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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.



SOLD ON KĀPITI
real estate

23 December 2025

Kim Winter

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 16B Marere Avenue, Paraparaumu.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

16B Marere Avenue, Paraparaumu

Document information

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

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

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

Application details

Applicant	Kim Winter
LIM number	L251346
Application date	16/12/25
Issue date	23/12/25

Property details

Property address	16B Marere Avenue, Paraparaumu
Legal description	FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234
Area (hectares)	0.0000

Valuation information

Valuation number	1525247700A
Capital value	\$520,000
Land value	\$260,000
Improvements value	\$260,000

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

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- 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 \$4,353.93 This includes Greater Wellington Regional Council rates
Next instalment date	09/03/26
Arrears for previous years	\$0.00
Water rates	\$408.84 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

16/06/82 Building Permit 31664 CARPORT 18 SQ M

21/01/76 Building Permit 57898 2 UNITS

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 \(kapiticoast.govt.nz\)](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/.

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 1976.

Copies of the Deposited Plan (DP 42214) and Record of Title are provided with this LIM.

This property is shown to be subject to drainage rights.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

The property is subject to a cross-lease agreement. These agreements can be complex. A legal check of the cross lease in terms of the accuracy and validity of the Flats Plan is recommended. A copy of the Flats Plan (DP 44708) is provided with this LIM.

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 adjoins 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. (7122) Rewarewa, 7 Awatea Avenue, Paraparaumu.

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

This property is located within the Horizontal Surface 50m AMSL Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

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

Climate Change

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

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](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. 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%20District%20Plan%202021%20(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

All the property is shown to be subject to and adjacent to a flood hazard 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.

All 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.

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.

Stormwater discharges to the kerb and channel. There is no record of any Council services running through the property.

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

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. The water supply connection has multiple consumers using the one connection.

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://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

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



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
CROSS LEASE
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 **WN16A/1234**

Land Registration District **Wellington**

Date Issued 21 May 1976

Prior References

WN14B/440

Estate Fee Simple - 1/2 share

Area 803 square metres more or less

Legal Description Lot 7 Deposited Plan 42214

Original Registered Owners

Nola Mary Gush

Estate Leasehold

Instrument L 147746.2

Term 999 years commencing on 15 December 1975

Legal Description Flat 1 Deposited Plan 44708

Original Registered Owners

Nola Mary Gush

Interests

Subject to the reservations as to coal gold and silver set out in No. 516880 (Affects Fee Simple)

Subject to drainage rights (in gross) over part marked E on DP 42214 in favour of Kapiti Borough Council created by Transfer 115355.6 (Affects Fee Simple)

The easements created by Transfer 115355.6 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

147746.2 Lease of Flat 1 DP 44708 Term 999 years commencing on 15.12.1975 Composite CT WN16A/1234 issued - 21.5.1976 at 9.37 am (Affects Fee Simple)

147746.3 Lease of Flat 2 DP 44708 Term 999 years commencing on 15.12.1975 CT WN16A/1235 issued - 21.5.1976 at 9.37 am (Affects Fee Simple)

6673743.1 Mortgage to Sentinel Custodians Limited - 1.12.2005 at 9:00 am

9450548.1 Discharge of Mortgage 6673743.1 - 11.7.2013 at 4:39 pm

9695588.1 Transmission to Hylton Charles Gush and Christopher David Sygrove as Executors - 10.4.2014 at 2:58 pm

9703367.1 Transfer to Hylton Charles Gush and Hinemoa Kataraina Karipa Cross - 22.4.2014 at 3:29 pm

9684814.2 Mortgage to DBR Limited - 8.5.2014 at 4:28 pm

9809391.1 Discharge of Mortgage 9684814.2 - 4.9.2014 at 3:39 pm

9809391.2 Transfer to Kim Winter - 4.9.2014 at 3:39 pm

9809391.3 Mortgage to Westpac New Zealand Limited - 4.9.2014 at 3:39 pm

12716574.1 Application pursuant to Section 90 Land Transfer Act 2017 vesting 115355.6 in Kapiti Coast District Council -
7.7.2023 at 3:02 pm

References
Prior C/T 14B/440

Land and Deeds 69

Transfer No.
N/C. Order No.
Lease No. 147746.2



REGISTER

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT
FOR $\frac{1}{2}$ SHARE AND LEASEHOLD INTEREST**

This Certificate dated the 21st day of May one thousand nine hundred and seventy-six
under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that BRUCE CROOKS LIMITED at Paraparaumu is seised of an estate in
fee simple as to an undivided one half share

~~the said estate in fee simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon,
be the several admeasurements a little more or less, that is to say: All that parcel of land containing 803 square
metres more or less situate in the Borough of Kapiti being Lot 7 on
Deposited Plan 42214

AND THIS CERTIFICATE FURTHER WITNESSETH THAT
the said BRUCE CROOKS LIMITED

is seised of an estate of leasehold (subject as aforesaid) created by
Lease 147746.2 for a term of 999 years commencing on 15 December 1975
in Flat 1 on Deposited Plan 44708 delineated with bold black lines on
the plan hereon

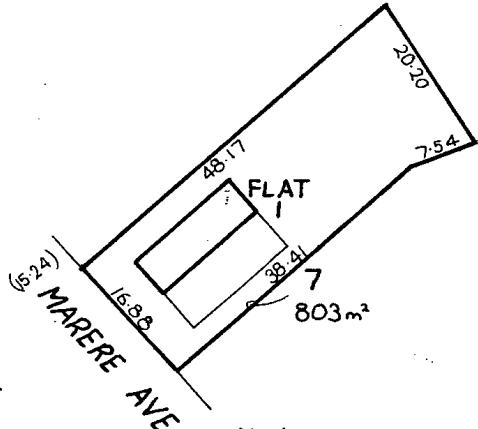


Assistant Land Registrar, N.Z.

MEMORIALS AFFECTING THE FEE SIMPLE:

Interests at date of issue:-

1. Subject to drainage rights (in gross) over the part marked "E" on Plan 42214 in favour of Kapiti Borough Council created by Transfer 115355.6 (Subject to Section 351E(a) Municipal Corporations Act 1954)
2. Subject to the reservations as to coal gold and silver set out in No. 516880
3. Fencing Covenant in Transfer 147746.1
4. Lease 147746.2 of Flat 1 Plan 44708. Term 999 years commencing on 15.12.1975 produced 21.5.1976 at 9.37 a.m.
C.T. 16A/1234 issued
5. Lease 147746.3 of Flat 2 Plan 44708. Term 999 years commencing on 15.12.1975 produced 21.5.1976 at 9.37 a.m.
C.T. 16A/1235 issued



No. 16A/1234

(OVER)

Register copy for L. & D. 69, 71, 72

MEMORIALS AFFECTING BOTH ESTATES:

Transfer 147746.4 to Allan Bruce Burlace of Paraparaumu, Timber Worker and Susan Melva Burlace, his wife - 21.5.1976 at 9.37 a.m.

