



Council LIM

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

12 March 2026

Katrina Van Dooren

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 187B Te Moana 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

This page is intentionally blank.

Land Information Memorandum (LIM)

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

187B Te Moana 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	Katrina Van Dooren
LIM number	L260276
Application date	09/03/26
Issue date	12/03/26

Property details

Property address	187B Te Moana Road, Waikanae
Legal description	FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/361
Area (hectares)	0.0000

Valuation information

Valuation number	1493101400B
Capital value	\$560,000
Land value	\$235,000
Improvements value	\$325,000

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

Contents

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

Attachments

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

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year	Current Rates Year 2025 to 2026
Annual rates	The annual rates for 2025/26 rating year are \$4,360.03 This includes Greater Wellington Regional Council rates
Next instalment date	09/06/26
Arrears for previous years	\$0.00
Water rates	\$427.17 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

03/07/75 Building Permit G59121 SECOND UNIT 128.4 SQM

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

Council have been made aware there is a small, heated pool (spa) at this property. Council have been unable to inspect this spa for compliance under the Building Act 2004. If an inspection is required, please contact The Building Compliance Team. Please note, a fee for this inspection is applicable.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

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

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned General Residential in the Operative District Plan (2021).

This property was created via subdivision in 1960.

Copies of the Deposited Plan (DP 21868) and Record of Title are provided with this LIM.

This property is shown to be appurtenant to a right of way easement.

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 44387) 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 is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Designation: land required for infrastructure or other public purposes. (NZTA-005) (Old reference D0108) Construction, operation, and maintenance of the Mackays to Peka Peka Expressway, MacKays to Peka Peka Expressway.

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

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

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

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

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

Climate Change

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

Contaminated Sites

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

Residual ponding areas related to a residual flood risk for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual risk is in the event of a failure or overtopping of the flood protection structure.

Part of the property adjoins land which 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.

Part of the property adjoins land which 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. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

Stormwater discharge is confined to site in soak pit(s).

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

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: March 9, 2026

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



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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 **WN15D/360**
Land Registration District **Wellington**
Date Issued 10 February 1976

Prior References
WNB1/482

Estate Fee Simple - 1/2 share
Area 971 square metres more or less
Legal Description Lot 4 Deposited Plan 21868

Original Registered Owners
Sydney Merrick Jones and Doreen Marie Jones

Estate	Leasehold	Instrument	L 089817.3
		Term	999 years commencing on 30.10.1975
Legal Description	Flat 1 Deposited Plan 44387 and Garage 1 Deposited Plan 44387		

Original Registered Owners
Sydney Merrick Jones and Doreen Marie Jones

Interests

- 089817.3 Lease of Flat 1 and Garage 1 DP 44387 Term 999 years commencing on 30.10.1975 Composite CT WN15D/360 issued - 10.2.1976 at 9.37 am (Affects Fee Simple)
- 089817.4 Lease of Flat 2 and Garage 2 DP 44387 Term 999 years commencing on 30.10.1975 CT WN15D/361 issued - 10.2.1976 at 9.37 am (Affects Fee Simple)
- 5774785.1 Transmission to Doreen Marie Jones - 23.10.2003 at 9:00 am
- Appurtenant hereto is a right of way created by Easement Instrument 6427087.2 - 19.5.2005 at 9:00 am (affects fee simple)
- 6456600.1 Variation of Lease 089817.3 - 14.6.2005 at 9:00 am
- 6456600.2 Variation of Lease 089817.4 affecting the fee simple estate - 14.6.2005 at 9:00 am
- 7623442.1 Transmission to David Craig Stevenson and Carmen Maria Coupland as Executors - 21.11.2007 at 9:00 am
- 7623442.2 Transfer to Steven Wayne Lynd - 21.11.2007 at 9:00 am

No. 15D/360

References

Prior C/T B1/482

Land and Deeds 69

Transfer No.

N/C. Order No.

