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12 February 2026

Merrin Jopling

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 53 Seddon Street, Waikanae.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

53 Seddon Street, Waikanae

Document information

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

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

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

Application details

Applicant	Merrin Jopling
LIM number	L260146
Application date	06/02/26
Issue date	12/02/26

Property details

Property address	53 Seddon Street, Waikanae
Legal description	LOT 21 DP 18240 CT 742/63
Area (hectares)	0.1214

Valuation information

Valuation number	1496025300
Capital value	\$750,000
Land value	\$420,000
Improvements value	\$330,000

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 \$5,504.50
This includes Greater Wellington Regional Council rates

Next instalment date 09/03/26

Arrears for previous years \$0.00

Water rates \$453.95 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

09/01/95	BUILDING CONSENT 942621 : ALTERATION/FRENCH DOORS/DECK.: Code Compliance Certificate issued 16/05/00
25/11/64	Building Permit 130713 DOUBLE GARAGE 600 SQ FT
07/07/65	Building Permit 130908 HOUSE 1463 SQ FT
08/06/79	Building Permit JO41310 ADD TO DWELLING 10 SQ M
25/07/79	Building Permit JO41400 INSTALL POT BELLY STOVE
15/08/91	Building Permit 18901 INSTALL FREE STANDING FIRE

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: High Density 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 \(kapiticoast.govt.nz\)](http://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 was created via subdivision in 1957.

Copies of the Deposited Plan (DP 18240) and Record of Title are provided with this LIM.

There are no known easements.

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

There is no record of any resource consents for this property.

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

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

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

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

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

Climate Change

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

Contaminated Sites

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

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the 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/.

Other Information

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

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

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

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

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

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

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

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

The adjacent road carriageway (Seddon Street) 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 should be confined to site, or discharged to the kerb and channel. There is no record of any Council services running through the property.

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

8. Drinking water supply

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

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

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

9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

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

Cultural and Archaeological

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

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

Development Impact Fees

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

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

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 9, 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 WN742/63
Land Registration District Wellington
Date Issued 06 May 1957

Prior References
WN701/40

Estate Fee Simple
Area 1214 square metres more or less
Legal Description Lot 21 Deposited Plan 18240

Original Registered Owners
Alan Jopling and Gaynor Morrell Jopling

Interests

12013565.1 Transmission to Gaynor Morrell Jopling as survivor(s) - 17.3.2021 at 9:33 am

Reference: Vol. 701, Folio 40
Transfer No. 403683
Order for N/C No.



Register-book,
Vol. 742, folio 63

NEW ZEALAND

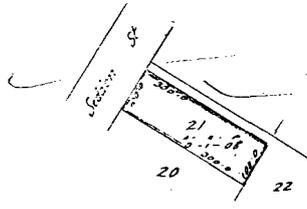
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Sixth day of May, one thousand nine hundred and fifty-seven
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
FREDERICK HAROLD ANDERSON of Wellington Retired Accountant

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 ROD 8 PERCHES more or less situate in Block X Kaitawa Survey District being part Ngarara West C 41 and being also Lot 21 on Deposited Plan 18240.



Image Quality due to Condition of Original



EQUIVALENT METRIC AREA IS 1214 m²

Scale: 2 chains to an inch

Fencing covenant in Transfer 403683.

Transfer 603392 to Robert Dwyer Roberts of Wellington Cooperatives 20-8-64 at 1.44 PM

Mortgage 651963 to Waharoa Permanent Building Society - 20-8-64 at 8 a.m.

Mortgage 657964 to New Zealand Co-operative Building Society - 20-1-1966 at 9.19 AM

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

Mortgage 759463 to The Bank of New Zealand - 10.10.1958 at 1.15 a.m. 24.9.1969

Transfer 799859 to Roger John Nancarrow of Wellington Waterworks Foreman - 24.9.1969 at 11.30 a.m.

Mortgage 799860 to Joan Longton - 24.9.1969 at 11.31 a.m.

DISCHARGED

OVER

742/63

Settled under the Joint Family Homes Act 1964 on ROGER JOHN NANCARROW abovenamed and COLLEEN JOYCE NANCARROW his wife - 24.9.1969 at 11.32 a.m.
Application 924670

[Signature]
A.L.R.

Mortgage 584402 to ~~DISCHARGED~~ Richard Mason Jenkins - 11.9.1972 at 9.47 a.m.

[Signature]
A.L.R.

Transfer 924670 to Raymond Milne Gordon of Otaki, Veterinary Surgeon and Eileen Margaret Gordon his wife - 27.6.1972 at 9.53 a.m.

[Signature]
A.L.R.

106682.1
~~DISCHARGED~~ Mortgage 671 to The Northern Co-operative Terminating Building Society - 1972 at 9.54 a.m.

[Signature]
A.L.R.

Transfer 106682.2 to Geoffrey Robert Cassels of Wellington, Agronomist and ~~Raymond~~ Townend Cassels his wife - 27.11.1974 at 9.20 a.m.

[Signature]
A.L.R.

B143752.1
Mortgage 109210.1 to The Australian Mutual Provident Society - 12.12.1974 at 10.15 a.m.

[Signature]
A.L.R.

Settled under the Joint Family Homes Act 1964 on the abovenamed registered proprietors - 12.12.1974 at 10.15 a.m. Application 109210.2.

[Signature]
A.L.R.

B143752.2
Mortgage 333846.1 to Bank of New Zealand - 8.2.1991 at 11.21 a.m.

[Signature]
A.L.R.

B.143252.3 Transfer to Alan Jopling, Retired Bank Manager and Gaynor Morrell Jopling, Word Processor Operator both of Wellington - 8.2.1991 at 11.21 a.m.

[Signature]
A.L.R.



