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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

27 January 2026

Alastair Newton

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 73A Ngaio 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

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:

73A Ngaio 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

Applicant	Alastair Newton
LIM number	L260054
Application date	15/01/26
Issue date	27/01/26

Property details

Property address	73A Ngaio Road, Waikanae
Legal description	LOT 2 DP 74648
Area (hectares)	0.0446

Valuation information

Valuation number	1494161901
Capital value	\$700,000
Land value	\$315,000
Improvements value	\$385,000

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

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Attachments

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

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 \$4,996.60 This includes Greater Wellington Regional Council rates
Next instalment date	09/03/26
Arrears for previous years	\$0.00
Water rates	\$352.81 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

26/04/96 BUILDING CONSENT 951109: NEW DWELLING
: Code Compliance Certificate issued 09/10/97

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 High Density Residential in the Operative District Plan (2021).

This property is located within PREC8 - Waikanae Garden Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1994 under resource consent number RM910099. A copy of the Decision, Deposited Plan (DP 74648) and Record of Title is provided with this LIM.

This property is subject and/or appurtenant to a right of way, right to convey water and to telephone, gas, stormwater, sewage and electricity rights.

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

Below is a list of resource consents issued for this property and further detail can be found in the decision letters provided with this LIM.

For information about the resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

RESOURCE CONSENT 910099: Proposed subdivision, one additional Lot previously listed as WS47.

RESOURCE CONSENT 950426: To erect a dwelling that does not comply with yard requirements.

If you are interested in reading the full resource consent file 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 \(gw.govt.nz\)](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](http://GWRC%20rural%20wildfire%20risk)).

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

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 adjoining road carriageways (Rimu Street and Kohekohe Road) are shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

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

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

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

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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

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

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

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

8. Drinking water supply

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

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

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

9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

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

Cultural and Archaeological

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

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

Development Impact Fees

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

Further information on the range of Development Impact Fees can be found on
[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://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

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



0 10 20 Metres
Scale @ A4 - 1:500

Date Printed: January 15, 2026

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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 **WN43C/716**

Land Registration District **Wellington**

Date Issued 15 February 1994

Prior References

WNC4/865

Estate Fee Simple
Area 446 square metres more or less

Legal Description Lot 2 Deposited Plan 74648

Original Registered Owners

Ramsay Philip Newton as to a 1/2 share

Astrid Alison Newton as to a 1/2 share

Interests

Subject to a right of way and a right to convey water and to telephone, gas, stormwater, sewage and electricity rights over part marked A on DP 74648 specified in Easement Certificate B333139.5 - 15.2.1994 at 2.19 pm

The easements specified in Easement Certificate B333139.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way created by Transfer B557075.1 - 22.1.1997 at 2.17 pm

8534632.1 Mortgage to Sentinel Custodians Limited - 5.7.2010 at 12:04 pm

11333589.1 Transmission of Mortgage 8534632.1 to Heartland Bank Limited pursuant to Part 13 Companies Act 1993 - 14.2.2019 at 2:42 pm

References

Prior C/T C4/865

Transfer No.

N/C. Order No. B.333139.4

Land and Deeds 69



REGISTER

No. 43C/716

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of February one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that IVY MAY DONNELL of Waikanae, Widow

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, to be the several admeasurments a little more or less, that is to say: All that parcel of land containing 446 square metres more or less situate in the District of Kapiti Coast being Lot 2 on Deposited Plan 74648



B.333139.5 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

TENEMENTS: DP 74648

<u>NATURE</u>	<u>SERVIENT</u>	<u>DOMINANT</u>
Right of Way, Right to convey water, telephone, gas, stormwater, sewage and electricity	Lot 2 "A"	Lot 1

- 15.2.1994 at 2.19 p.m. (Subject when created to Section 243(a) of the Resource Management Act 1991)

B.557075.1 Transfer grant of a right of way over part Lot 1 DP 74648 (CT 43C/715) marked "A" on DP 83305 appurtenant hereto - 22.1.1997 at 2.17 p.m.

C. Cleary
A.L.R.

B641064.1 Transfer to Ramsay Philip Newton and Astrid Alison Newton in equal shares

5.12.1997 at 1.00.

Condaus
for DLR

B.354281.1 Caveat by Ronald Stanley Hislop - 20.4.1994 at 1.50 p.m.

B.455493.2 Transfer to Roger Edmund Smith of Waikanae, Builder - 14.9.1995 at 9.30 a.m.

A.L.R.

A.L.R.