*11/3/80
A.L.R.*

Mortgage 147746.5 to Housing Corporation - 21.3.1976 at 9.37 a.m.

A.L.R.

*11/3/80
Transfer 405316.1 by Bruce Charles
28/9/1980 at 1.11 p.m.
A.L.R.*

A.L.R.

Transmission 405316.1 to Allan Bruce Burlace as Survivor - 11.7.1980 at 11.00 a.m.

*11/3/80
A.L.R.*

Mortgage 414336.1 to Leyd Dodson and Gartrell Nominees Ltd - produced 29.9.1980 at 2.07 p.m. and entered on 28.10.1980 at 9.00 a.m.

*Mr. B. Egan
for D. L.R.*

Transfer 471388.5 to David James Warren of Paraparaumu Beach, Self Employed and Maureen Dorothea Warren his wife - 29-1-1982 at 2.17 p.m.

*11/3/82
A.L.R.*

Transfer 533847.1 to John Llewellyn Connor of Paraparaumu, Retired and Nola Stella Connor his wife - 17-12-1982 at 1.33 p.m.

*11/3/82
A.L.R.*

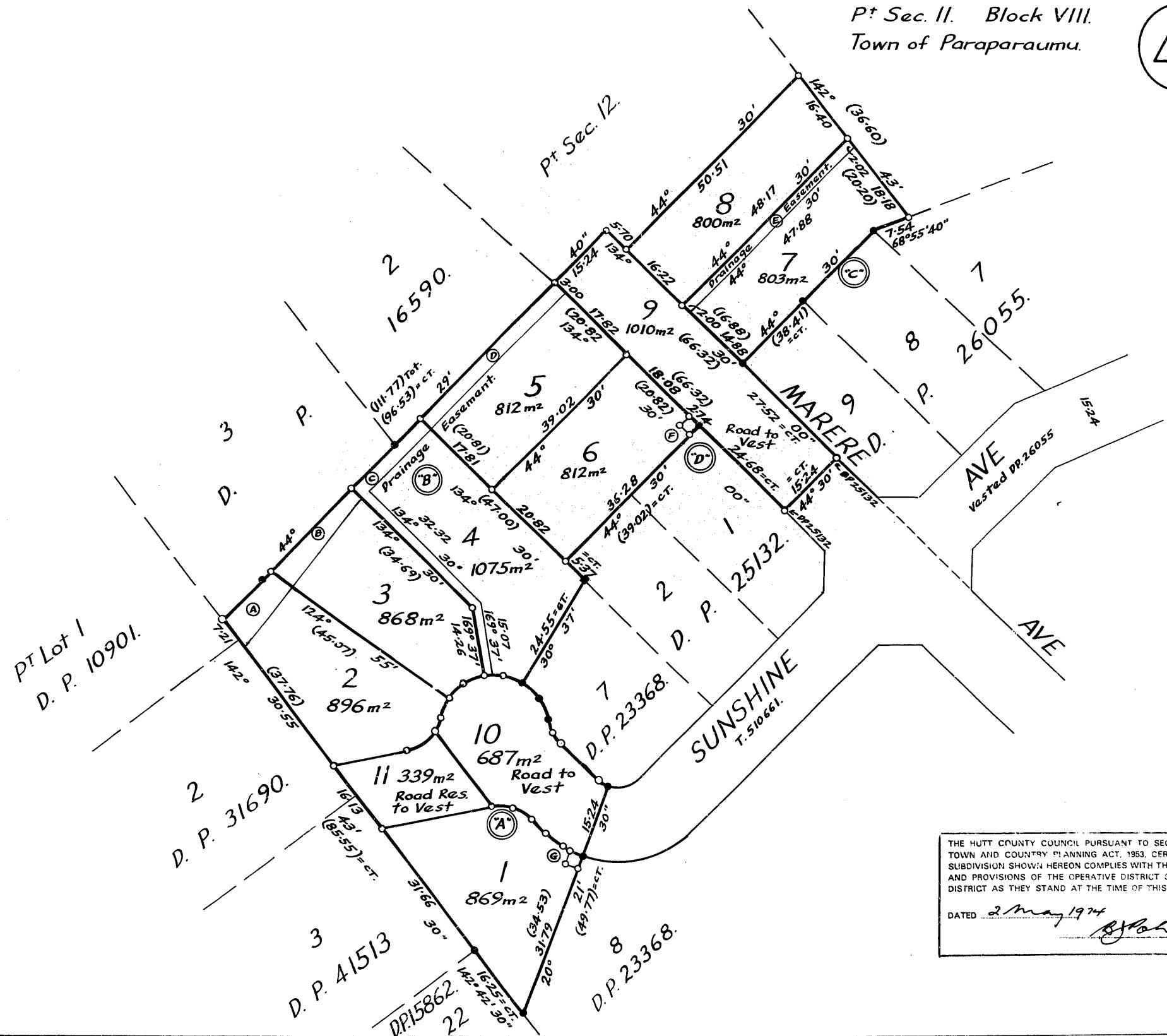
B.090471.1 Transmission to John Llewellyn Connor as survivor - 26.6.1990 at 9.38 a.m.

*Mr. B. Egan
A.L.R.*

B.090471.2 Transfer to Nola Mary Gush of Paraparaumu, Widow - 26.6.1990 at 9.38 a.m.

*Mr. B. Egan
A.L.R.*

X



LAND DISTRICT **WELLINGTON**.
SURVEY BLK. & DIST. **III KAPITI**.
NZMS SHEET **N.**

LOTS I-II BEING SUBDIVISION OF PT
SEC 12, BLK VIII TOWN OF PARAPARAUMU (D.P.453)

LOCAL AUTHORITY HUTT COUNTY.
Surveyed by FOSTER RITCHIE & Co.
Scale 1:600. Date APRIL 1

ovials. Approved
WARKEN'S PARAPARAUMU, 1974

Reg'd Proprietor

URSUANT TO A RESOLUTION OF THE HUTT COUNTY COUNCIL
PASSED ON THE 2 DAY OF 11-7 1974
APPROVING UNDER SECTIONS 34 AND 40 OF THE COUNTIES
AMENDMENT ACT, 1961, THIS SURVEY PLAN OF SUBDIVISION.
CONDITIONAL UPON THE GRANTING OR RESERVING OF EASEMENTS
OWNED IN THE MEMORANDUM OF EASEMENTS ENDORSED HEREON
THE COMMON SEAL OF THE BODY CORPORATE CALLED THE
CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF
HUTT WAS HERETO AFFIXED IN THE PRESENCE OF:

Chairman CHAIRMAN
B. J. Sheehan COUNTY CLERK

Memorandum of Easements.

purpose	Letter	Servient Tenement	Grantee.
rainage	(A)	P+ Lot 2	Hutt C.C.
rainage	(B)	P+ Lot 3	Hutt C.C.
rainage	(C)	P+ Lot 4	Hutt C.C.
rainage	(D)	P+ Lot 5	Hutt C.C.
rainage	(E)	P+ Lot 7	Hutt C.C.
Power	(F)	P+ Lot 6	H.E.P.B.
Power	(G)	P+ Lot 1	H.E.P.B.