Operative District Plan 2021 - Zones and Precincts

53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



Key to map symbols

 High Density Residential Zone



0 20 40 Metres

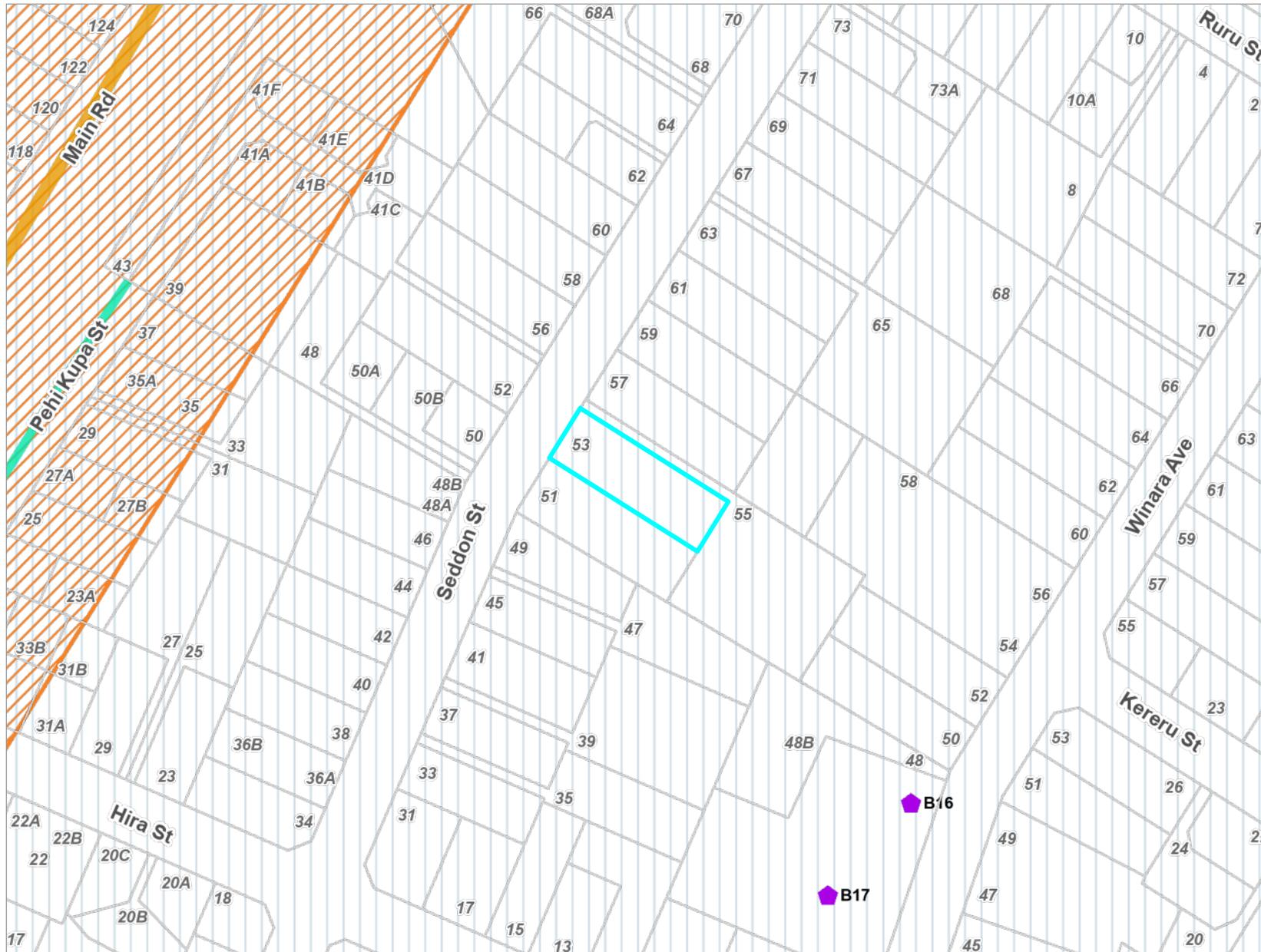
Scale @ A4 - 1:1,000

Date Printed: February 9, 2026

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

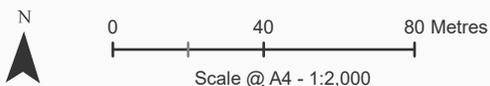
53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



Key to map symbols

-  Strategic Arterial Routes (or SH1)
-  Centres Route
-  Historic Heritage Places
-  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.



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Operative District Plan 2021 - Designations & Miscellaneous Features

53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



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.



0 40 80 Metres

Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Features

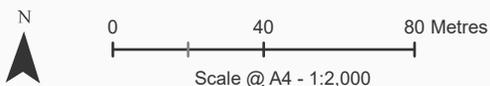
53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



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.