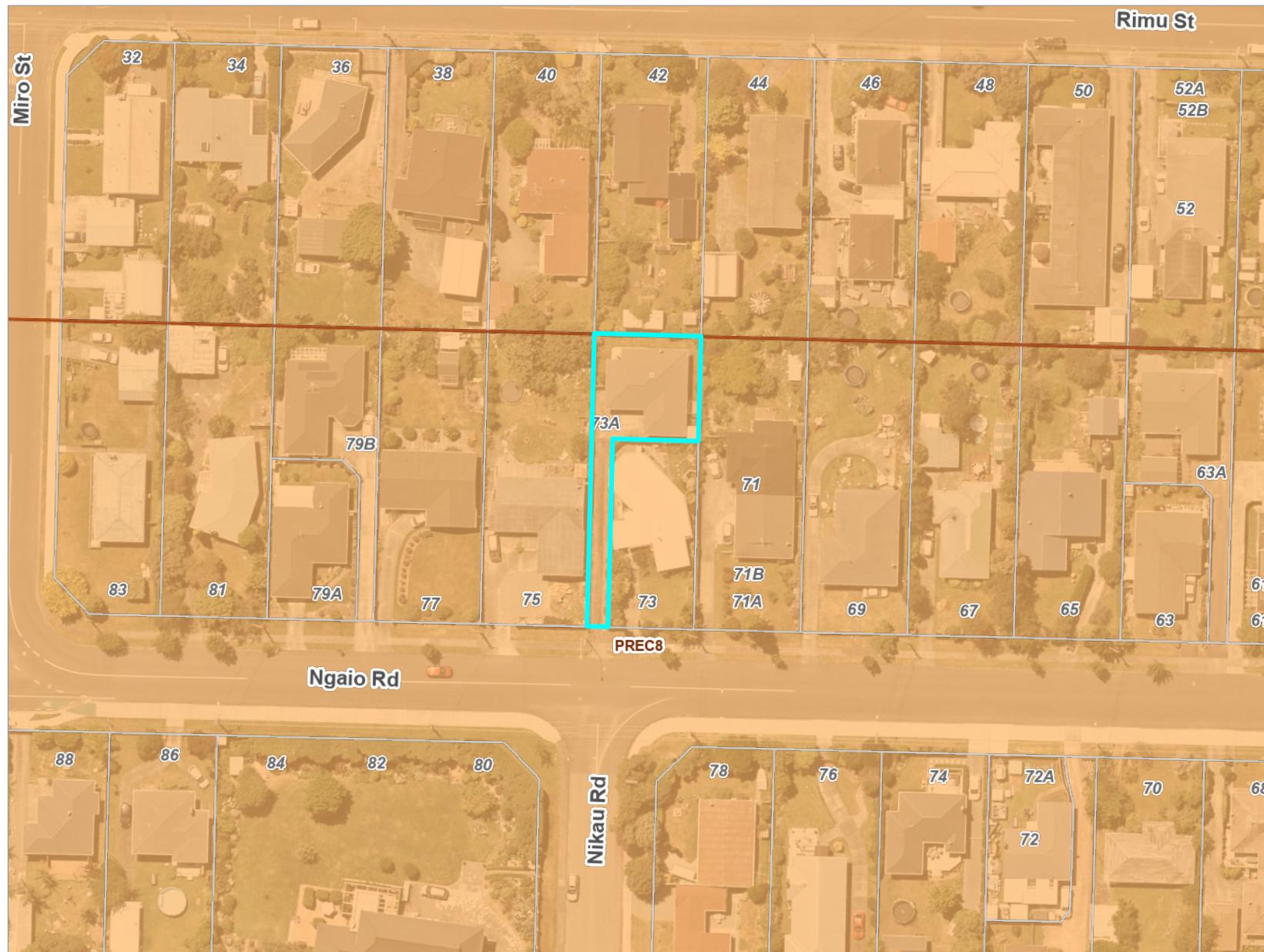
Measurements are Metric



30	D.	31	32		Approvals							
				REGISTERED PROPRIETORS								
				<p>APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 16th DAY OF April 1992 THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF: <i>David Mayoral</i> <i>W.H. Truebridge</i> CLAIRON SEAL OF THE KAPITI COAST DISTRICT COUNCIL</p> <p>for new s223 approval see B.333.139.2</p>								
				MEMORANDUM OF EASEMENTS								
				<table border="1"> <thead> <tr> <th>LETTER</th> <th>PURPOSE</th> <th>DOMINANT TENEMENT</th> <th>SERVIENT TENEMENT</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>R.O.W. RIGHT TO CONVEY WATER, TELEPHONE,GAS, STORMWATER SEWAGE, ELECTRICITY</td> <td>LOT 1</td> <td>LOT 2</td> </tr> </tbody> </table>	LETTER	PURPOSE	DOMINANT TENEMENT	SERVIENT TENEMENT	A	R.O.W. RIGHT TO CONVEY WATER, TELEPHONE,GAS, STORMWATER SEWAGE, ELECTRICITY	LOT 1	LOT 2
LETTER	PURPOSE	DOMINANT TENEMENT	SERVIENT TENEMENT									
A	R.O.W. RIGHT TO CONVEY WATER, TELEPHONE,GAS, STORMWATER SEWAGE, ELECTRICITY	LOT 1	LOT 2									
				Total Area 921m ²								
				Comprised in CT.C4 / 865 (all.)								
				<p>I, Geoffrey Michael Truebridge, Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1980, hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Levin this 19th day of May 1992. Signature <i>Geoffrey M. Truebridge</i></p> <p>Field Book 5928 p. 23 Traverse Book 501 p. 76 Reference Plans D.P.'s 23782, 24082, 26550, 544650</p> <p>Examined <i>H.Khan</i> Correct <i>R.Lander</i></p> <p>Approved as to Survey <i>3/6/92</i> Surveyor <i>Geoffrey M. Truebridge</i></p> <p>Deposited this 15th day of February 1992</p> <p>Land Register <i>74648</i></p>								
LAND DISTRICT WELLINGTON Survey Blk. & Dist. IX KAITAWA NZMS 261 Sheet R26 Record Map No. 67-7	LOTS 1 & 2 BEING SUBDIVISION OF LOT 14 D.P. 23782			TERRITORIAL AUTHORITY KAPITI COAST DISTRICT Surveyed by TRUEBRIDGE ASSOCIATES Scale 1: 250 Date FEBRUARY 1992								

Operative District Plan 2021 - Zones and Precincts

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



Key to map symbols

- Precinct
- High Density Residential Zone

Date Printed: January 15, 2026

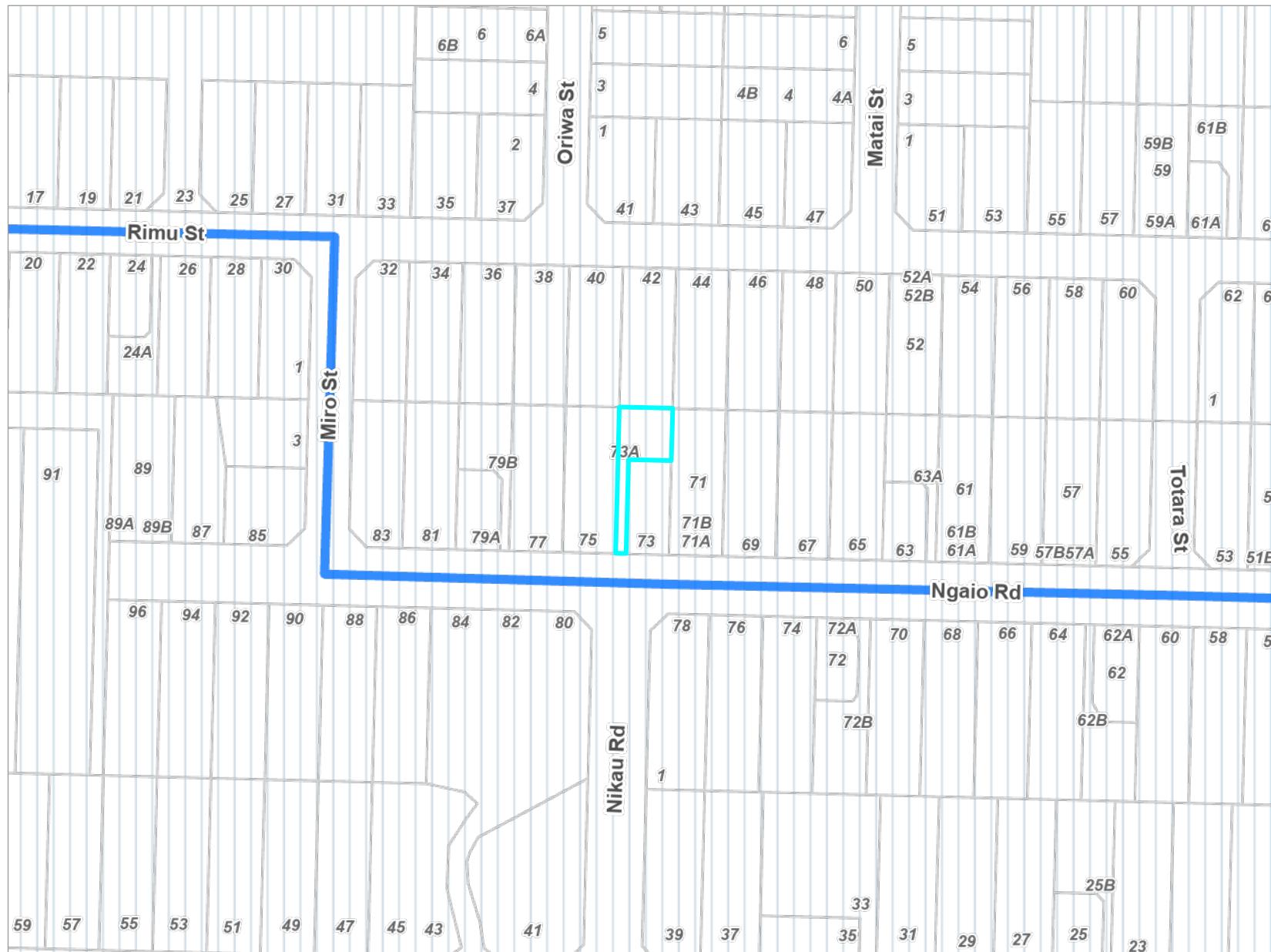
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0 20 40 Metres
Scale @ A4 - 1:1,000

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

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



Key to map symbols

- 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: January 15, 2026

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Operative District Plan 2021 - Designations & Miscellaneous Features

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



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



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

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Operative District Plan 2021 - Natural Features

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



Key to map symbols

- Ecological Sites
- 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.



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

Date Printed: January 15, 2026

Operative District Plan 2021 - Natural Hazards

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



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.