Lease 089817.3



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT FOR 1/2 SHARE AND LEASEHOLD INTEREST

This Certificate dated the 10th day of February one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that ERNESTWAY HOLDINGS LIMITED At Wellington is seised of an estate in fee simple as to an undivided one half share

is seised 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, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 971 square metres more or less situate in Block V Kaitawa Survey District being Lot 4 on Deposited Plan 21868

AND THIS CERTIFICATE FURTHER WITNESSETH THAT the said

ERNESTWAY HOLDINGS LIMITED

is seised of an estate of leasehold (subject as aforesaid) created by Lease 089817.3 for a term of 999 years commencing on 30.10.1975 in Flat 1 Garage 1 on Deposited Plan 44387 delineated with bold black lines on the plan hereon:-

MEMORIALS AFFECTING THE FEE SIMPLE

Assistant Land Registrar

Lease 089817.3 of Flat 1 Garage 1 Plan 44387 Term 999 years commencing on 30.10.1975 Produced 10.2.1976 at 9.37a.m. C.T. 15D/360 issued

MEMORIALS AFFECTING BOTH ESTATES

Mortgage 089817.7 to Webb Paris & Hyams Nominees TRANSFER No. 15D/360 at 9.37a.m.

A.L.R.

A.L.R.

Lease 089817.4 of Flat 2 Garage 2 Plan 44387 Term 999 years commencing on 30.10.1975 Produced 10.2.1976 at 9.37a.m. C.T. 15D/361 issued

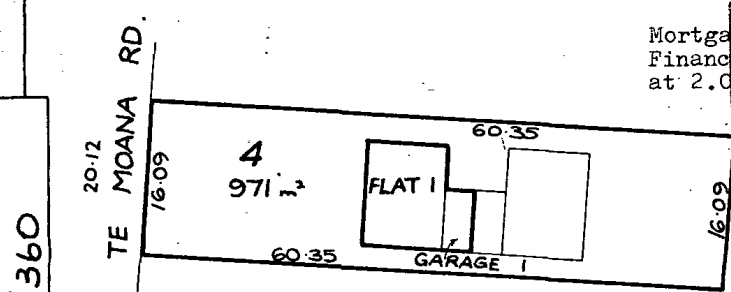
Mortgage 089817.8 to Marac Finance Limited - 10.2.1976 at 9.37a.m.

A.L.R.

A.L.R.

Mortgage 205826.2 to Broadlands Finance Limited - 10.2.1976 at 2.00p.m.

A.L.R.



Measurements are Metric

(OVER)

No. 15D/360

15D/360

Transfer 247499.1 by the Mortgagee in exercise of the Power of Sale under Mortgage 089817.7 to Cornhill Enterprises Limited at Wellington - 22.3.1978 at 10.56 a.m.

480934.1
DISCHARGED
A.L.R.

Mortgage 247499.2 to Webb Paris & Hyams Nominees Limited - 22.3.1978 at 10.56 a.m.

DISCHARGED
A.L.R.

Mortgage 247499.3 to Webb Paris & Hyams Nominees Limited - 22.3.1978 at 10.56 a.m.

DISCHARGED
A.L.R.

DISCHARGED
13/1
A.L.R.

360439.1 Variation of the terms of Mortgage 247499.2 - 22.5.1980 at 12.02 p.m.

Transfer 480934.1 to Sydney Merrick Jones of Wellington, Civil Servant and Doreen Marie Jones his wife - 23.3.1982 at 12.10 p.m.

DISCHARGED
A.L.R.

630941.1 Mortgage to Webb Paris & Hyams Nominees Limited - 27.6.1984 at 12.15 p.m.

DISCHARGED
A.L.R.

793481.1 Variation of the terms of Mortgage 630941.1 - 30.7.1986 at 12.28 p.m.

DISCHARGED
A.L.R.

929997.1 Variation of the terms of Mortgage 630941.1 - 28.6.1988 at 2.43 p.m.

DISCHARGED
A.L.R.

B.090281.1 Variation of the terms of mortgage 630941.1 - 25.6.1990 at 11.10 a.m.

DISCHARGED
A.L.R.

B.237568.1 Variation of the terms of mortgage 630941.1 - 11.6.1992 at 9.42 am.

DISCHARGED
A.L.R.



**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 **WN15D/361**
Land Registration District **Wellington**
Date Issued 10 February 1976

Prior References
WNB1/482

Estate Fee Simple - 1/2 share
Area 971 square metres more or less
Legal Description Lot 4 Deposited Plan 21868

Original Registered Owners
Tanya Maria Lieven

Estate	Leasehold	Instrument	L 089817.4
		Term	999 years commencing on 30.10.1975
Legal Description	Flat 2 Deposited Plan 44387 and Garage 2 Deposited Plan 44387		

Original Registered Owners
Tanya Maria Lieven

Interests

089817.3 Lease of Flat 1 Garage 1 DP 44387 Term 999 years commencing on 30.10.1975 CT WN15D/360 issued - 10.2.1976 at 9:37 am (Affects Fee Simple)