Total Area **8971 m²**
Comprised in **C.T. 5D/251 PT.**

ALISTER RITCHIE of PARAPARAUMU
registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966

dated at Paraparaumu this 22nd day
April 1974 Signature A. Ritchie

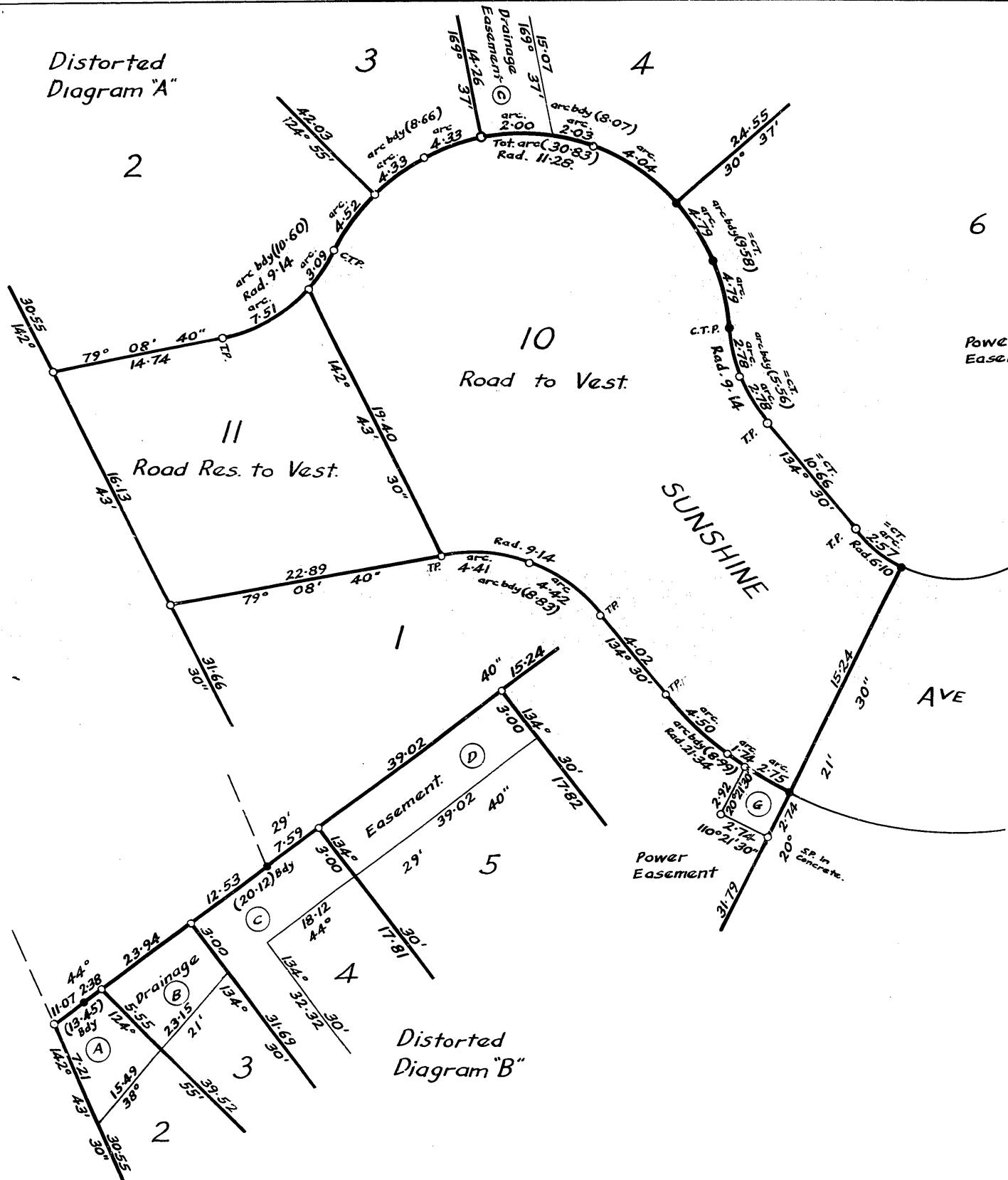
Old Book 297 p. 122-124 Traverse Book 319 p. 191-192
Reference Plans DP., 23368, 10901, 16590, 25132,
26055, 22646, 463
Examined W. Damuel Correct P. B. Sheehan 8/11/74

Approved as to Survey
11/74

Deposited this 19th day of April 1974
District Land Registrar

42214

Distorted Diagram "A"



LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS SHEET NO.

DIAGRAM SHEET FOR SUBDIVISION OF PT
SEC 12, BLK VIII TOWN OF PARAPARAUMU (PP. 463)

LOCAL AUTHORITY HUTT COUNTY
Surveyed by FOSTER RITCHIE & Co.
Scale Distorted Date April 1



Approva

Total Area
Comprised in

I, ALISTER RITCHIE of PARAPARAUMU
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966