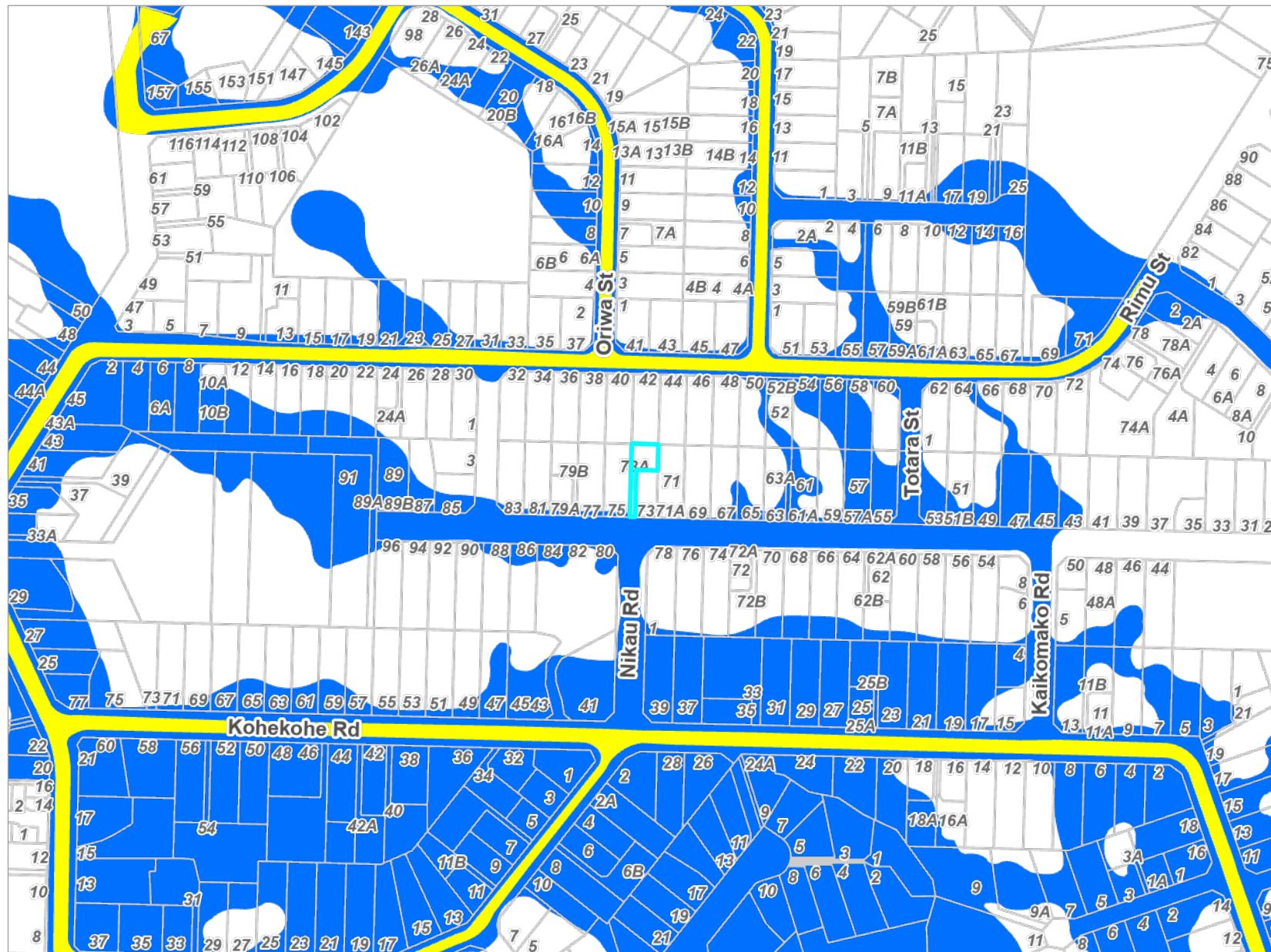
0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: January 15, 2026

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Latest Flood Hazards

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



Key to map symbols

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 Metre

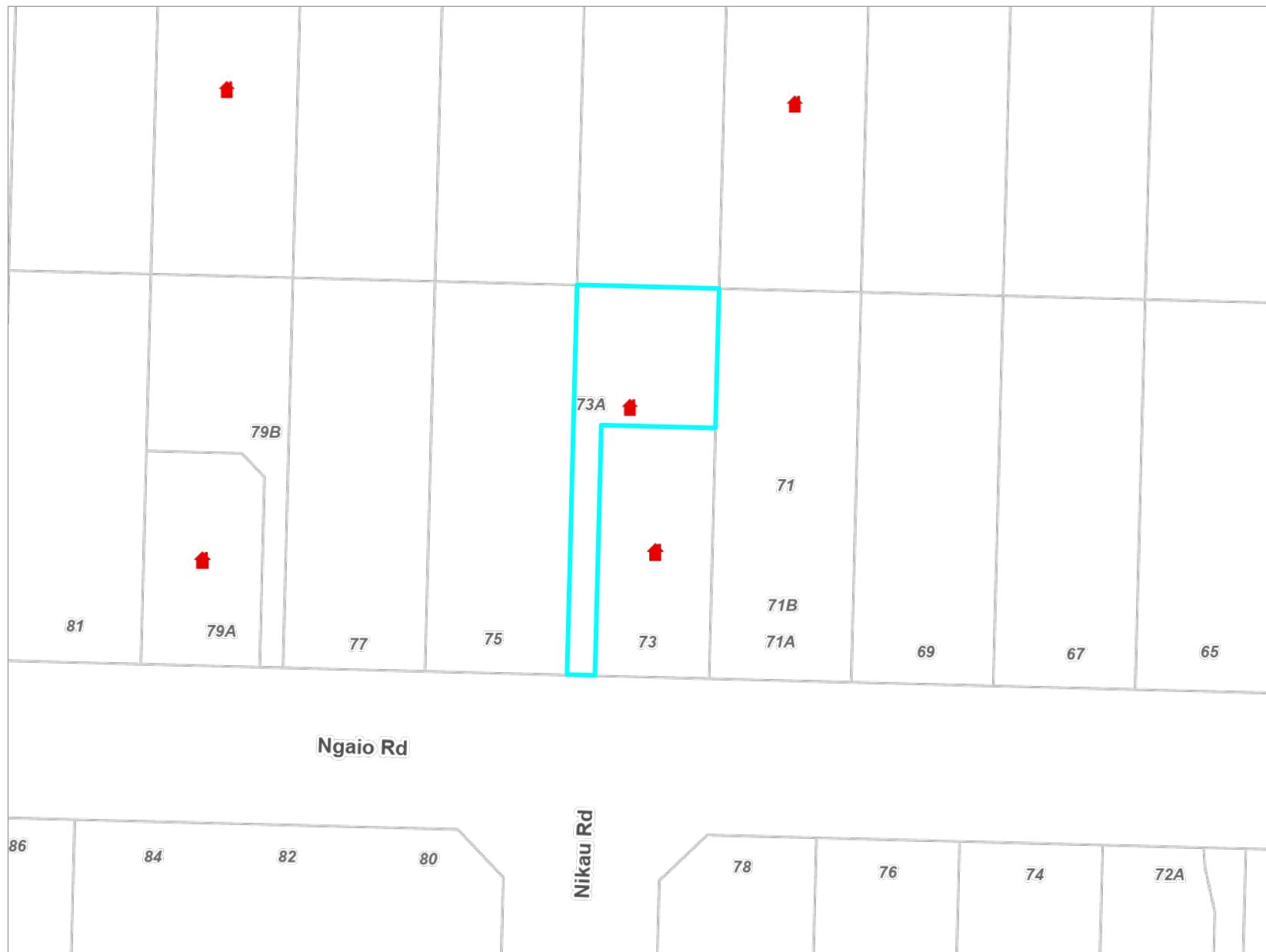
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Date Printed: January 15, 2026

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Resource Consents Map

73A Ngaio Road, Waikanae (LOT 2 DP 74648)



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: January 15, 2026

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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
020039	44 Rimu Street, Waikanae	1494174500	LOT 32 DP 26350	LD	PROPOSED GARAGE ENCROACHING SIDE YARD AND HEIGHT ENVELOPE	N	N	Decision Issued	13/3/2002	20/2/2002
000362	76 Ngaio Road, Waikanae	1494159700	LOT 13 DP 24082	LC	RETROSPECTIVE CONSENT - RELOCATE BUILDING TO FORM EXTENSION	N	N	Decision Issued	5/12/2000	17/11/2000
030376	43 Kohekohe Road, Waikanae	1494150901	LOT 3 DP 80295	LC	A LIGHT TRAILER MANUFACTURING BUSINESS TO BE	N	N	Decision Issued	3/2/2004	17/12/2003
070025	73 Ngaio Road, Waikanae	1494161900	LOT 1 DP 74648	LD	Addition to existing house 1.8 from boundary	N	N	Decision Issued	8/2/2007	29/1/2007
050254	36 Rimu Street, Waikanae	1494174900	LOT 28 DP 26350	LC	Early childhood centre.	N	N	Decision Issued	26/7/2006	8/9/2005
160010	79A Ngaio Road, Waikanae	1494161600	LOT 1 DP 85357 C/T 53B/64	LD	Erect an Archgola Outdoor shelter at rear of existing	N	N	Decision Issued	6/4/2016	11/2/2016
900095	43 Kohekohe Road, Waikanae	1494150901	LOT 3 DP 80295	SC	SUBDIVISION, SEVEN RESIDENTIAL LOTS	N	N	Decision Issued	18/5/1990	8/3/1990
910099	73 Ngaio Road, Waikanae	1494161900	LOT 1 DP 74648	SC	PROPOSED SUBDIVISION, ONE ADDITIONAL LOT	N	N	Decision Issued	13/2/1992	4/12/1991

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
950426	73A Ngaio Road, Waikanae	1494161901	LOT 2 DP 74648	LC	TO ERECT A DWELLING THAT DOES NOT COMPLY WITH YARD	N	N	Decision Issued	11/12/1995	11/12/1995
960393	73 Ngaio Road, Waikanae	1494161900	LOT 1 DP 74648	SC	RIGHT OF WAY	N	N	s.223 Approval	25/10/1996	4/10/1996
950291	73 Ngaio Road, Waikanae	1494161900	LOTS 1-2 DP 74648	LN	ERECT NEW DWELLING	N	N	Decision Issued	27/10/1995	4/9/1995
970251	79A Ngaio Road, Waikanae	1494161600	LOT 11 DP 23782	LC	TWO DWELLINGS ON 921 SQ M IN WAIKANAE	N	N	Decision Issued	6/5/1998	7/4/1998
970321	79A Ngaio Road, Waikanae	1494161600	LOT 11 DP 23782	SN	ONE ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	6/11/1997	17/9/1997