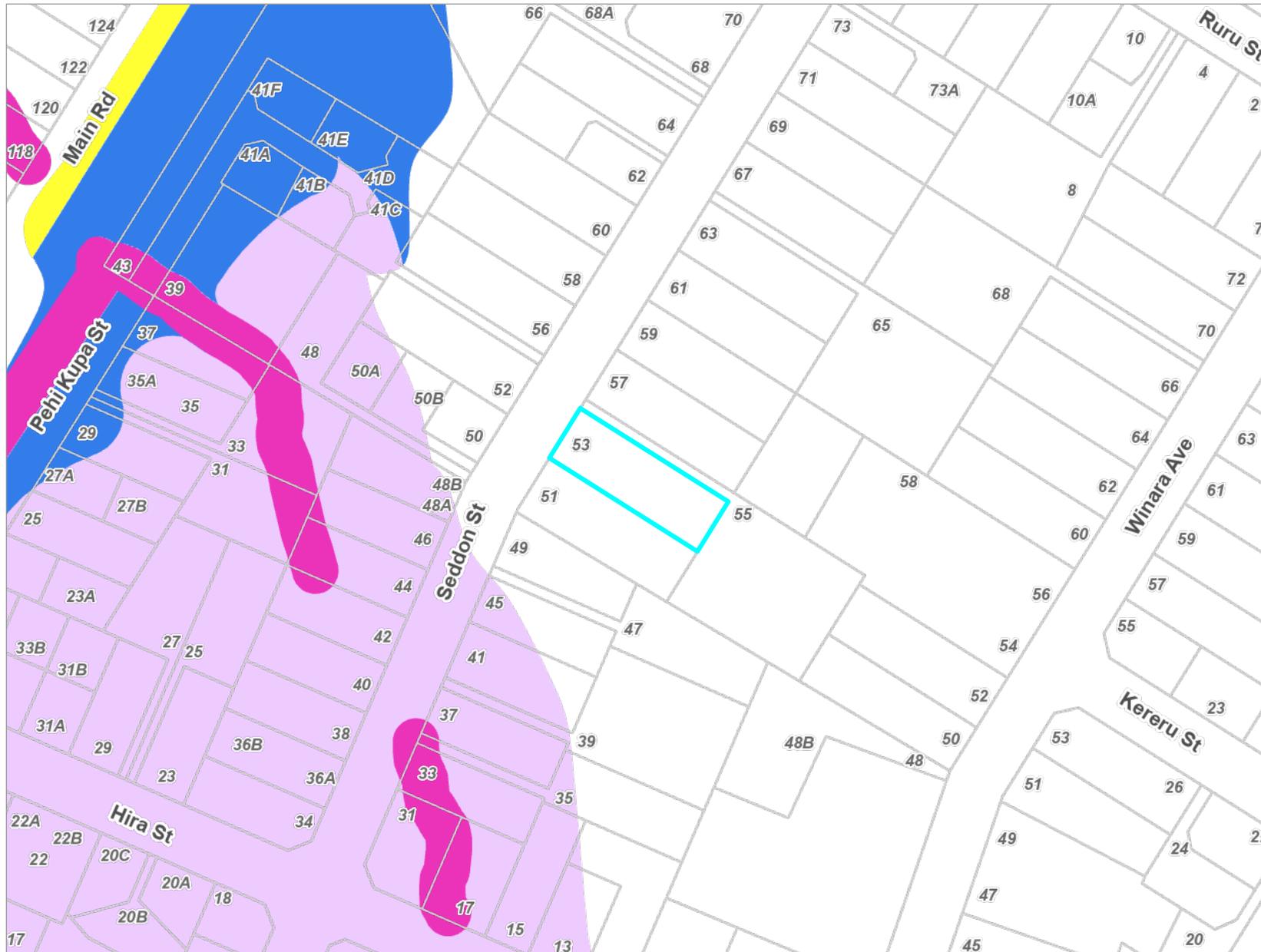


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Operative District Plan 2021 - Natural Hazards

53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



Key to map symbols

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

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



0 40 80 Metres

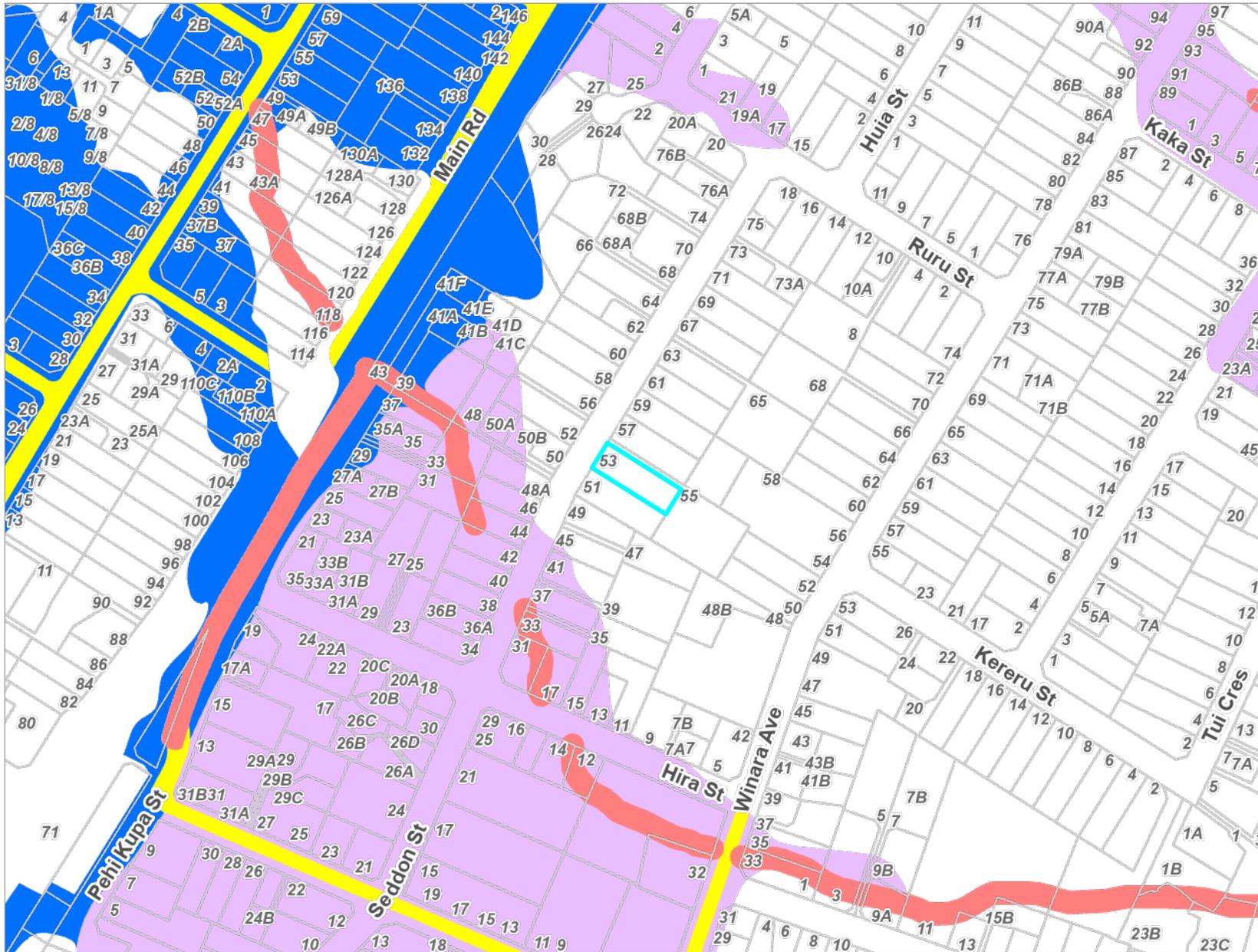
Scale @ A4 - 1:2,000

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Latest Flood Hazards

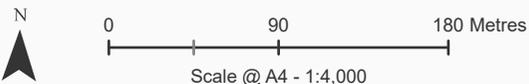
53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