Field Book 297 p. 122-124 Traverse Book 319 p. 191-192
Reference Plans

Examined W. Samuel Correct P. Hughes 8.11.74

Approved as to Survey

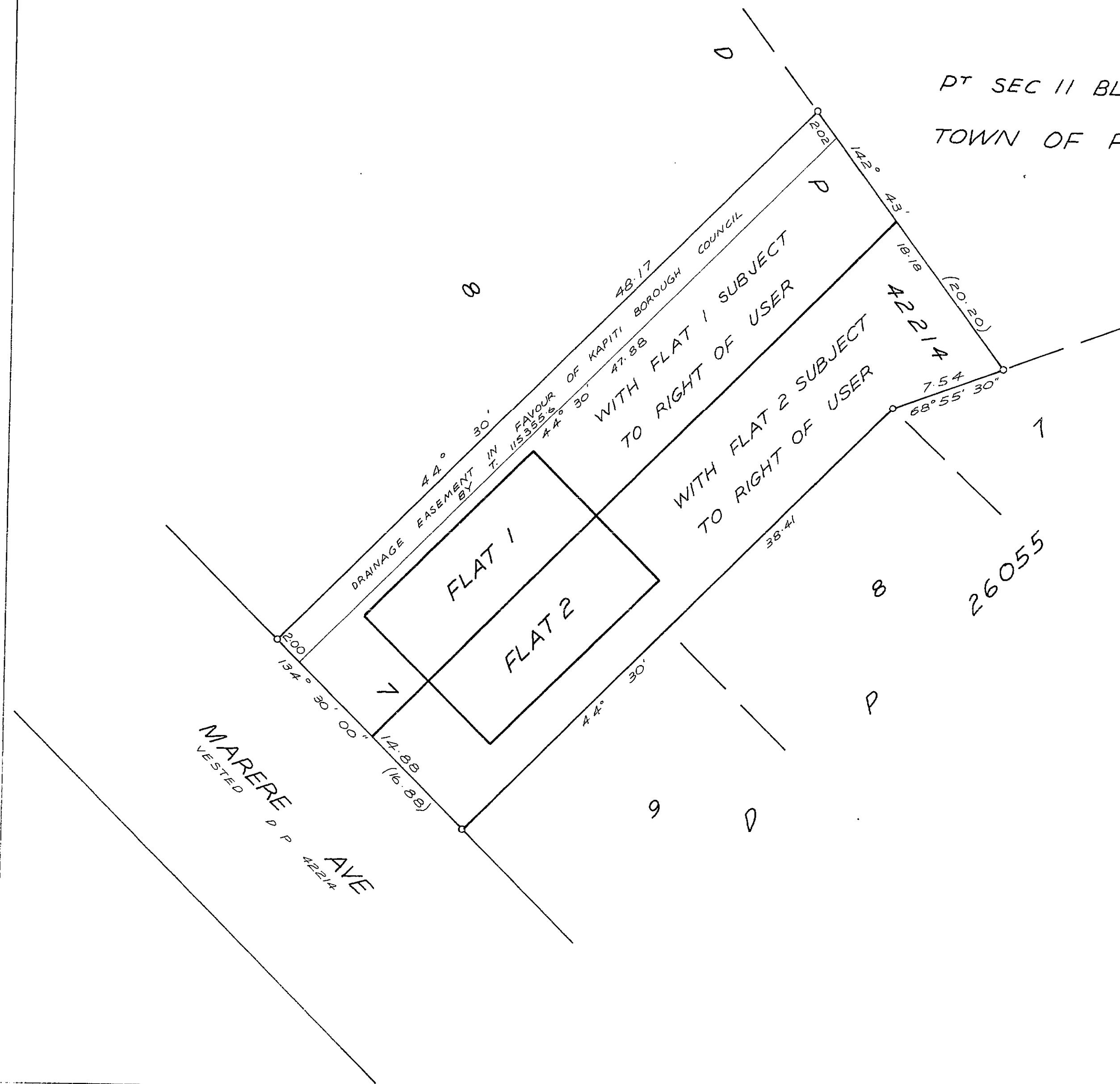
5/11/77 **CHIEF SURVEYOR**

Deposited this 1st day of June 19th 19⁰⁰

DISTRICT Land Registrar

File
13214

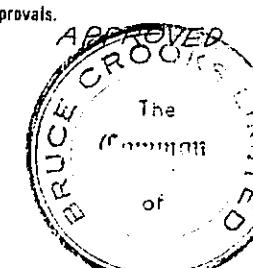
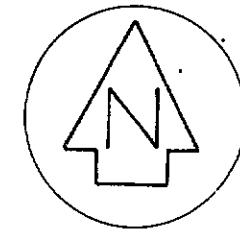
Instructions	Feedback
1	EEET



LAND DISTRICT WELLINGTON
SURVEY BLK.& DIST. 111 KAPITI (*Puraparaumu 2*)
NZMS SHEET NO.

PLAN OF FLATS ON
LOT 7 D. P. 42214

LOCAL AUTHORITY KAPITI BOROUGH
Surveyed by CUTTRISS, MCKENZIE, MARTIN & CO.
Scale 1:200 Date OCT 1975



REGISTERED PROPRIETOR

Total Area $803 m^2$

Comprised in C.T. 14B - 440.

I, ALAN LAURIE MILNE, OF PARAPARAUMU
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966.