Key to map symbols

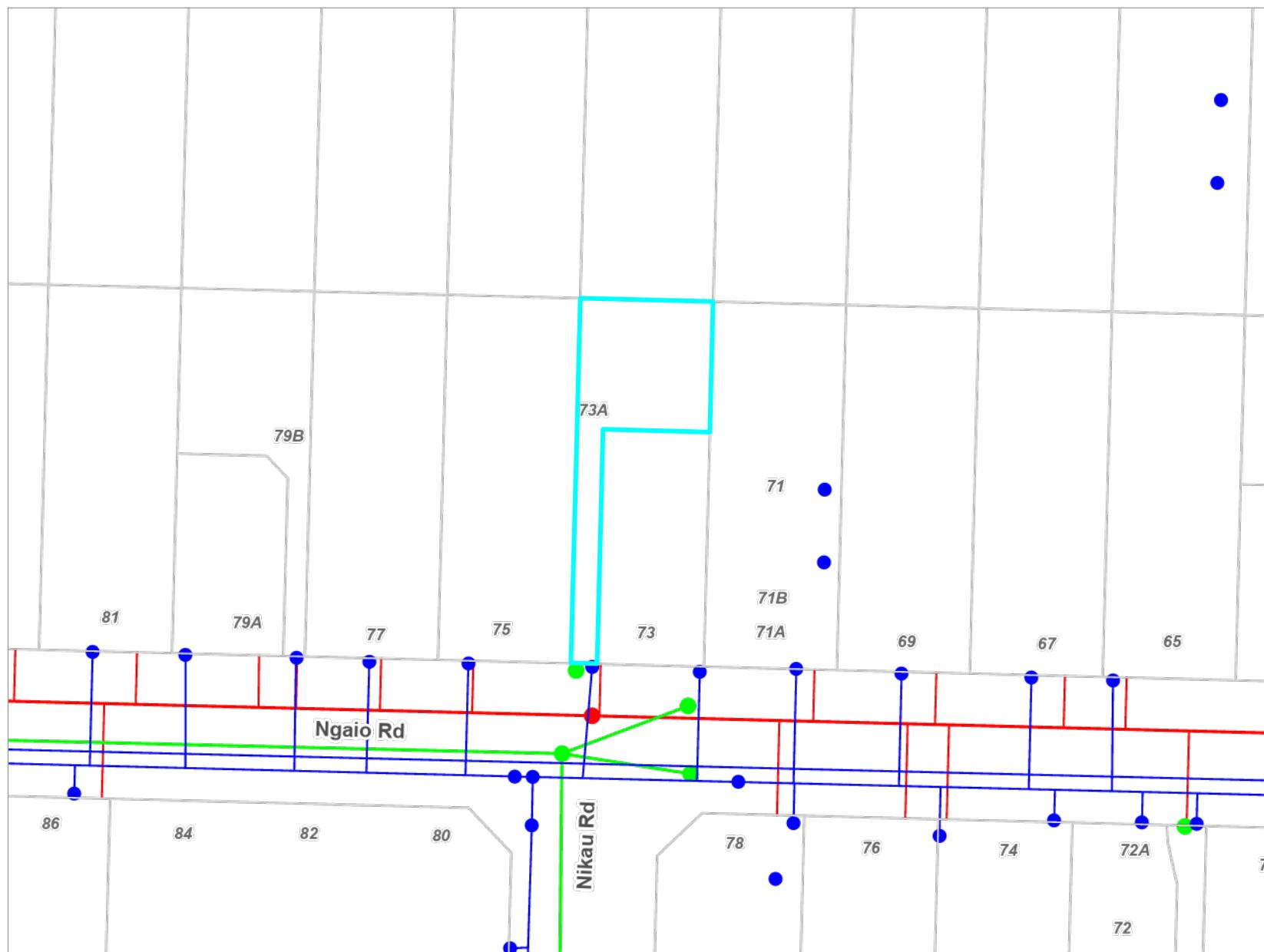
The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



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

Date Printed: January 15, 2026

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Key to map symbols

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

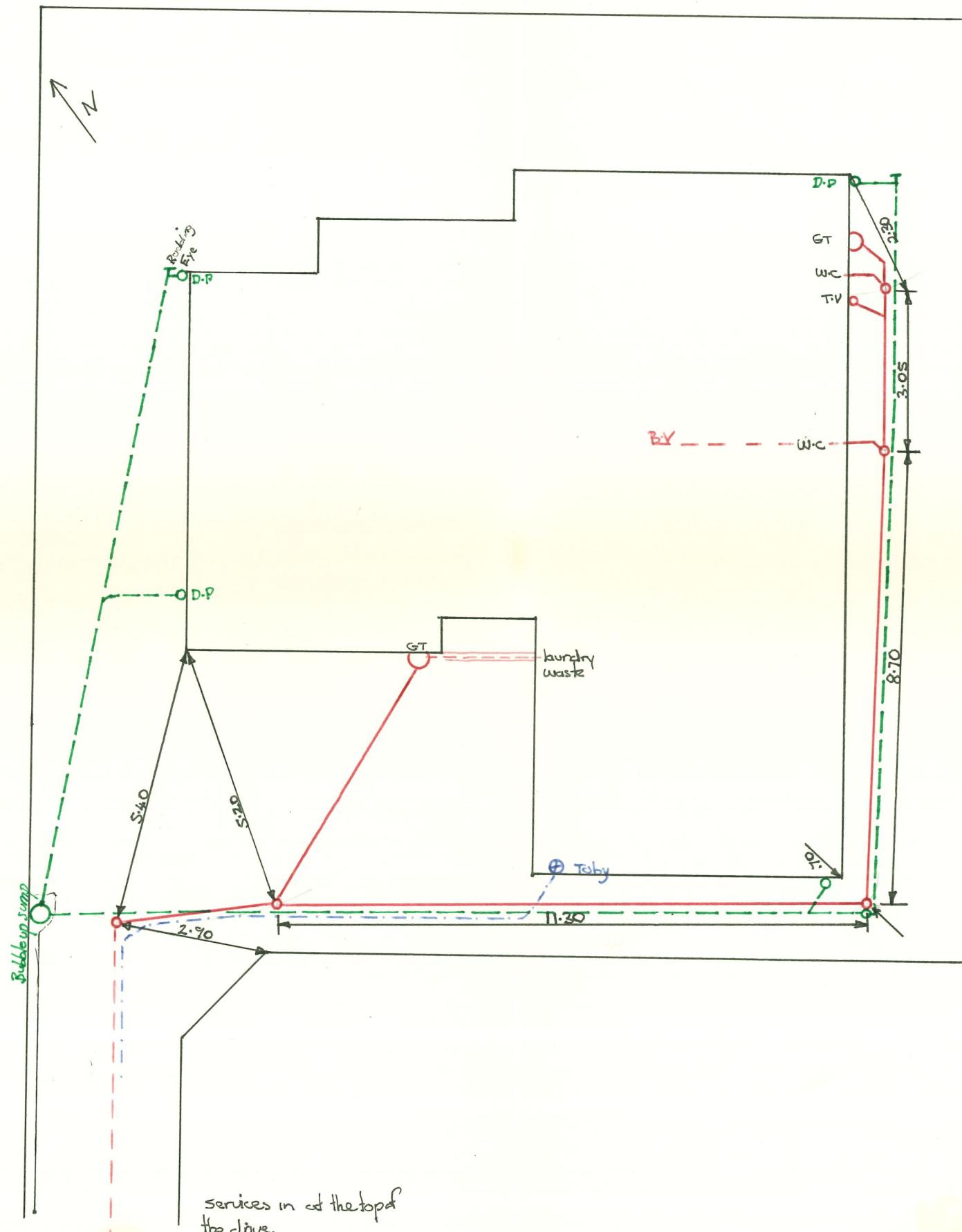
The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



0 10 20 Metres
Scale @ A4 - 1:800

Date Printed: January 15, 2026

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KAPITI COAST DISTRICT COUNCIL

Inquiries to: A.D. Guerin

Ref:

WS47

13 February, 1992

Truebridge Associates,
522 Queen Street,
LEVIN.