089817.4 Lease of Flat 2 Garage 2 DP 44387 Term 999 years commencing on 30.10.1975 Composite CT WN15D/361 issued - 10.2.1976 at 9:37 am (Affects Fee Simple)

B557680.3 Mortgage to The National Bank of New Zealand Limited - 27.1.1997 at 10:38 am

5812688.1 Variation of Mortgage B557680.3 - 25.11.2003 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 6427087.2 - 19.5.2005 at 9:00 am (affects fee simple)

6456600.1 Variation of Lease 089817.3 affecting the fee simple estate - 14.6.2005 at 9:00 am

6456600.2 Variation of Lease 089817.4 - 14.6.2005 at 9:00 am

6456600.3 Discharge of Mortgage B557680.3 - 14.6.2005 at 9:00 am

6456600.4 Transfer to Benjamin Dunstan Whiting and Kylie Jane Moes - 14.6.2005 at 9:00 am

6456600.5 Mortgage to ANZ National Bank Limited - 14.6.2005 at 9:00 am

7358000.1 Discharge of Mortgage 6456600.5 - 11.5.2007 at 9:36 am

7358000.2 Transfer to The Home Rental Company Limited - 11.5.2007 at 9:36 am

8788784.1 Mortgage to ASB Bank Limited - 20.6.2011 at 11:09 am

10617979.1 Discharge of Mortgage 8788784.1 - 1.12.2016 at 3:30 pm

10617979.2 Transfer to Katrina Louise Van Dooren - 1.12.2016 at 3:30 pm

10617979.3 Mortgage to ANZ Bank New Zealand Limited - 1.12.2016 at 3:30 pm

References

Prior C/T B1/482

Transfer No.

N/C. Order No.

Lease 089817.4



REGISTER

No. 15D/361

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT FOR 1/2 SHARE AND LEASEHOLD INTEREST

This Certificate dated the 10th day of February one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that MURRAY JONES of Wellington Insurance Representative is seized of an estate in fee simple as to an undivided one half share

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, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 971 square metres more or less situate in Block V Kaitawa Survey District being Lot 4 on Deposited Plan 24868

AND THIS CERTIFICATE FURTHER WITNESSETH THAT the said

MURRAY JONES

is seized of an estate of leasehold (subject as aforesaid) created by Lease 089817.4 for a term of 999 years commencing on 30.10.1975 in Flat 2 Garage 2 on Deposited Plan 44387 delineated with bold black lines on the plan hereon



Assistant Land Registrar

MEMORIALS AFFECTING THE FEE SIMPLE Lease 089817.3 of Flat 1 Garage 1 Plan 44387 Term 999 years Commencing on 30.10.1975 Produced 10.2.1976 at 9.37a.m. C.T. 15D/360 issued

MEMORIALS AFFECTING BOTH ESTATES Mortgage 089817.5 to The Baptist Church of New Zealand - 10.2.1976 at 9.37a.m.

A.L.R.

ABST. 245250.1 DISCHARGED Mortgage 089817.6 to Tripe Matthews & Feist Nominees Limited - 10.2.1976 at 9.37a.m.

A.L.R.

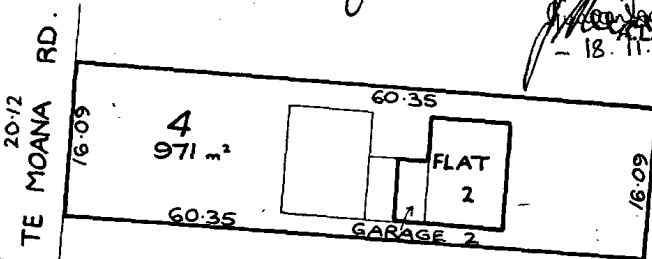
Lease 089817.4 of Flat 2 Garage 2 Plan 44387 Term 999 years Commencing on 30.10.1975 Produced 10.2.1976 at 9.37a.m. C.T. 15D/361 issued

183543.1 WITHDRAWN 1988/1977 1596.1 by Australian Mortgage Corporation (N.Z) limited - 18.11.1976 at 1.37 pm

A.L.R.

A.L.R.

A.L.R.



Measurements are Metric

(OVER)

No. 15D/361

15D/361

193288.1
 WITHDRAWN
 Caveat 13543.2 by Australian Guarantee Corporation (N.Z.) Limited - 13.9.1978
 22.12.1978
 1.52 p.m.
 [Signature]
 A.L.R.