Field Book. p. Traverse Book p.
Reference No. 0. B. 133/1

Ex. 3 M. Samuel Correct Ploughs 7-1-20

21st 1926 Chief Surveyor
Deposited this 21st of 1926

Deposited this 21 day of May 1976
Refugee
District Land Registrar

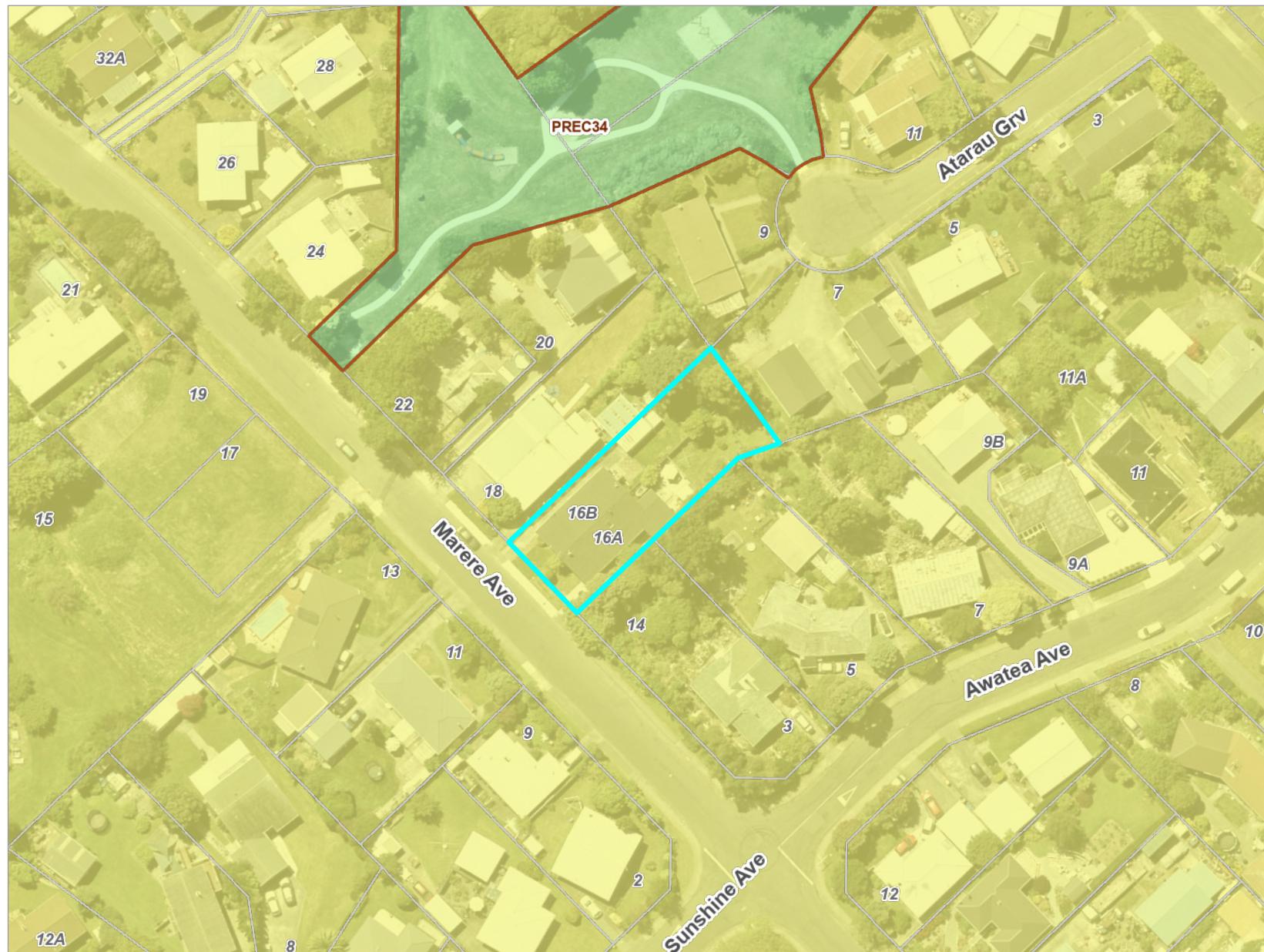
File 429-1
Received
Instructions

44708

44708

Operative District Plan 2021 - Zones and Precincts

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



Key to map symbols

- Precinct
- General Residential Zone
- Open Space Zone



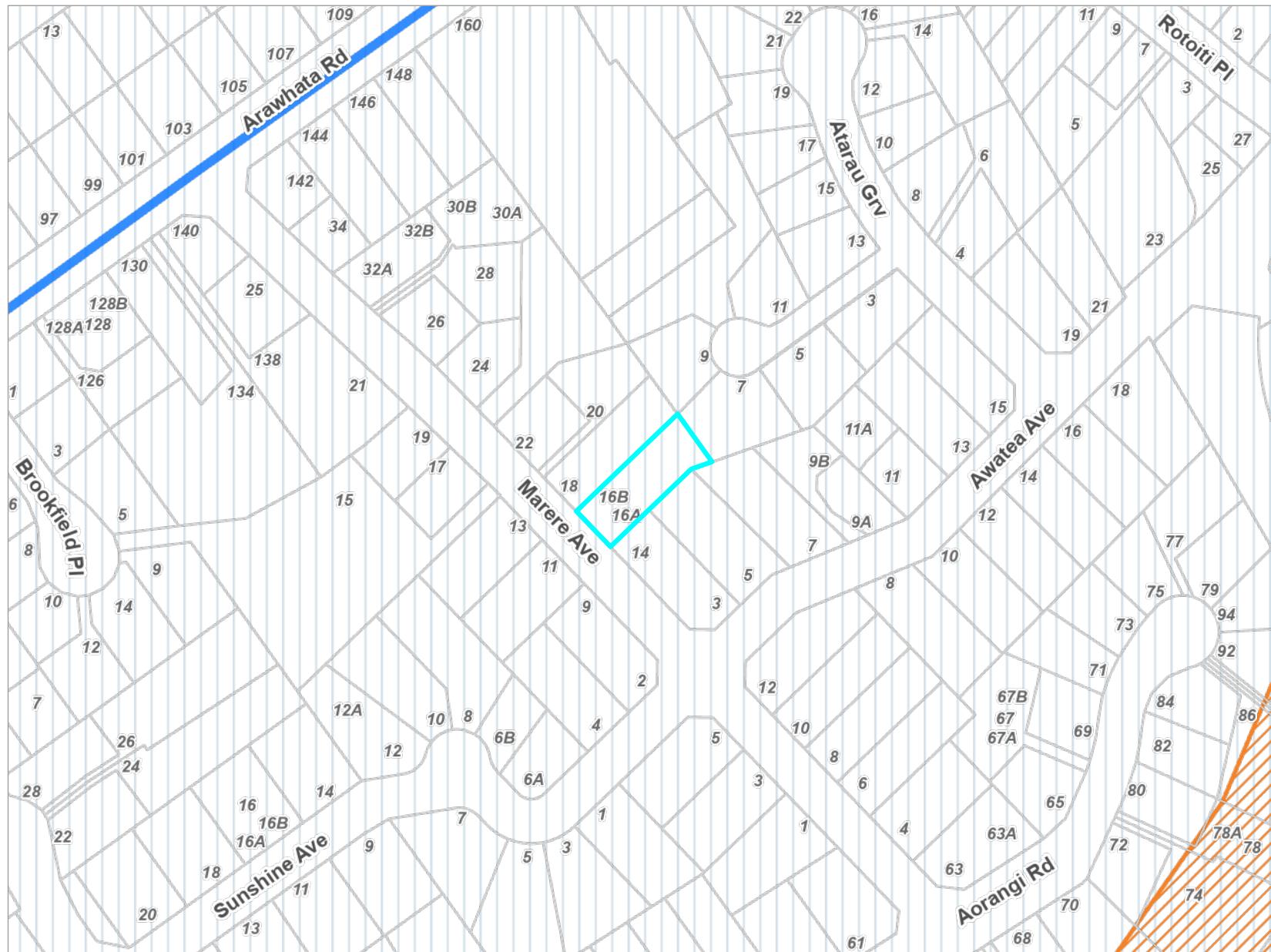
0 20 40 Metres
Scale @ A4 - 1:1,000

Date Printed: December 16, 2025

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

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



Key to map symbols

- Local Community Connectors
- Noise Corridor
- 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