Key to map symbols

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

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

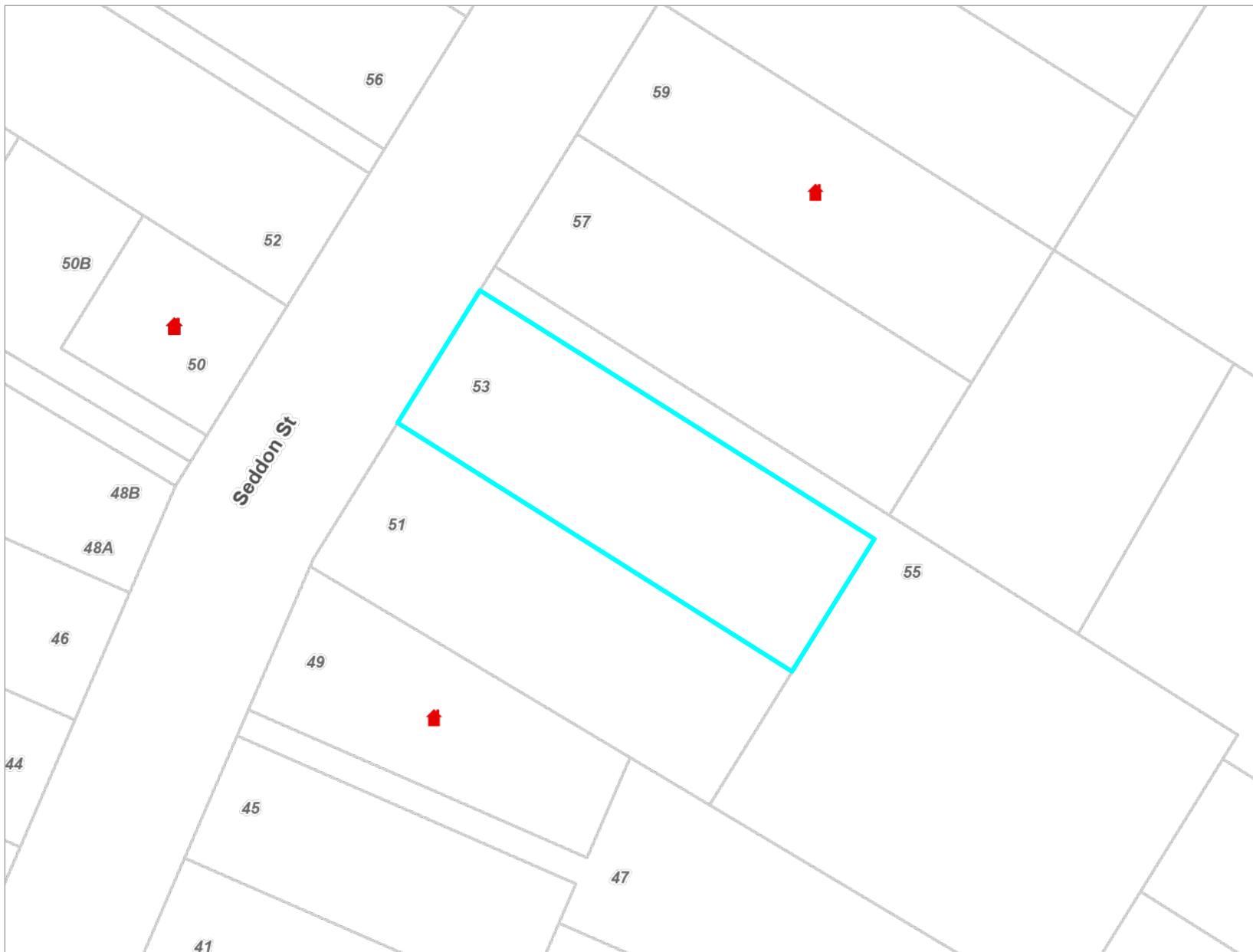


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Resource Consents Map

53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



Key to map symbols

 Resource Consents

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



0 10 20 Metres



Scale @ A4 - 1:750

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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
000073	50 Seddon Street, Waikanae	1496028900	LOT 18 DP 18240	LD	RETROSPECTIVE REMOVAL OF BRANCHES OF NATIVE KARAKA	N	N	Decision Issued	30/3/2000	8/3/2000
000294	50 Seddon Street, Waikanae	1496028900	LOT 1 DP 465176 CT 618783	SD	SUBDIVISION, ONE ADDITIONAL LOT	N	N	Decision Issued	31/10/2000	31/10/2000
050134	48B Winara Avenue, Waikanae	1496022001	LOT 1 DP 45107	LC	Relocate an existing dwelling onto a site within	N	N	Decision Issued	16/6/2005	26/5/2005
070107	50 Seddon Street, Waikanae	1496028900	LOT 1 DP 465176 CT 618783	Vari	Section 127 application to cancel condition 2 of RM060317	N	N	Decision Issued	24/4/2007	16/4/2007
070329	50A Seddon Street, Waikanae	1496028901	Lot 1 DP 506030	SC	Proposed 2 Lot subdivision at Lot 2 50A Seddon St, Waikanae	N	N	Decision Issued	19/11/2007	24/10/2007
060317	50 Seddon Street, Waikanae	1496028900	LOT 1 DP 465176 CT 618783	SD	Subdivide subject site to create an additional	N	N	S 127 Received	31/10/2006	13/10/2006
080149	50 Seddon Street, Waikanae	1496028900	LOT 18 DP 18240	SC	Proposed fee simple subdivision with side yard encroachment	N	N	s.224 Issued	1/8/2008	16/7/2008
110065	59A Seddon Street, Waikanae	1496025000B	FLAT 2 DP 71257 1/2 INT IN 1214 M2	LD	To erect garage at 59a Seddon Street, Waikanae	N	N	Decision Issued	19/4/2011	18/4/2011
150231	50A Seddon Street, Waikanae	1496028901	Lot 1 DP 506030	SD	Subdivision creating one new lot	N	N	s.224 Issued	11/3/2016	22/2/2016