Dear Sir,

SCHEME PLAN WS47 - PROPOSED SUBDIVISION, 73 NGAIO ROAD, WAIKANAE FOR DONNELL

I advise that pursuant to Section 105 of the Resource Management Act 1991, the Council approves Scheme Plan WS47 being the subdivision of Lot 14 DP 27382 subject to the following conditions:

1. The Surveyor is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Council.
2. The payment of Scheme Plan fee of \$340.
3. The payment of Council Engineering fees of \$120.~~-\$40~~
4. The subdivider shall either:
 - a) Certify that a building site is available on new Lot 2 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of Kapiti Coast District Council Building By-Law 1990.

This certification shall be in the form of Appendix B NZS4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of Kapiti Coast District Council Building By-Law 1990.
- c) In cases within the provisions of Clause (b) above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's Solicitor at the cost of the subdivider.

WAIKANAE SERVICE CENTRE

Aputa Place, Waikanae. Telephone (04) 293-6376/293-6336. Fax (04) 293-7758.

5. A heavy-duty concrete vehicle crossing shall be provided at the R.O.W. frontage of Ngaio Road.
6. Stormwater disposal from new lot 2 shall be to the satisfaction of the Subdivisional Engineer.
7. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The lots shall be provided with individual service connection for high pressure water supply. ^{or} *sewage* disposal shall be to the satisfaction of the Subdivisional Engineer.
9. The Right-of-way is to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other side. The requirement for a secondcoat seal shall be met by lodging a cash contribution with Council calculated at \$3.94 per m² of the area for first-coat seal, or alternatively, the subdivider shall arrange for the second-coat seal to be completed at a time acceptable to the Subdivisional Engineer.
10. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.
Any easement that is required by the Subdivisional Engineer is to be prepared by Solicitors at the owner's expense.
11. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
12. The payment of reserves contribution of \$1875 (being 7.5% of \$25,000 the value of Lot2).
13. The existing dwelling shall be amended to comply with the 3m side and rear yard requirement.
14. The subdivider shall comply with the requirements of the Kapiti Coast District Council standard for urban subdivision.
15. All costs arising from any of the above conditions shall be at the expense of the Subdivider.

Yours faithfully

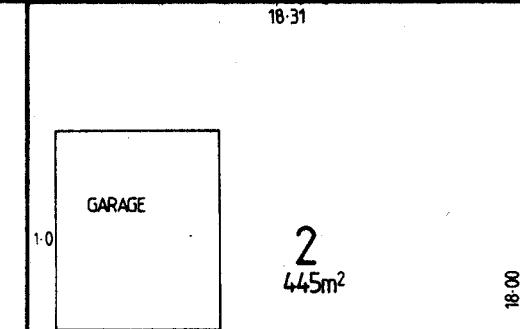


A.D. Guerin
PLANNING OFFICER, WAIKANAE.