Transfer 245850.3 to Leslie Francis McMillan of Waikanae, Steward and Karen Ann McMillan his wife - 6.3.1978 at 2.29 p.m.
 459402.2 [Signature]
 DISCHARGED A.L.R.

Mortgage 245850.4 to C.M.L. Nominees Proprietary Limited - 6.3.1978 at 2.29 p.m.
 [Signature]
 A.L.R.

397320.1 DISCHARGED
 Mortgage 245850.5 to Murray Godfrey Geddes Jones - 8.1978 at 2.29 p.m.
 [Signature]
 A.L.R.

Transfer 250730.1 of Mortgage 245850.5 to Cedix Holdings Limited - 4.5.1978 at 10.49 a.m.
 DISCHARGED [Signature]
 A.L.R.

"No 382539.1 Evidence of Change of Name of Cedix Holdings Limited to Beneficial Finance Limited produced 13/2/1981 at 2.14 p.m.
 (Affects Hqs. 245850.5)
 [Signature]
 A.L.R.

459402.1 DISCHARGED
 Mortgage 397320.2 to CML Nominees Proprietary Limited - 9.7.1981 at 2.22 p.m.
 24 [Signature]
 A.L.R.

Transfer 459402.3 to William Glenn Leach of Wellington, Public Servant and Sri Sudarini Leach his wife - 24.11.1981 at 2.00 p.m.
 [Signature]
 A.L.R.

963802.1 Transfer to Sivaramakrishna Viswanath Sarma of Palmerston North, Product Development Manager and Shubha Sarma his wife - 18.11.1988 at 1.56 p.m.
 B557680.1 [Signature]
 DISCHARGED A.L.R.

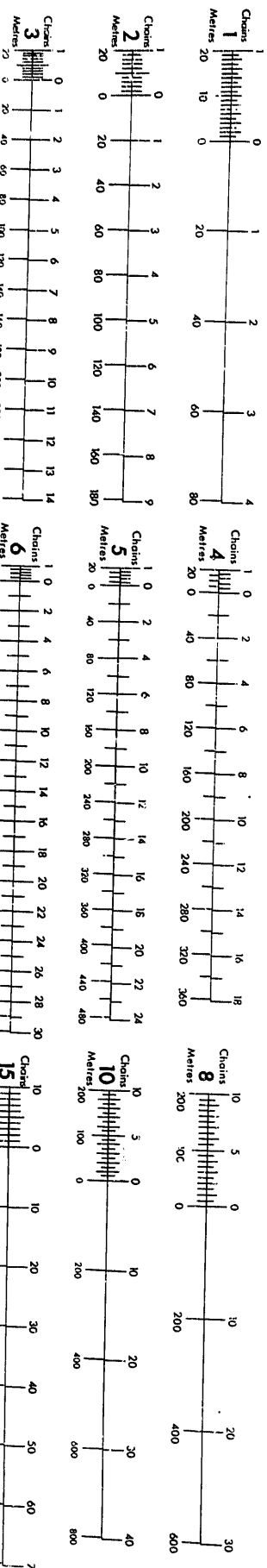
963802.2 Mortgage to Trust Bank Eastern and Central - 18.1.1988 at 1.56 p.m.
 27.1.97 [Signature]
 A.L.R.

B.557680.2 Transfer to Tanya Maria Lieven of Wellington, Chartered Accountant - 27.1.1997 at 10.38 a.m.
 [Signature]
 A.L.R.

B.557680.3 Mortgage to The National Bank of New Zealand Limited - 27.1.1997 at 10.38 a.m.
 [Signature]
 A.L.R.

A.L.R.





Land Transfer Office
 Received 2/3/60
 Title Reference 803/87
 310 Referred to L. T. Surveyor.....