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
930074	48 Seddon Street, Waikanae	1496028700B	FLAT 2 DP 79967 ON LOT 1 DP 22597 HAVI NG	SC	Cross lease subdivision og lot 1 DP22597	N	N	Decision Issued	18/2/1994	5/1/1994
990173	50A Seddon Street, Waikanae	1496028901	Lot 1 DP 506030	LC	RELOCATE A FOUR BEDROOM DWELLING TO 50 SEDDON ST WAIKANA E	N	N	Decision Issued	2/6/1999	14/5/1999
990433	50 Seddon Street, Waikanae	1496028900	LOT 1 DP 465176 CT 618783	LC	TO RELOCATE AN ADDITIONAL DWELLING ONTO PREMISES	N	N	Decision Issued	8/11/1999	28/10/1999
PB220020	49 Seddon Street, Waikanae	1496025500	LOT 1 DP 22069	PB	Proposed dwelling that infringes boundary rule GRZ-R6.	N	N	Decision Issued	12/5/2022	27/4/2022

Health and Alcohol Licenses

53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



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

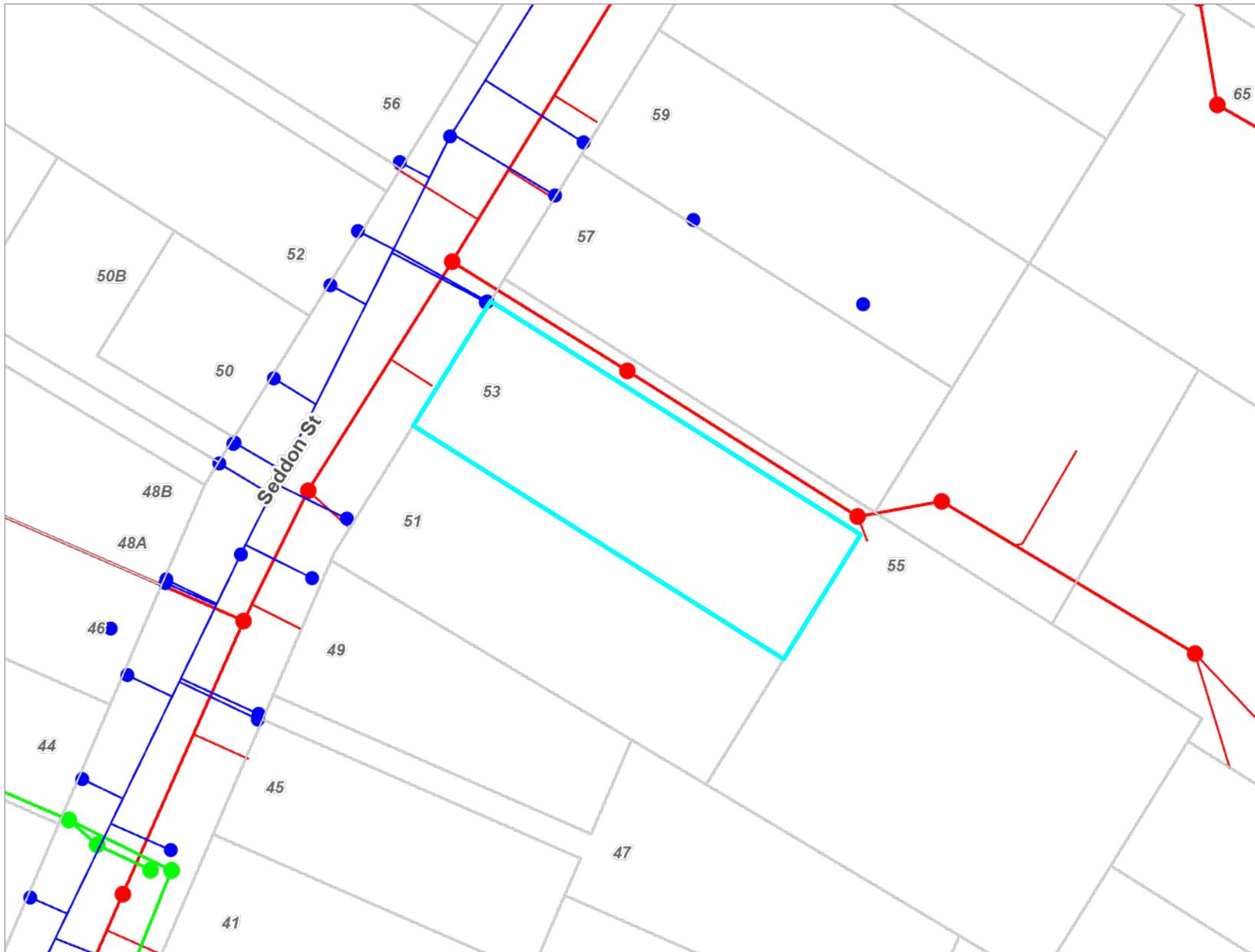
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Services Network

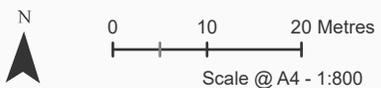
53 Seddon Street, Waikanae (LOT 21 DP 18240 CT 742/63)



Key to map symbols

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

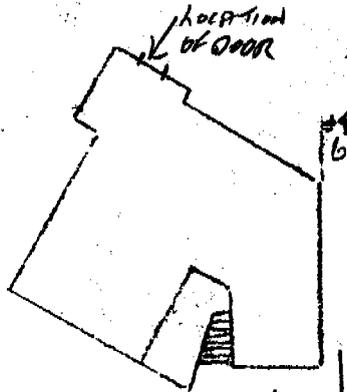
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LOT 21
DP 18240



SEEDON ST.