D.P. 25504

18.31

35

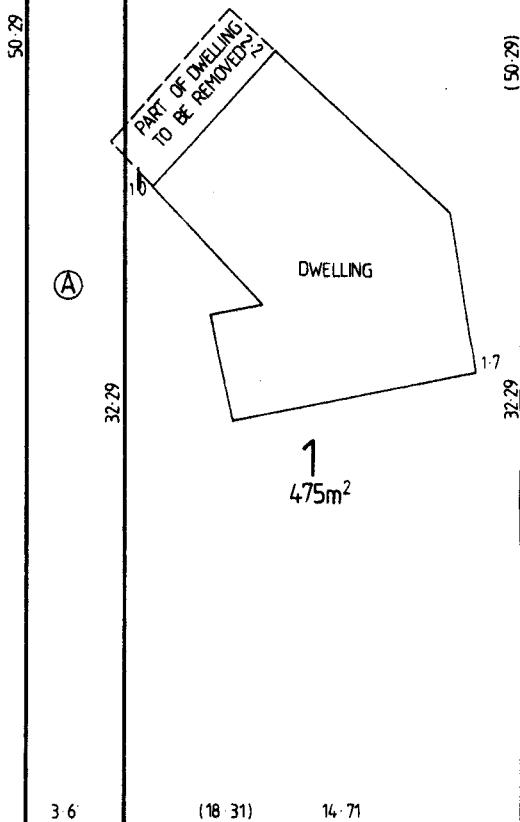


14
D.P. 27382

14.71

13
D.P. 27382

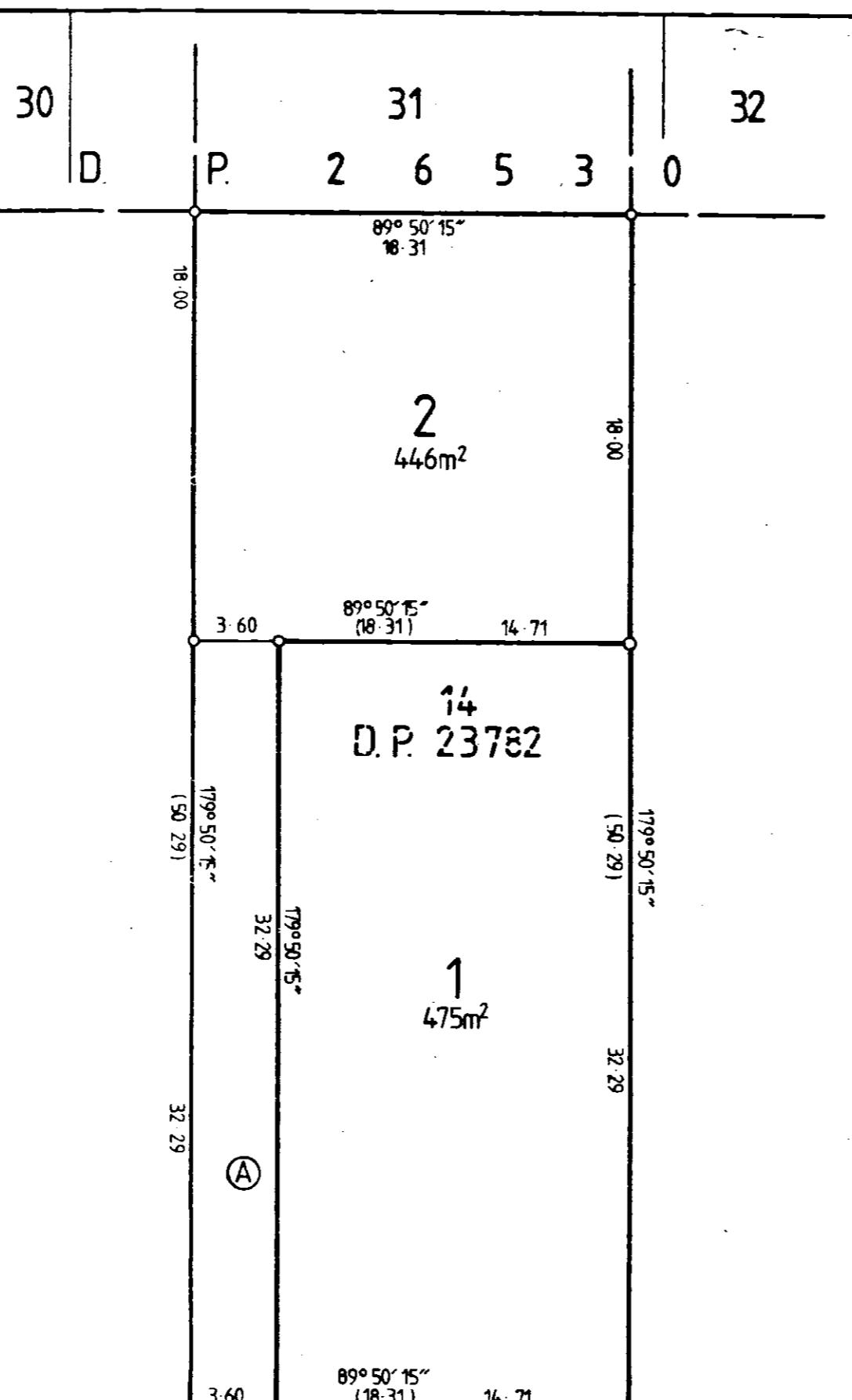
D.P. 24082



NGAOI ROAD

LEGAL ROAD
20.12 WIDE

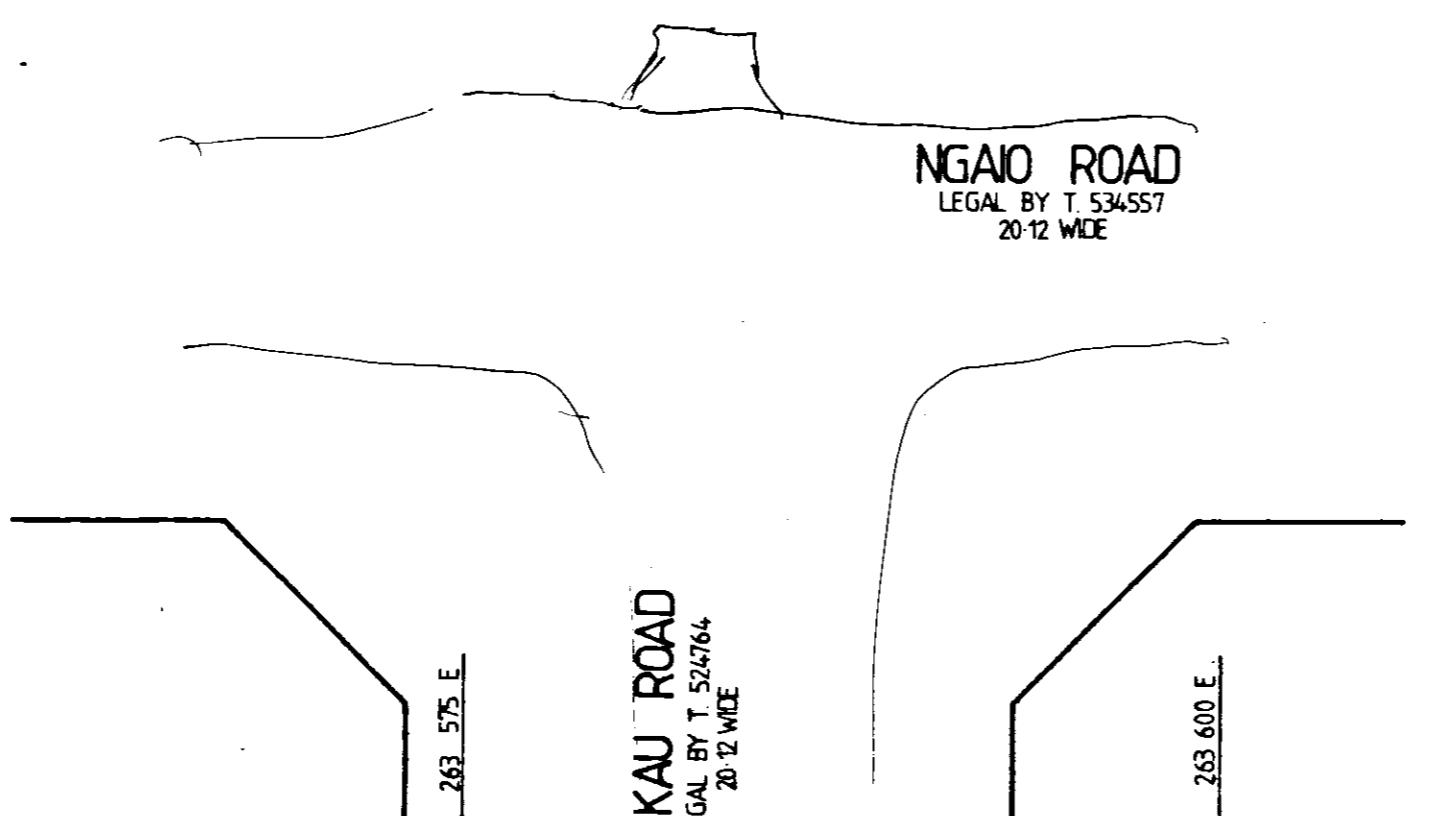
WS47



NGAO ROAD

LEGAL BY T 534557
20-12 WDE

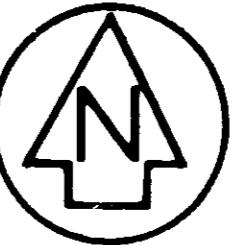
NIKAU ROAD
LEGAL BY T 524764
20-12 WDE



LAND DISTRICT WELLINGTON
Survey Blk. & Dist. IX KATAWA
NZMS 261 Sheet Record Map No.

LOTS 1 & 2 BEING SUBDIVISION OF LOT 14
D.P. 23782

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by TRUEBRIDGE ASSOCIATES
Scale 1: 200 Date FEBRUARY 1992



Approvals

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE DAY OF 1992 THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

MAYOR

GENERAL MANAGER

629 425 N

MEMORANDUM OF EASEMENTS

LETTER	PURPOSE	DOMINANT TENAMENT	SERVANT TENAMENT
A	R.O.W. RIGHT TO CONVEY WATER, POWER, TELEPHONE, GAS, STORMWATER SEWAGE	LOT 1	LOT 2

Total Area 921m²

Comprised in C.T. C4 / 865 (all)

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

Dated at this day
of 19 Signature

Field Book 5938 p. 23 Traverse Book p.

Reference Plans D.P.'s 23782, 24082, 26530, 54650

Examined Correct

Approved as to Survey

/ / Chief Surveyor

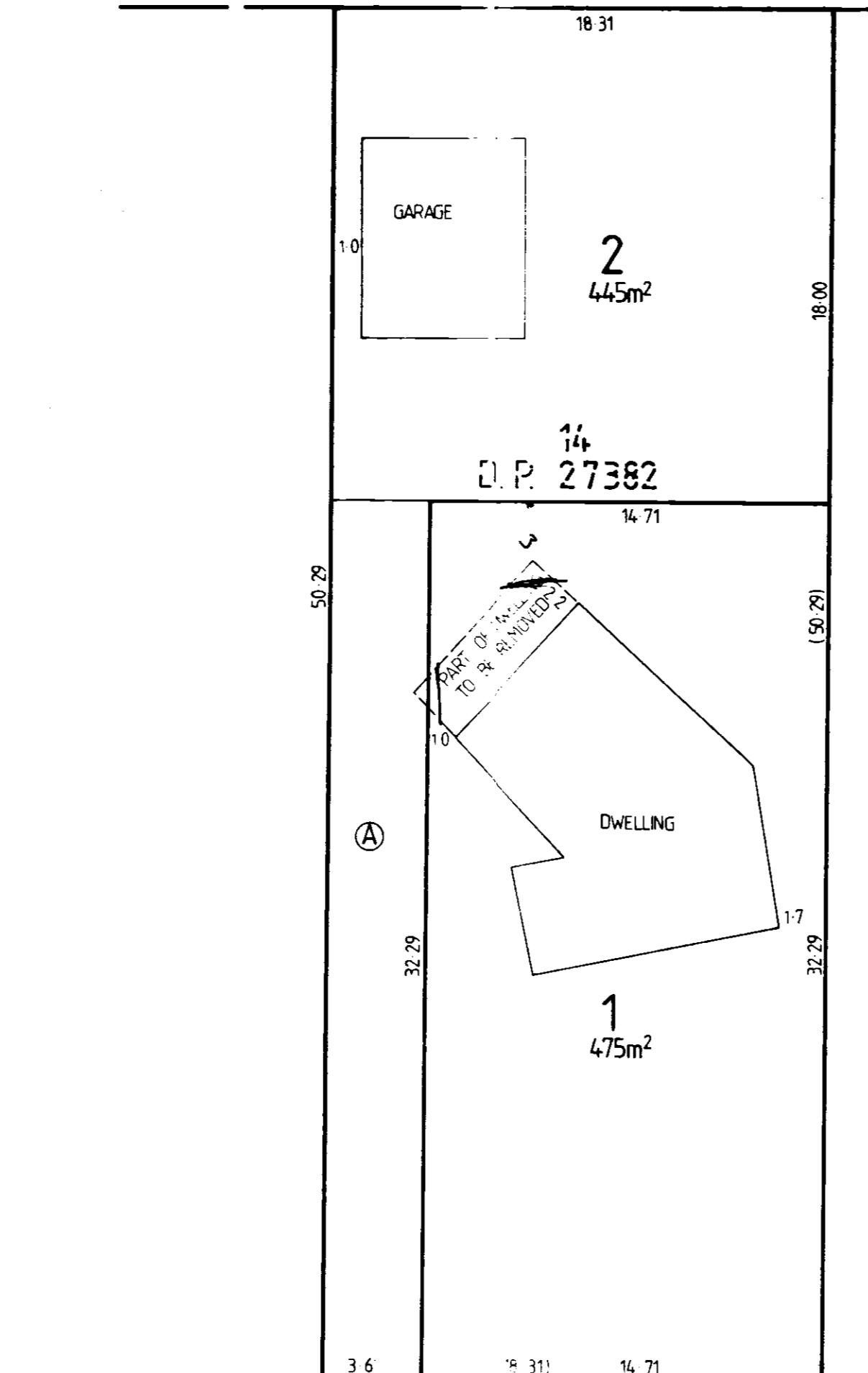
Deposited this day of 19

District Land Registrar

File	Received
Instructions	

D.P. 27382

13
D.P. 27382



D.P. 24082

LOTS 1 & 2 BEING PROPOSED SUBDIVISION
OF LOT 14 D.P. 27382

Comprised in C.I. C4 / 865

Registered proprietors
Mr. & Mrs. DONNELL

Local authority
KAPITI COAST DISTRICT COUNCIL

Survey block & district
IX KAITAWA

Scale 1:200

Date NOVEMBER 1991

DECLARATION

I Roger Colin Truebridge registered surveyor hereby certify
that this scheme plan was prepared by me.