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



Key to map symbols

Designation

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



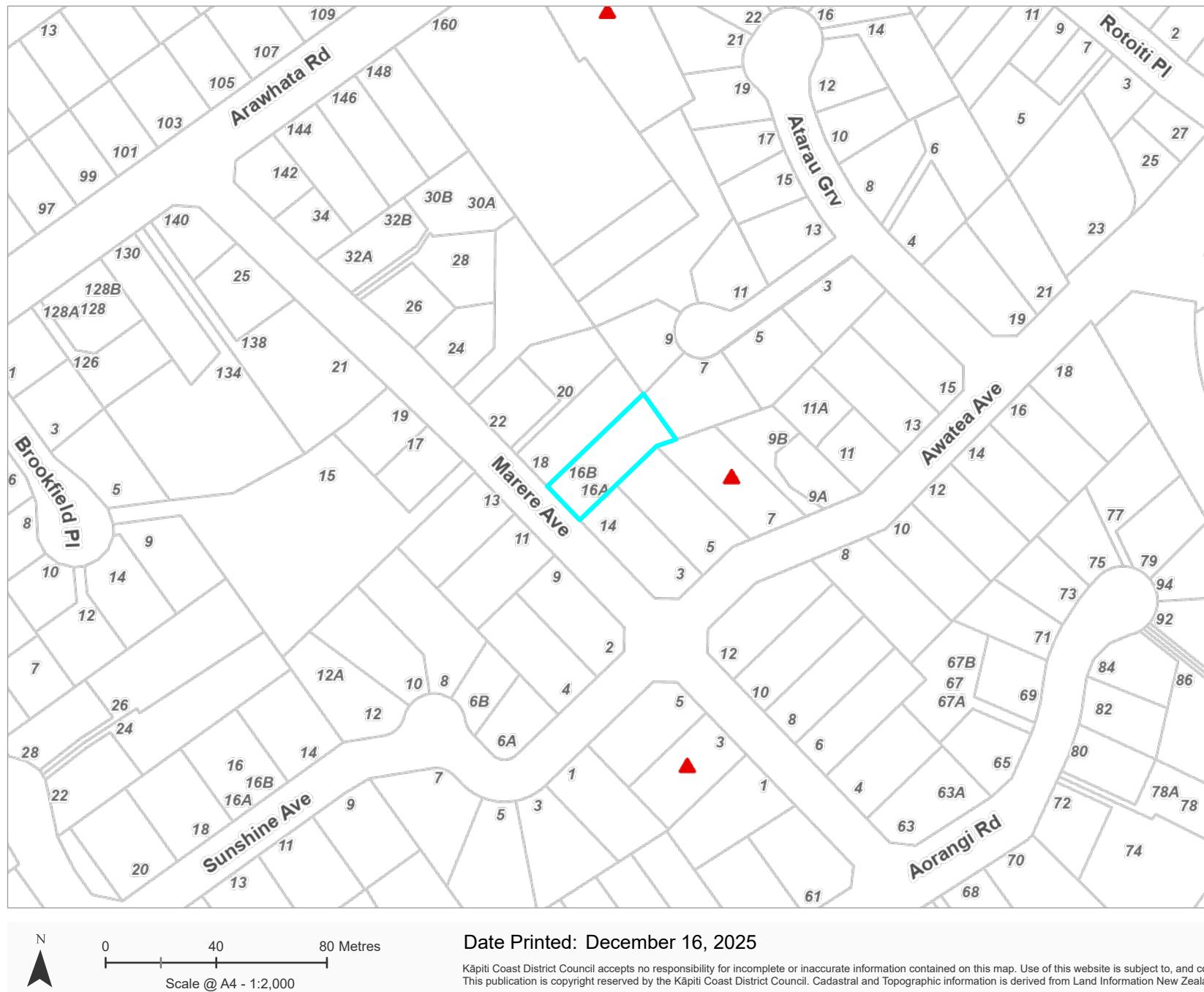
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Scale @ A4 - 1:2,000

Date Printed: December 16, 2025

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Operative District Plan 2021 - Natural Features

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



Key to map symbols

▲ Key Indigenous Trees

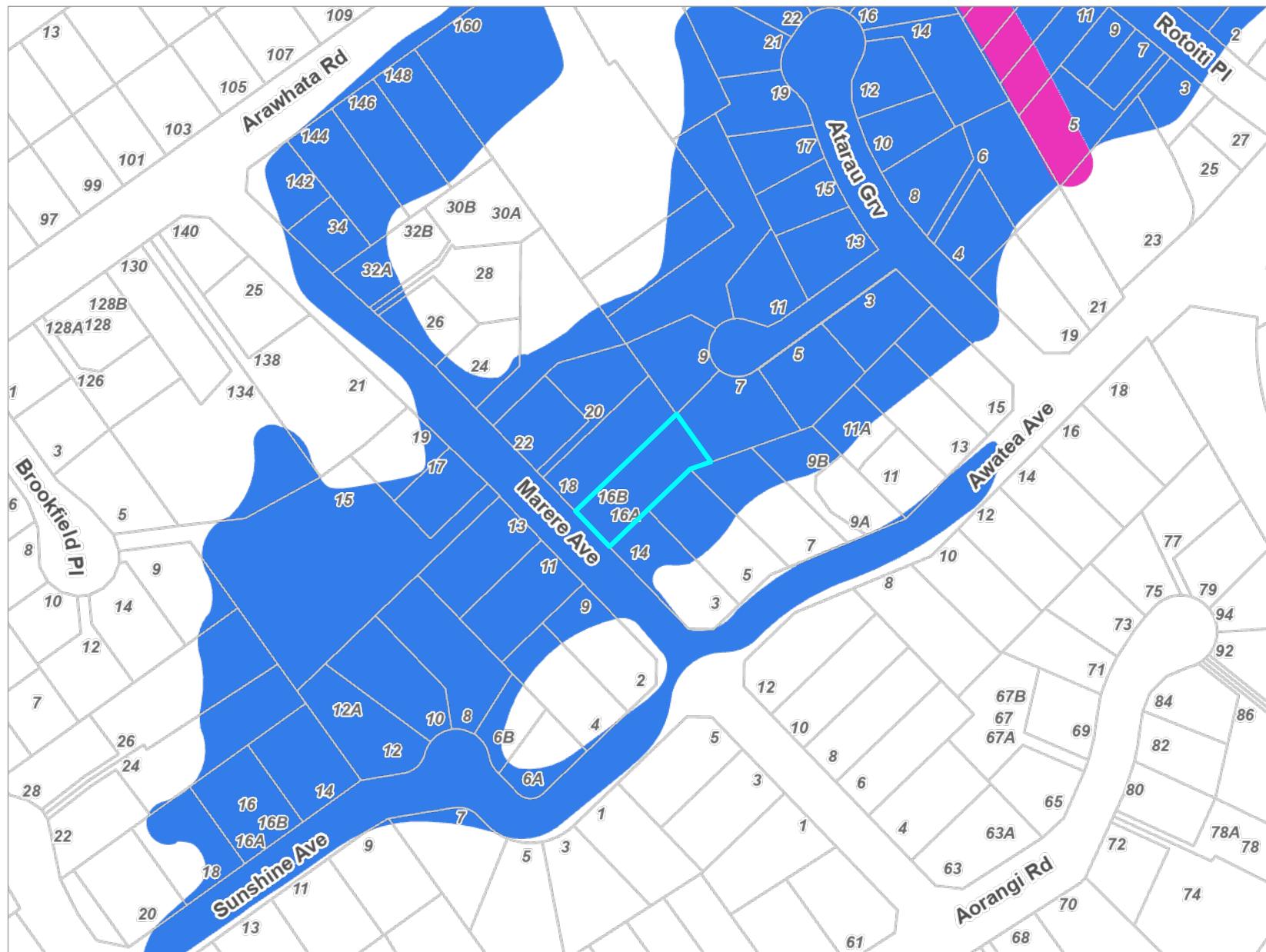
The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.