IMPORTANT

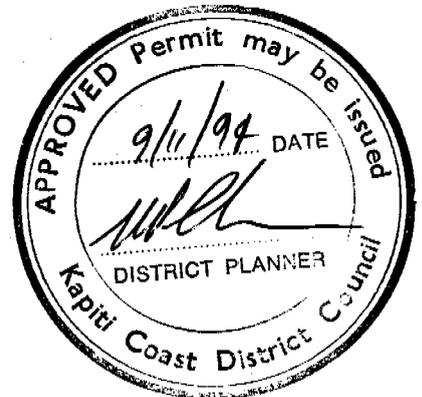
24 HRS NOTICE MUST BE GIVEN THE INSPECTOR FOR ALL STAGES OF WORK TICKED BELOW.

SITE PLAN

40' = 1"

COMMENCEMENT OF WORK	<input checked="" type="checkbox"/>
BEFORE POURING ANY CONCRETE	<input checked="" type="checkbox"/>
BEFORE FIXING ANY FLOOR	<input type="checkbox"/>
BEFORE FIXING ANY WALL OR CEILING LININGS	<input checked="" type="checkbox"/>
BEFORE BACKFILLING ANY DRAIN TRENCH	<input type="checkbox"/>
BEFORE COVERING ANY PLUMBING WORKS	<input type="checkbox"/>
BEFORE FITTING ANY FLUE CEILING COVER PLATE	<input type="checkbox"/>
ON COMPLETION OF WORKS	<input checked="" type="checkbox"/>
NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.	

11.11.94
[Signature]



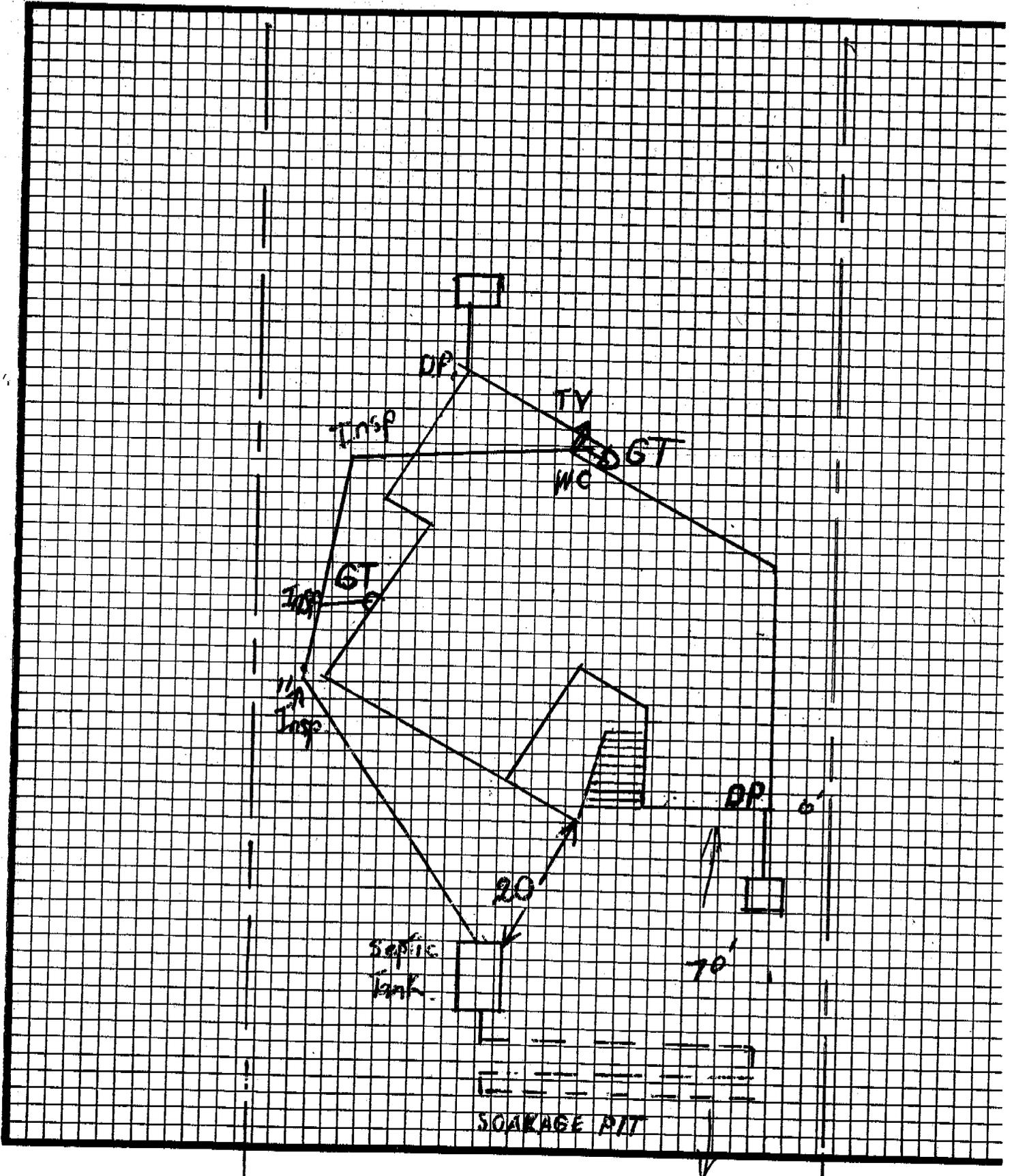
PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators; Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