SCHEDULE OF EASEMENTS

LETTER	PURPOSE	DOMINANT TENAMENT	SERVANT TENAMENT
A	ROW.	LOT 1	LOT 2

NOTE All areas and dimensions are subject to the final survey

WS 47

Prepared by:

TRUEBRIDGE
ASSOCIATES

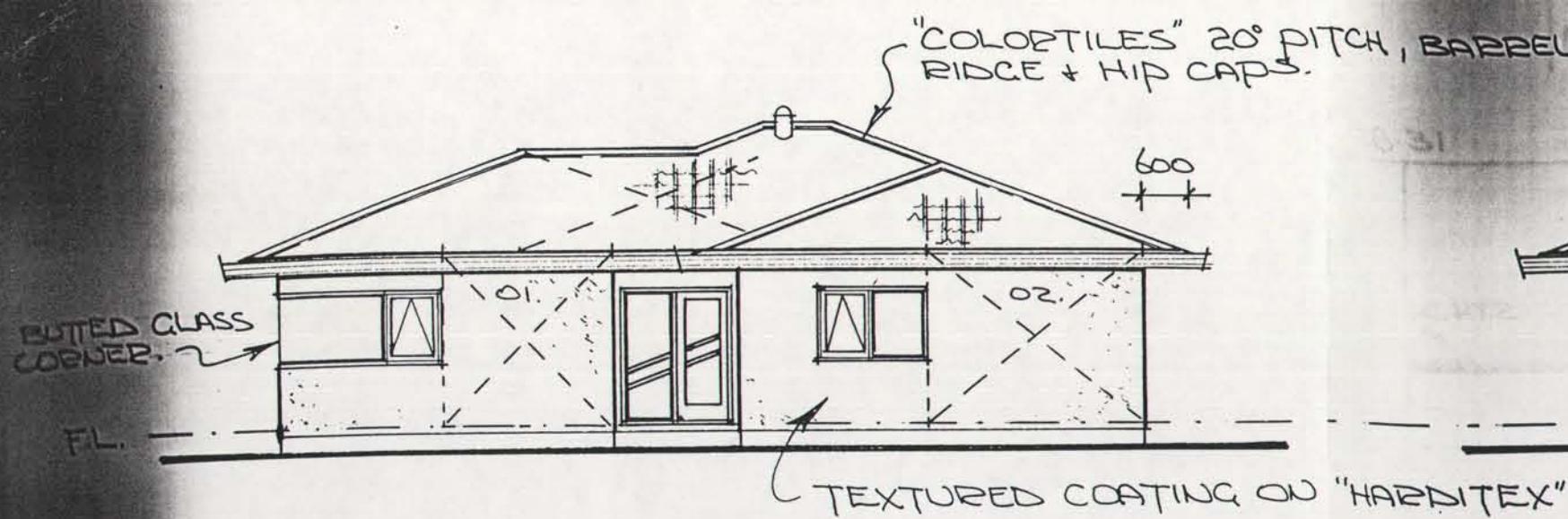
Registered Surveyors
and
Land Development
Consultants

