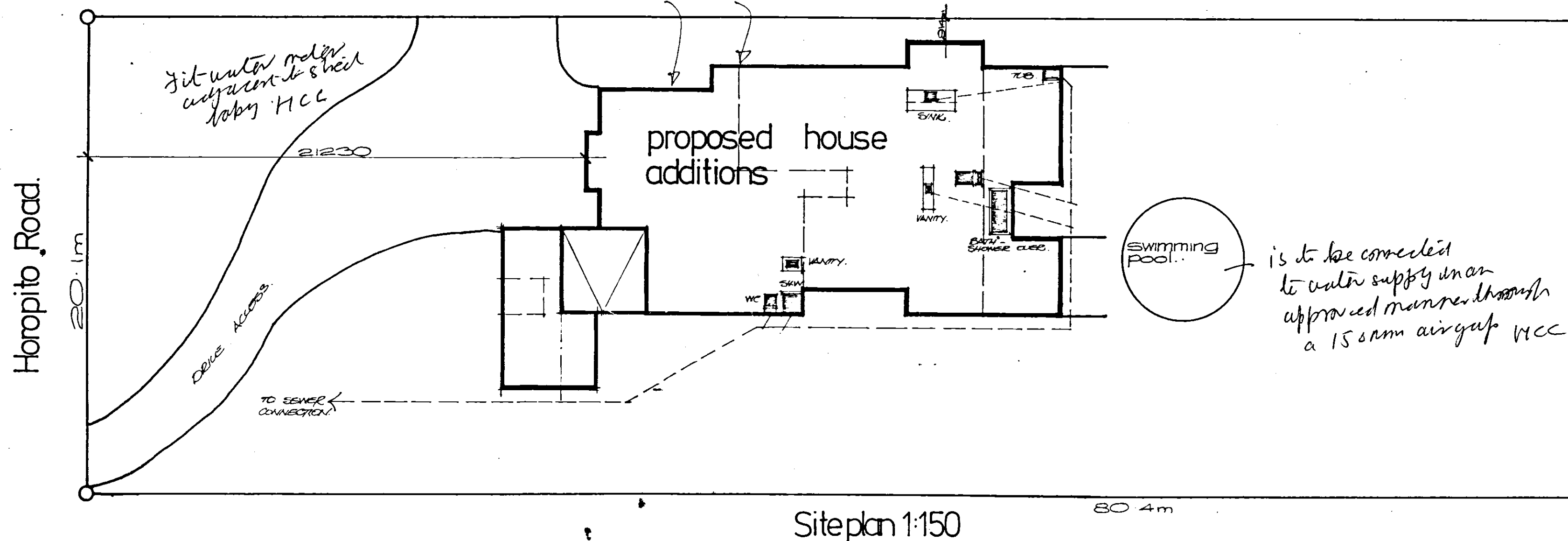






joinery units to be prefinished  
both interior & exterior. 1:25  
formica tops.

NOTE: REFER ELEVATIONS FOR DAYLIGHT EMISSION  
HEIGHT SCALE: SITING DISCREPANCY REQUIRED



PROPOSED ALTERATIONS FOR MR&MRS R.E. SMITH AT  
34 HOROPITO STREET,  
WAIKANAE.

s.m.mason.  
18 roband cres  
tel 283230/268786  
upper hutt.

date: 04.07.80  
scale: 1:150  
drawn: A.D. COCHRANE.  
plan No. 80/030/s.m.  
amd:

7/7