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

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Seddon St. Road

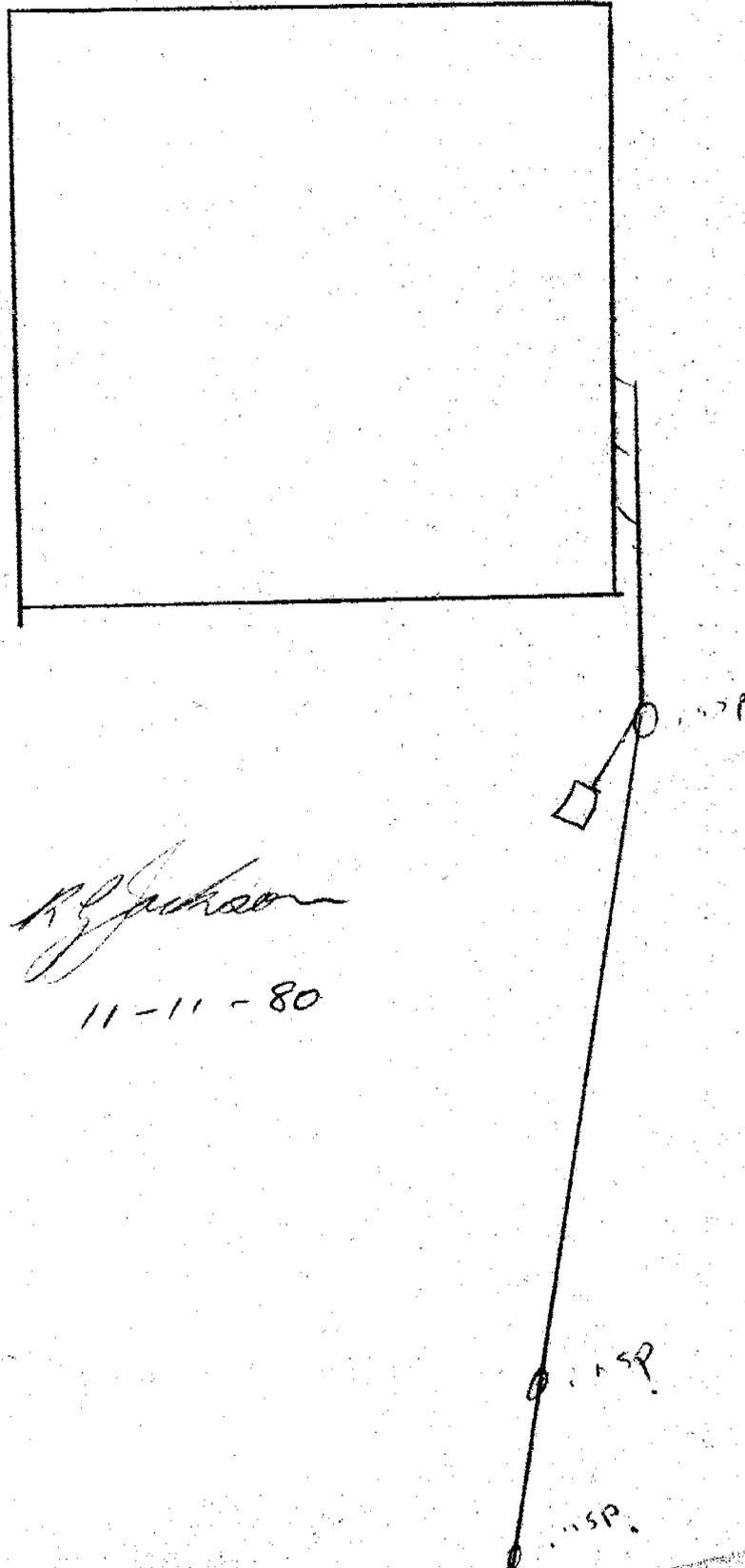


WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

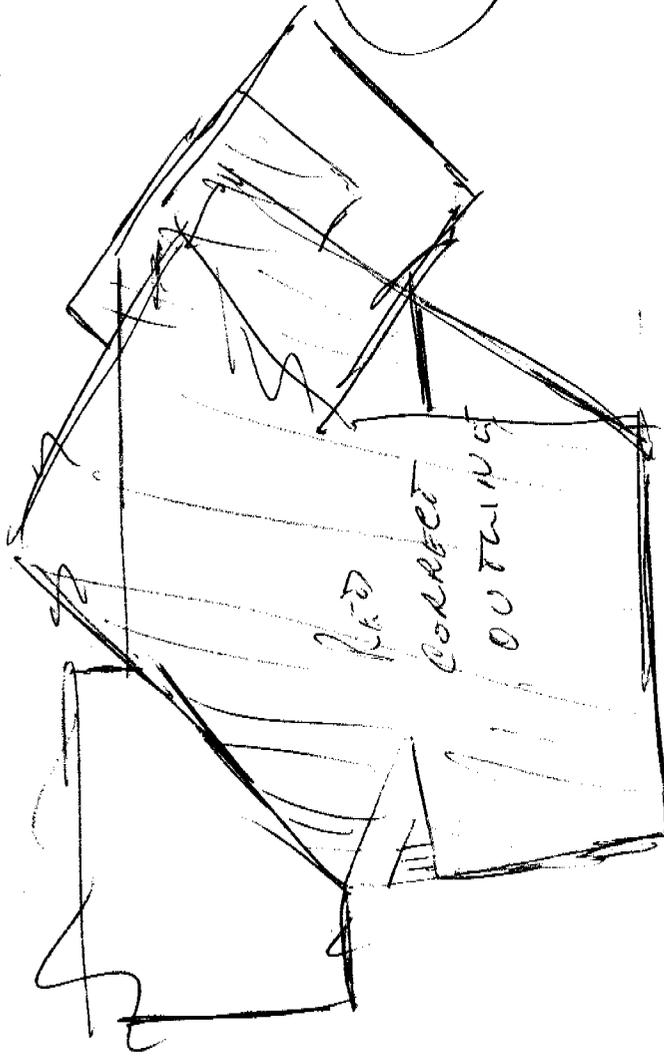
Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