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Operative District Plan 2021 - Natural Hazards

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



Key to map symbols

- Stream Corridor (Pink)
- Ponding Area (Blue)

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



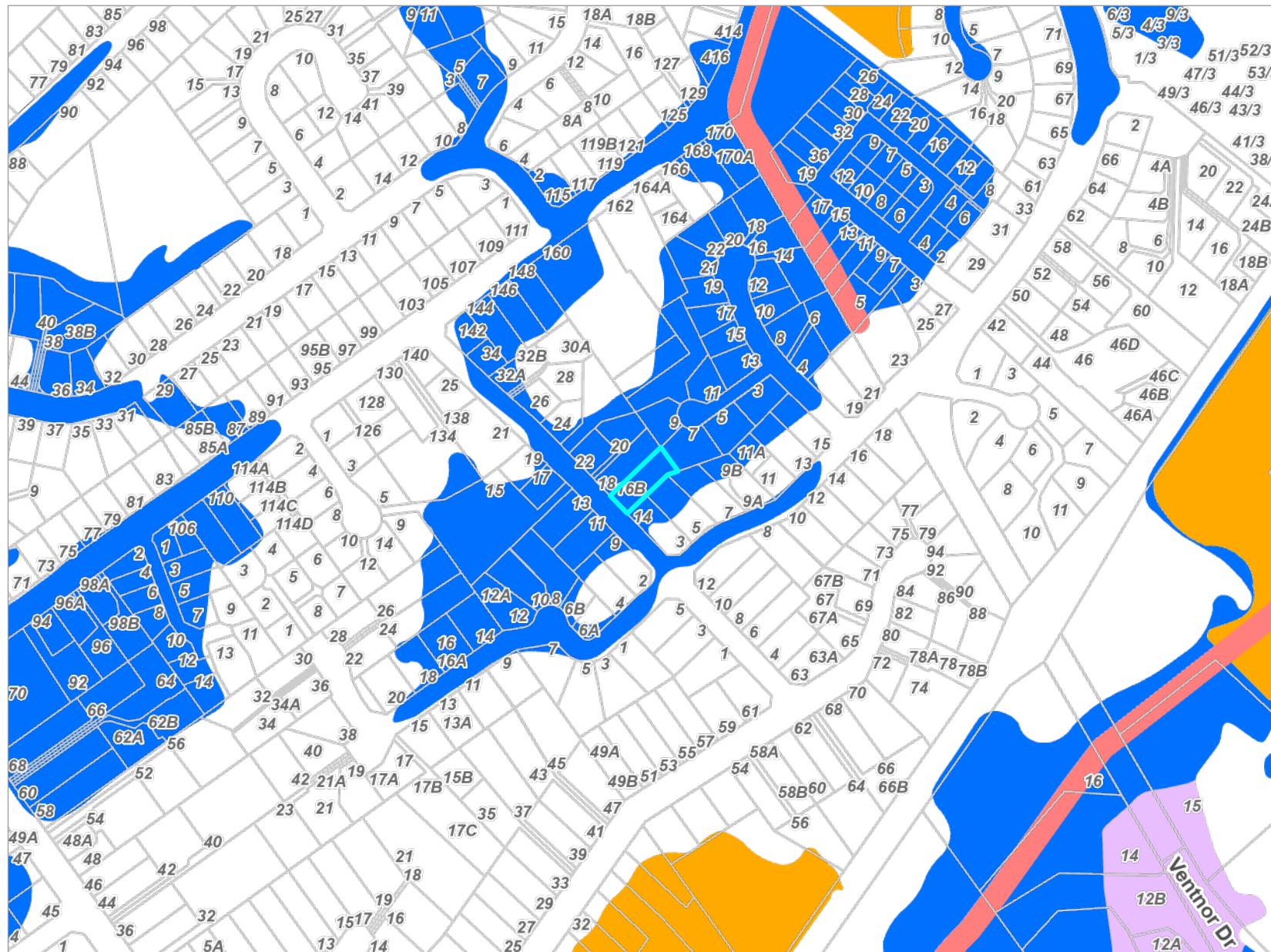
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Latest Flood Hazards

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



Key to map symbols

- Stream Corridor
- Storage
- 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

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



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

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
040122	20 Marere Avenue, Paraparaumu	1525247900	LOT 21 DP 45758	LD	Relocate dwelling to site from Gold Coast yard	N	N	Decision Issued	14/7/2004	21/5/2004
180259	9A Awatea Avenue, Paraparaumu	1525247301	LOT 1 DP 548291	SD	To undertake a two lot residential subdivision and construct	N	N	s.224 Issued	29/4/2019	27/11/2018
210108	11 Awatea Avenue, Paraparaumu	1525247201	Lot 1 DP 588689	SDR	Undertake a two-lot subdivision	N	N	s.224 Issued	13/8/2021	19/5/2021
950337	7 Atarau Grove, Paraparaumu	1525246908	LOT 18 DP 48769 CT 27A/434 and CT 18D/703	LC	ERECTION OF TWO DWELLINGS ON A 810M2 SITE	N	N	Decision Issued	27/10/1995	13/10/1995

Health and Alcohol Licenses

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



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.



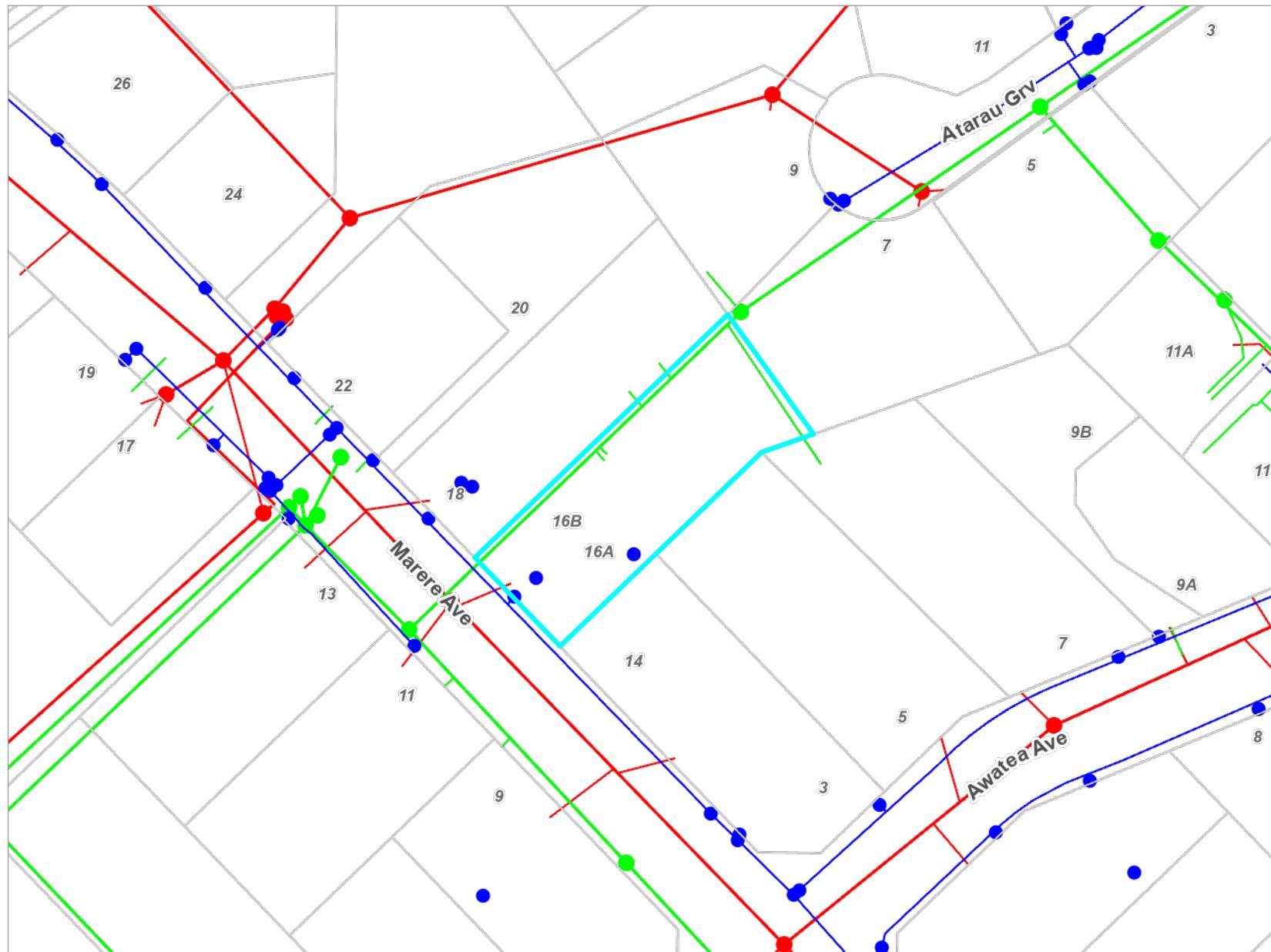
A scale bar representing 40 Metres. The bar is marked at 0, 20, and 40. Below the bar, the text "Scale @ A4 - 1:1,000" is printed.