89812
 27

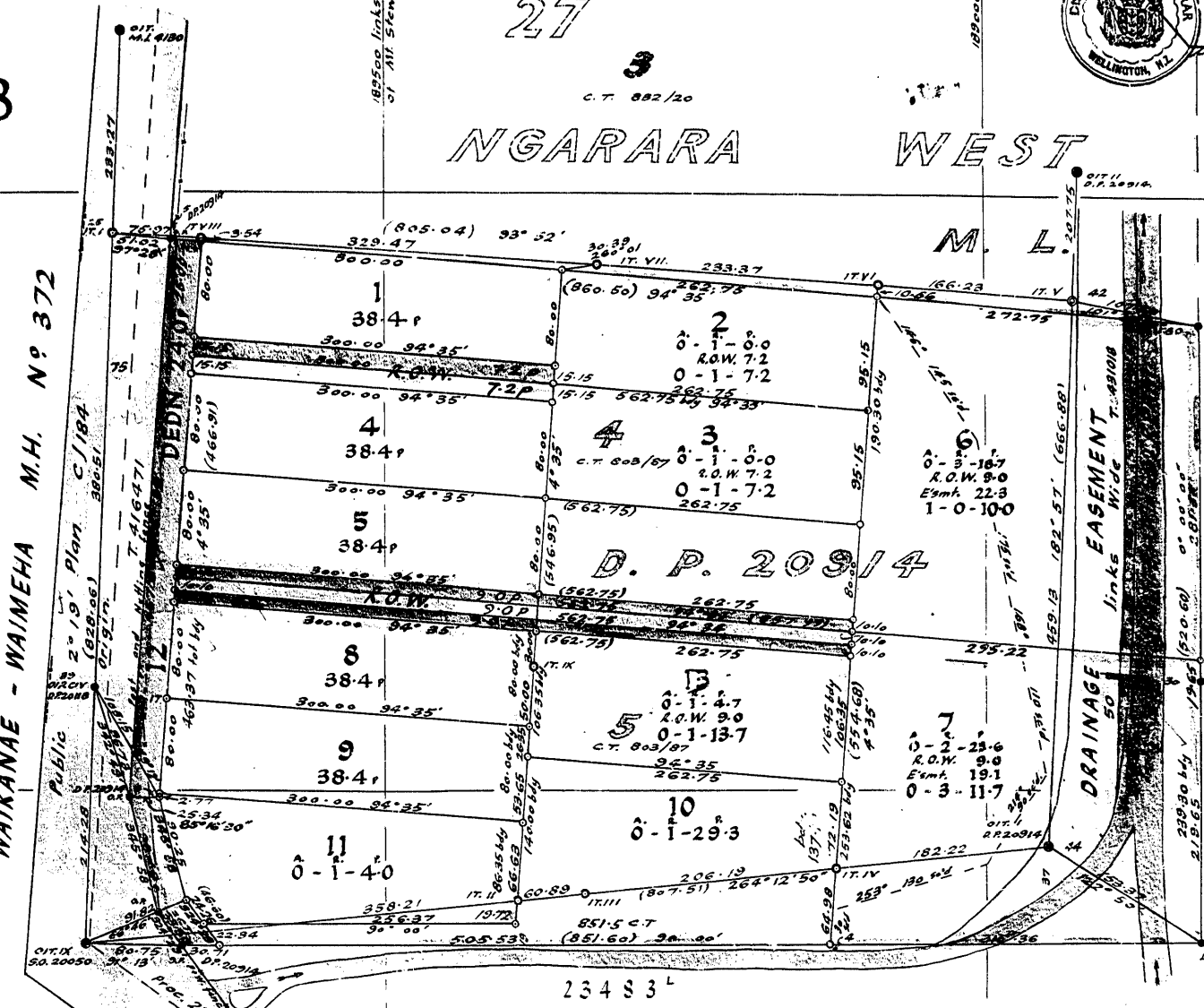
Deposited this 2nd day
 of May 1960
 District Land Registrar
W. J. Cullinan
 25-10
 2/3/60
 Park & Cullinan
 A

21868

NGARARA WEST

Lot	C.T. Ref.
1	898-16
2	983-73
3	A3-892
4	B1-482
5	903-53
6	936-13
7	914-44
8	928-19
9	903-69
10	902/55
11	906-49
12	Dedn. T. 45973
13	943-36

WAIKANAE - WAIMAHEA M.H. N° 372
 Public 20' 19' Plain C/184
 1028.06
 02.91'



M. L. 1491

Portions of Lots 6-7
 (Coloured blue hereon)
 are subject to a building
 restriction in terms of
 Sec. 5(1a) of the Land
 Subdivision in Counties
 Act 1946. See K. 45391
 Scheme D. 2556.

349 000 links South
 of Mt. Stewart.