LEVIN
FEILDING
PARAPARAUMU

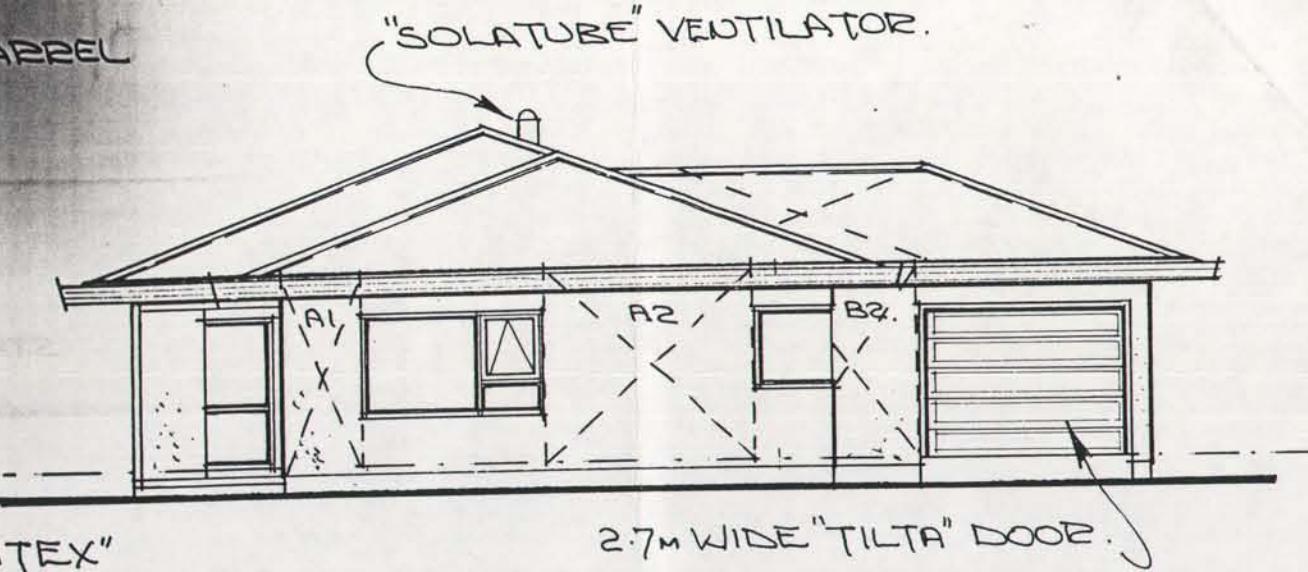
NGAOI ROAD

LEGAL ROAD
20.12 WIDE

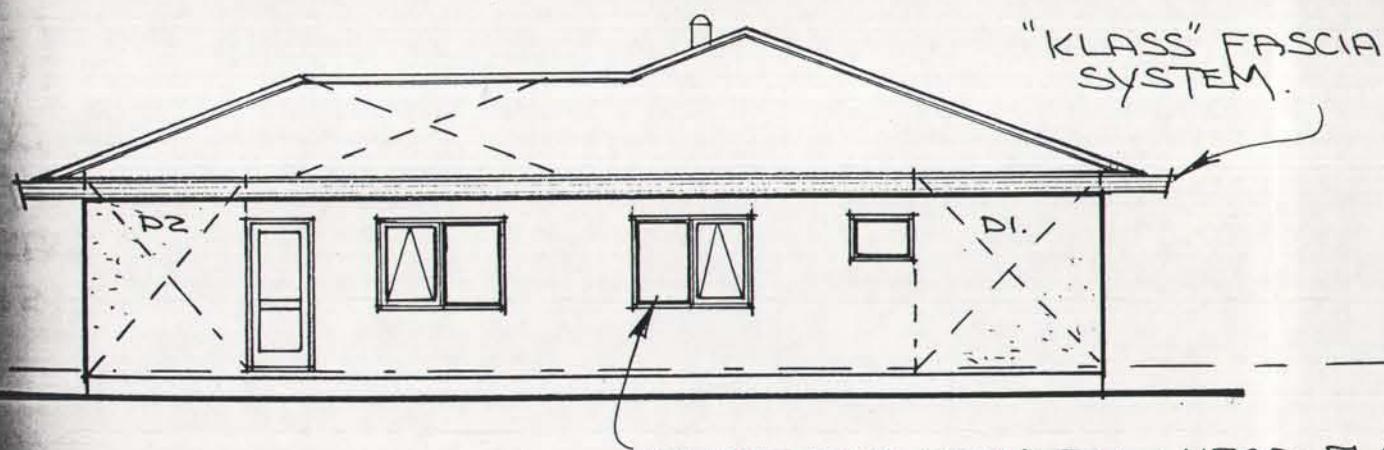
NIKAU
ROAD



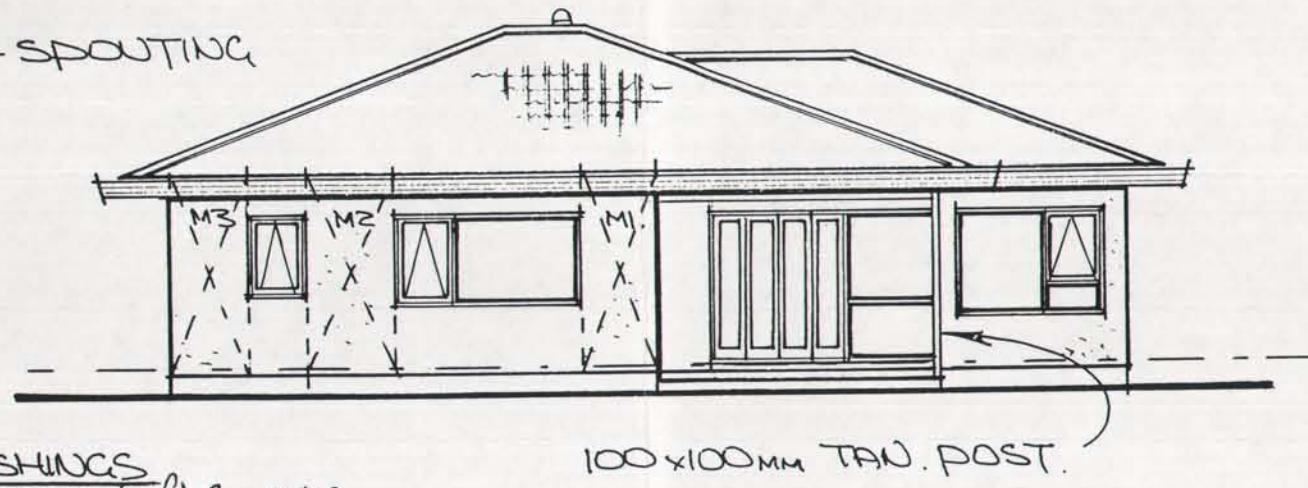
South.



West.

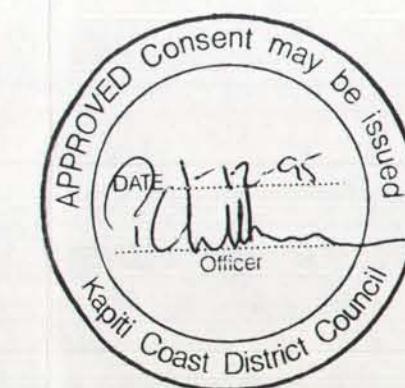


East.



North.

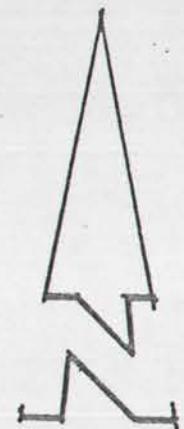
ALUMINIUM JOINERY + HEAD FLASHINGS
TO NZS 4211, GLAZING TO NZS 4223 incl. fl. 3 in mm
(1100 D.W.P. MIN.)



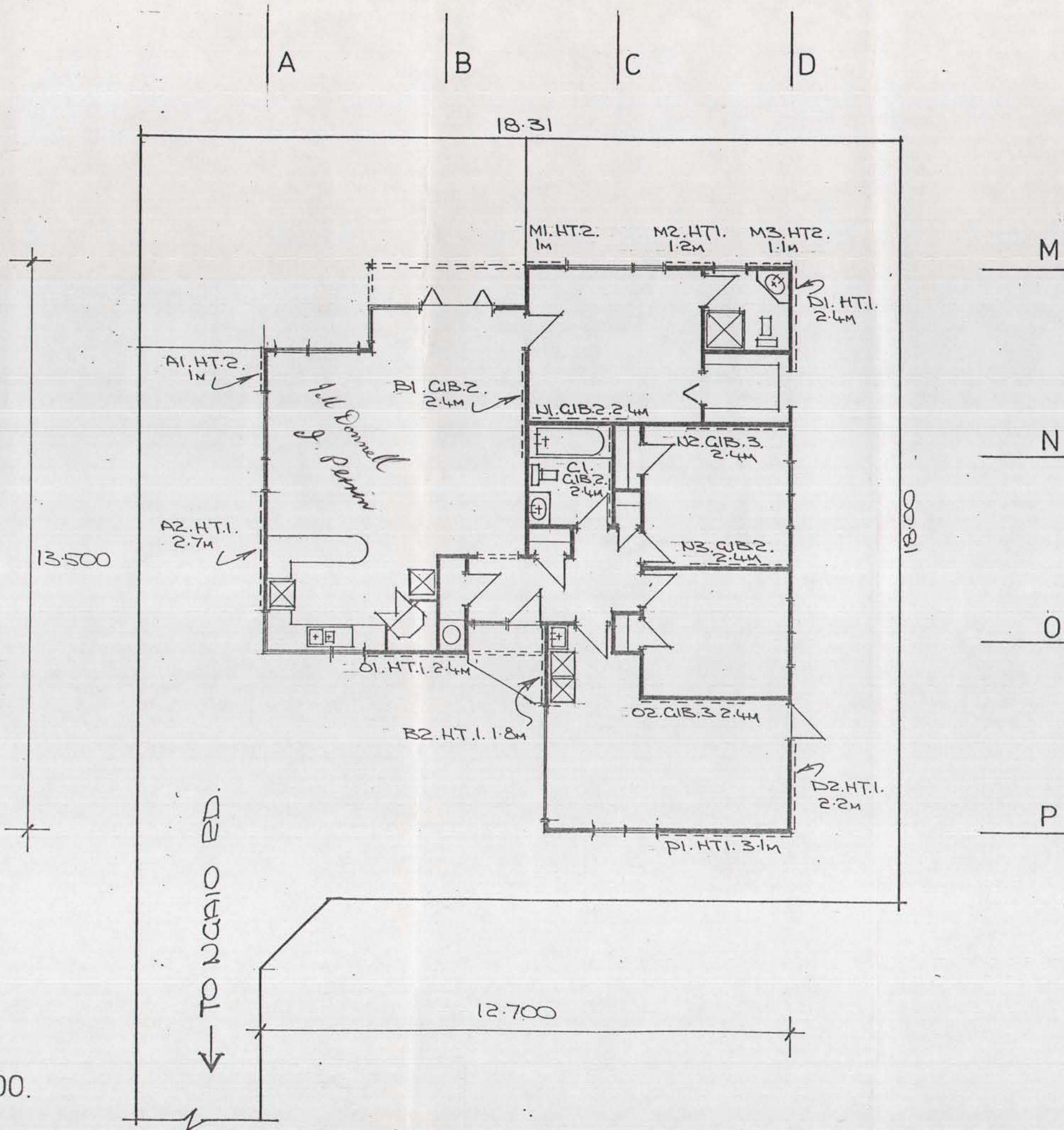
2-11-95
Dinner

FLOOR AREA 133m²

NOTE:- FIX LIVING/
DINING/KITCHEN
CEILING TO FORM.
STRUCTURAL CEILING
DIAPHRAGM TO NZS
3604:12.5.



BRACING PLAN. 1:100.





10.12.3
RM 950426

15 December 1995

R E Smith
34 Horopito Road
WAIKANAE

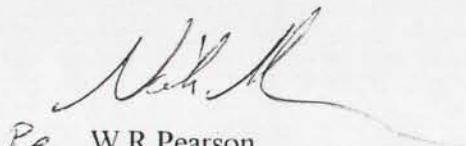
Dear Sir/Madam

APPLICATION FOR RESOURCE CONSENT (NON-COMPLYING) WHICH DOES NOT COMPLY WITH RESIDENTIAL ZONE YARD REQUIREMENTS AND DOES NOT COMPLY WITH A CONDITION OF A RESOURCE CONSENT PREVIOUSLY OBTAINED DATED 31 OCTOBER 1995 AT 73A NGAIO ROAD WAIKANAE

Your application for consent to a Non-complying Activity from the provisions of the Transitional District Plan and/or the Proposed District Plan relating to the erection of a new dwelling which, does not comply with Residential Zone yard requirements and does not comply with a condition of a previously obtained Resource Consent, has been considered by Council's Hearing Commissioners who have approved the application subject to the following conditions:

1. That the dwelling is sited and erected in accordance with the plans submitted to this Council on 11 December 1995, drawn by Rob Meecham Drafting and Design Service.
2. That a Building Consent is obtained for this proposal pursuant to the Building Act 1991.

Yours faithfully


W R Pearson
MANAGER, PLANNING

NL