Date Printed: December 16, 2025

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Services Network

16B Marere Avenue, Paraparaumu (FLAT 1 DP 44708 1/2 INT 803 M2 BEING LOT 7 DP 42214 CT 16A/1234)



Key to map symbols

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

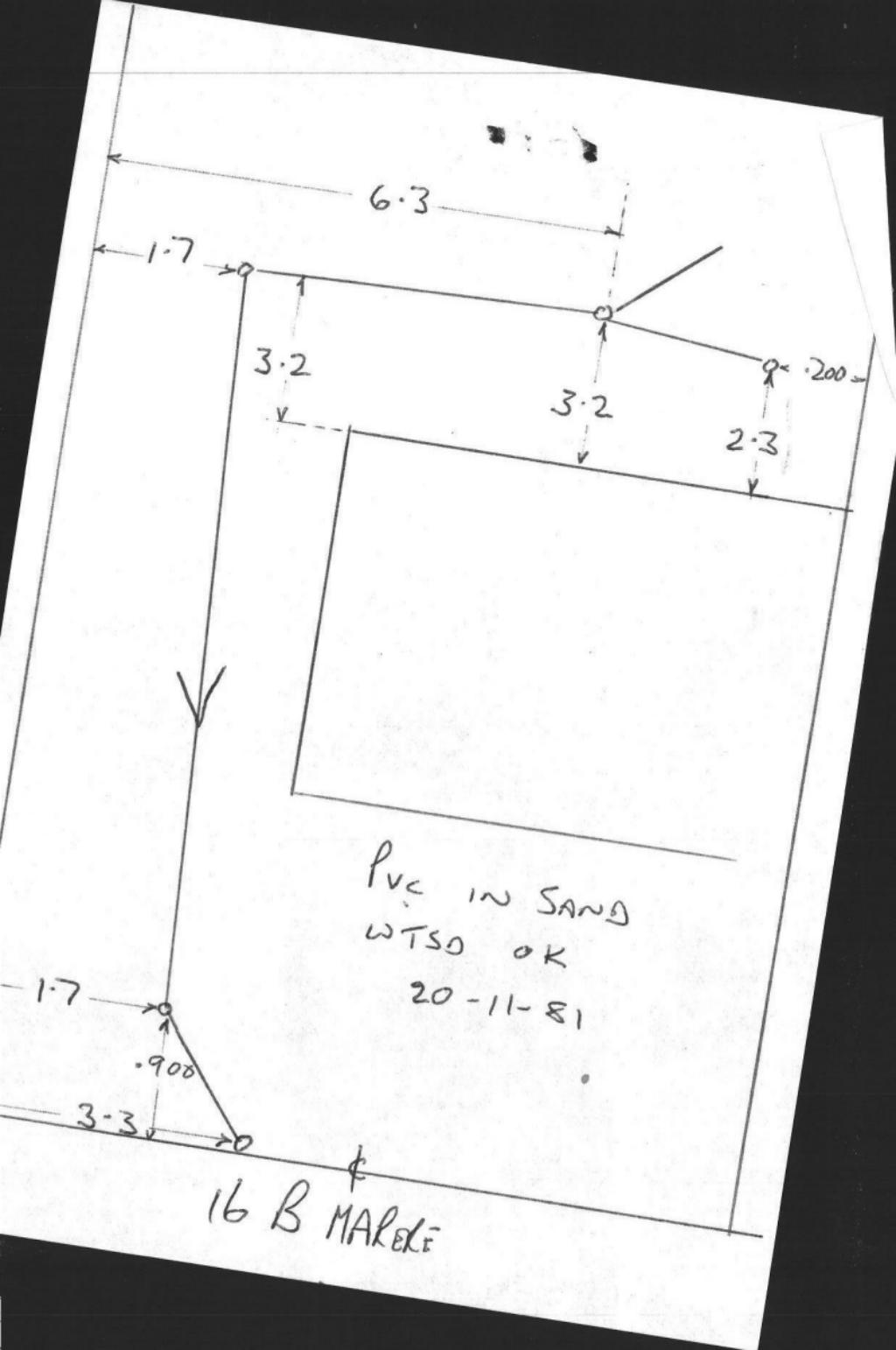
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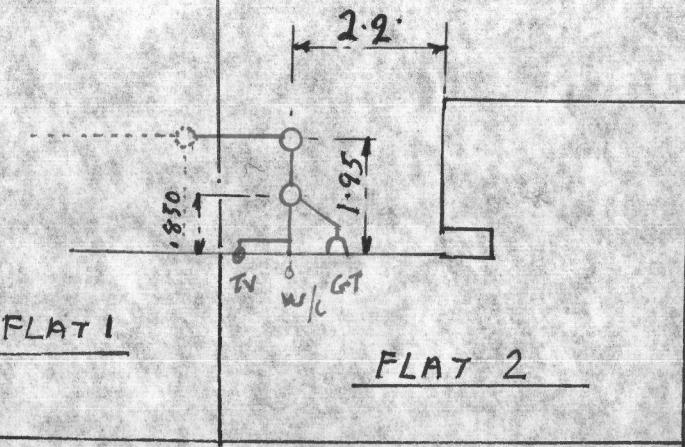


0 10 20 Metres

Scale @ A4 - 1:800

Date Printed: December 16, 2025





PVC. IN PEATY SAND

TESTED 30 - 6 - 83

∅

16A MARERE AVE.

M PHILLIPS.