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

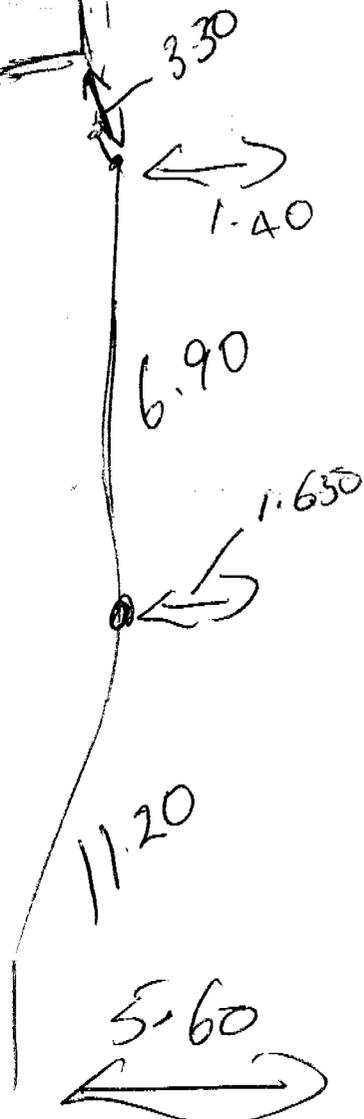
Frontage to 53 Sedden St. Road

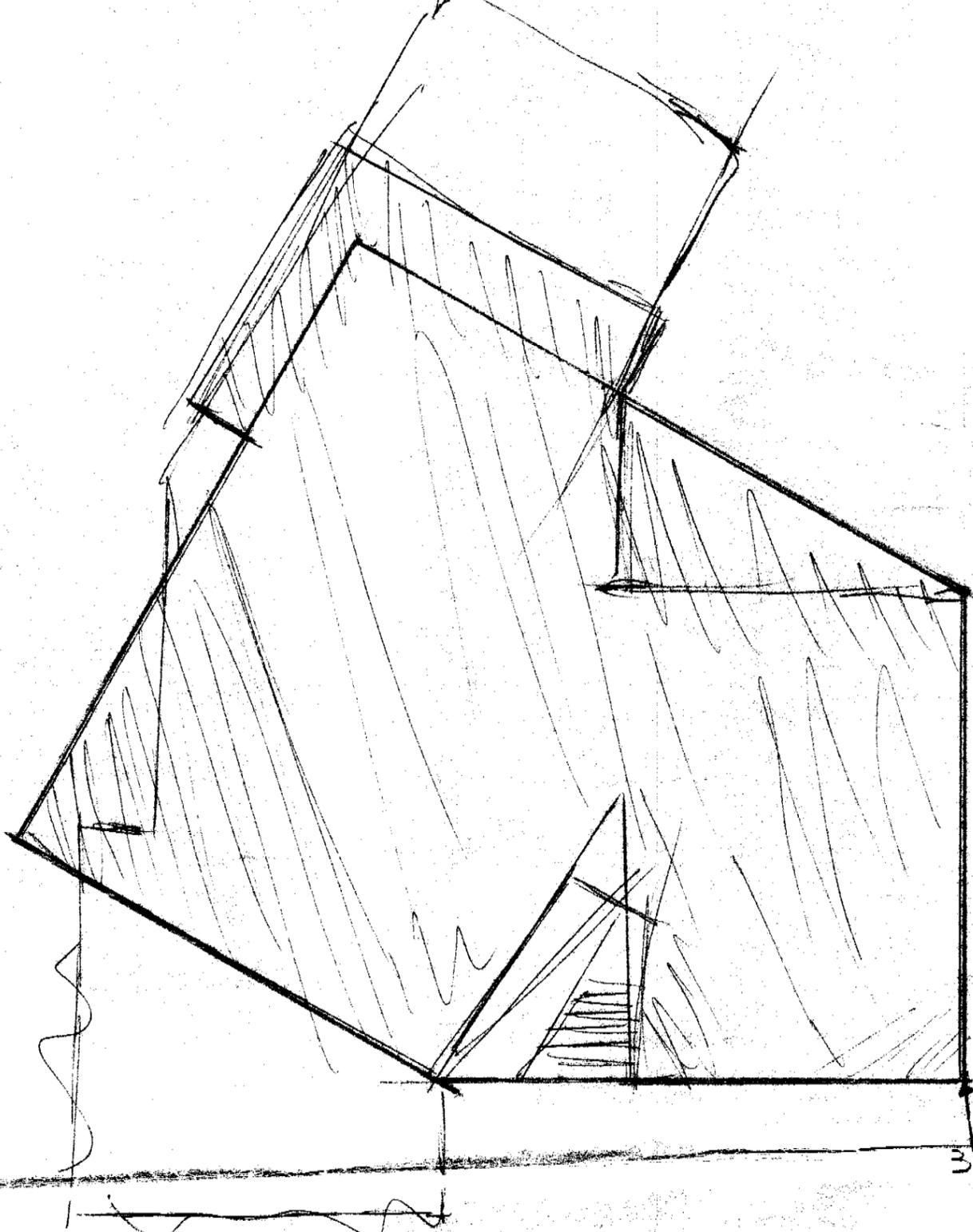


737



53 Seldon
Pm Cover
11/11/80





3.30

1.40

6.90

11.20

5.60

Lot 21 D.P. 18240.
Seddon St