Approved under Land Subdivision in
 Counties Act, 1946, conditionally on the
 easements being duly granted or reserved
 in accordance with the memorandum
 enclosed hereon.
 See Scheme Plan D. 2556

MEMORANDUM OF EASEMENTS

Purpose	Servient Tenement	Dominant Tenement	Colour
R.O.W.	Pt. Lot 2	Lot 3	Blue
R.O.W.	Pt. Lot 3	Lot 2	Yellow
R.O.W.	Pt. Lot 6	Lot 7+13	Blue
R.O.W.	Pt. Lot 7	Lot 6+13	Yellow
R.O.W.	Pt. Lot 13	Lot 6+7	Blue.

SCHEDULE OF EASEMENT

Purpose: Drainage Easement
 Servient Tenements: Lots 6+7
 Grantee: Manawatu Catchment Board
 Colour: Y. flow T. 431018

SCHEDULE OF AREAS

RESIDENTIAL LOTS	A.	B.	P.
4-2-35.1			
DEDICATION			24.0
TOTAL AREA	4	3	19.1

Appellation Compared
 With K. 453694

Appellation Compared
 With K. 453694

PLAN OF SUBDIVISION OF LOTS 4 & 5 D. P. 20914
 BEING PART SECTION 27 NGARARA WEST. A.

Approved as to Survey
d. J. Cullinan
 Chief Surveyor
 7.3.60

Received.....
 Reference plans D.P. 20914
2.1.2011
 Field book 180 p. 274-275
 Traverse book 123 p. 55-59
 Examined by W. J. Cullinan 9.3.60
 Recorded Waikanae N. 255
 Correct W. J. Cullinan 9.3.60
 L. T. Surveyor

Comprised in C.T. 803/87 Pt.
 Survey Block & District Block V Kaitawa S.D.
 Land District Wellington Local Body Herewhenua County
 Scale 80 links to an inch Surveyed by Teuchridge Associates Date September 1959

I, John Teuchridge, Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys conducted by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act, 1937.

Declared at Wellington this 6th day of October 1959.

John Teuchridge
 Registered Surveyor

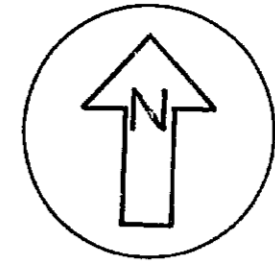
Justice of the Peace, (or Solicitor, or Notary Public.)

Approved
W. J. Cullinan
 District Land Registrar

Applicant or Registered Owner
 This space reserved for plan numbers

21868

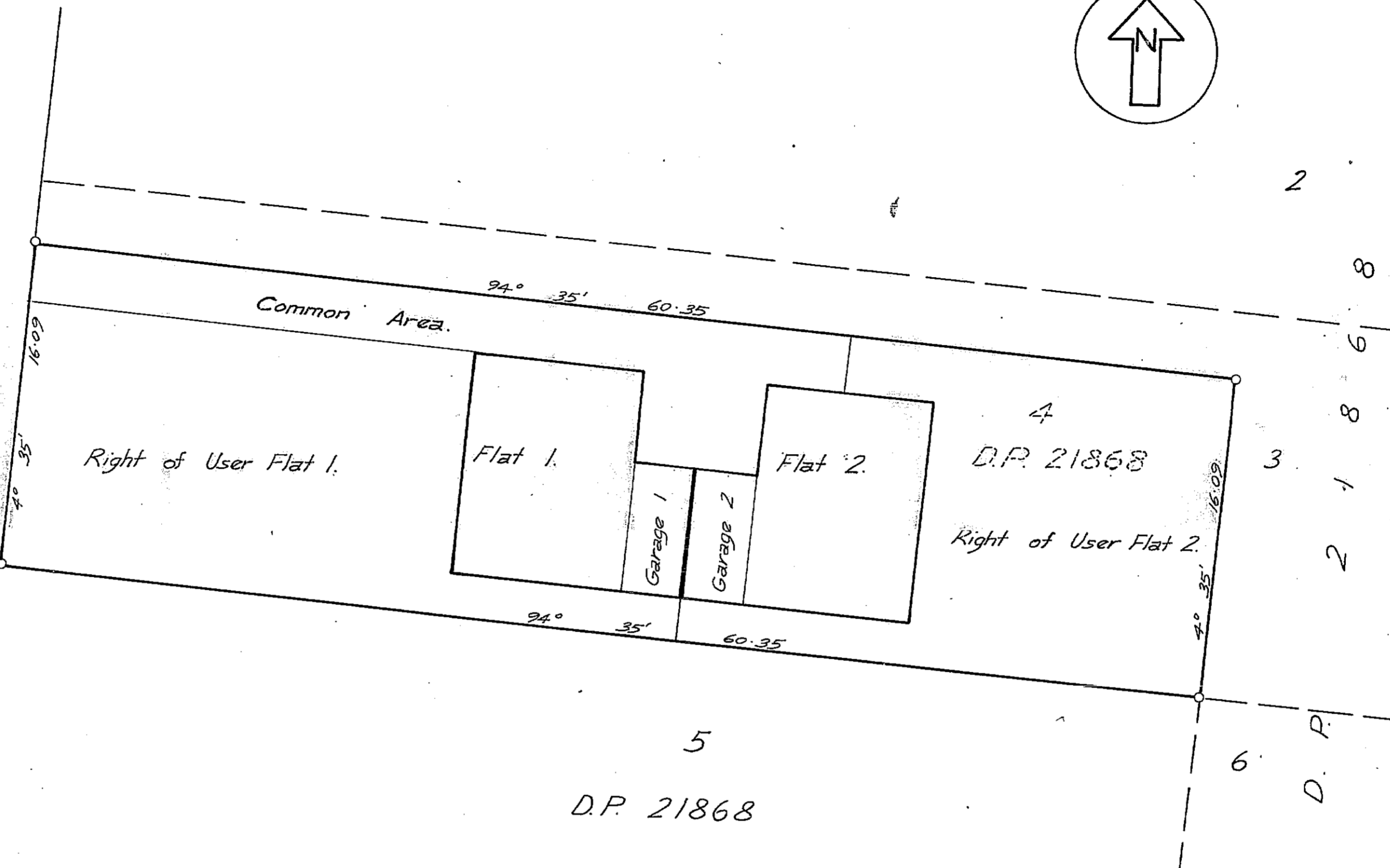
DATE OF PHOTOGRAPHY
 7/8/74



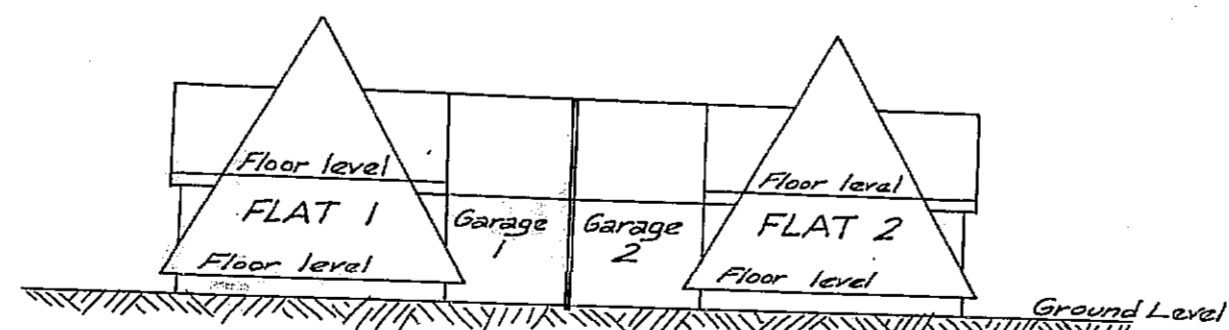
Approved.
[Signature]
Registered Owner

PLAN C/184
T.416471
TE MOANA ROAD
(20.12)

Deed'n. T. 459796



SOUTH ELEVATION



Total Area 971 m²
Comprised in C.T. B1/482 (All)

I, Ian David MacLean of Wellington
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 WELLINGTON this 3rd day
of OCTOBER, 1975 Signature *[Signature]*

Field Book p. Traverse Book p.
Reference Plans D.P. 21868
Examined Correct *[Signature]*

Approved as to Survey
28/10/75 Deputy Chief Surveyor
Deposited this 29th day of October 1975
[Signature] District Land Registrar

LAND DISTRICT Wellington
SURVEY BLK. & DIST. V Kaitawa
NZMS SHEET NO. Waikanae 5

Plan of Flats situated on Lot 4
D.P. 21868

LOCAL AUTHORITY Horowhenua County
Surveyed by I. D. MacLean
Scale 1:200 Date August 1975

File Received Instructions
44387

Printed by A. R. Shearer, Government Printer, Wellington, New Zealand.




I. F. Stirling, Surveyor-General, Department of Lands and Survey, Wellington.

Operative District Plan 2021 - Zones and Precincts

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



Key to map symbols

-  Precinct
-  General Residential Zone
-  General Rural Zone



0 20 40 Metres




Scale @ A4 - 1:1,000

Date Printed: March 9, 2026

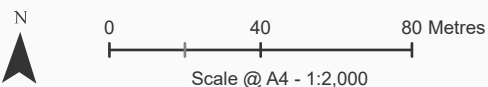
Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council.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



Key to map symbols

-  Major Community Connectors
-  Local Community Connectors
-  Notable Trees
-  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.

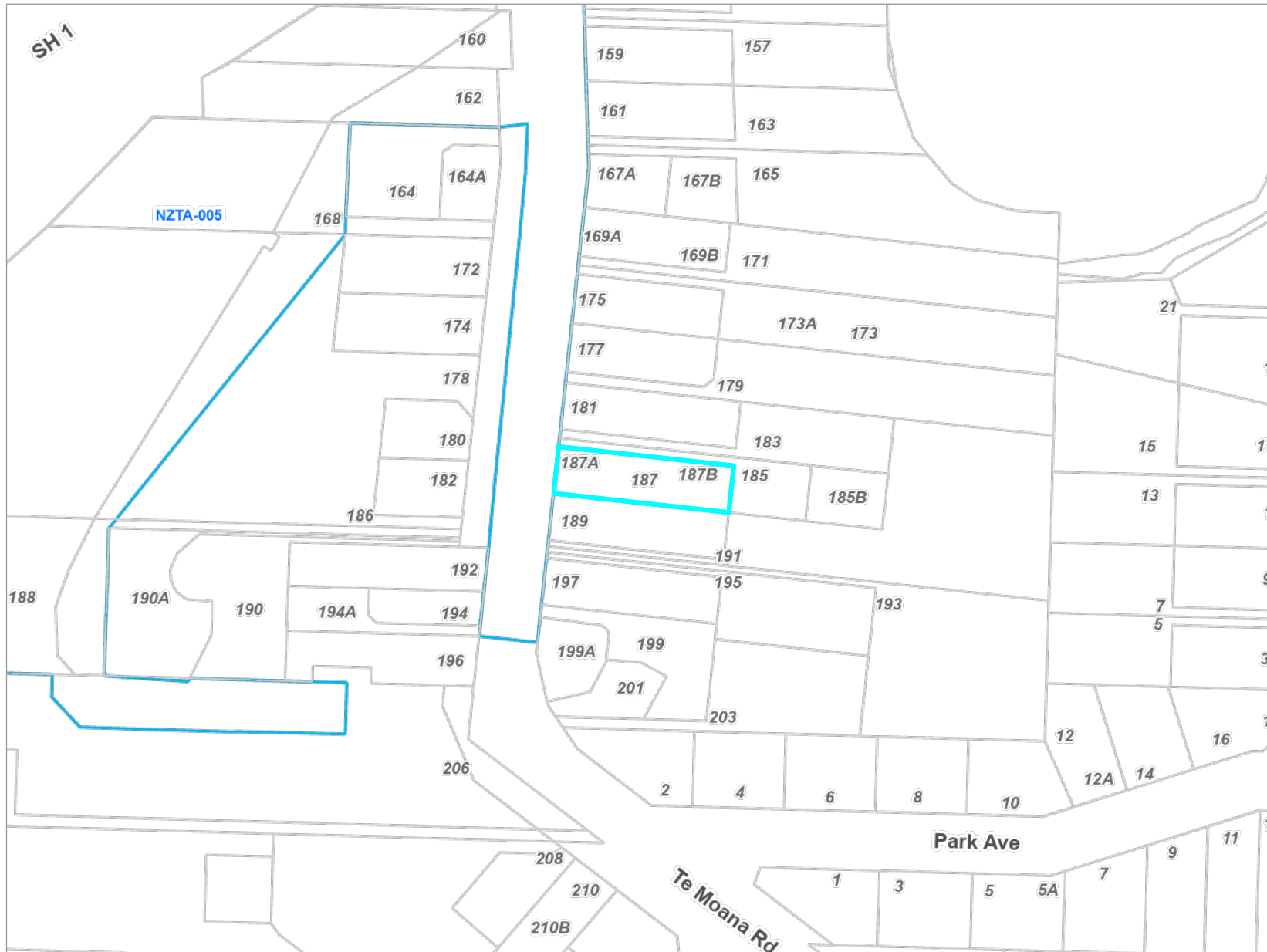


Date Printed: March 9, 2026

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

Operative District Plan 2021 - Designations & Miscellaneous Features

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



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

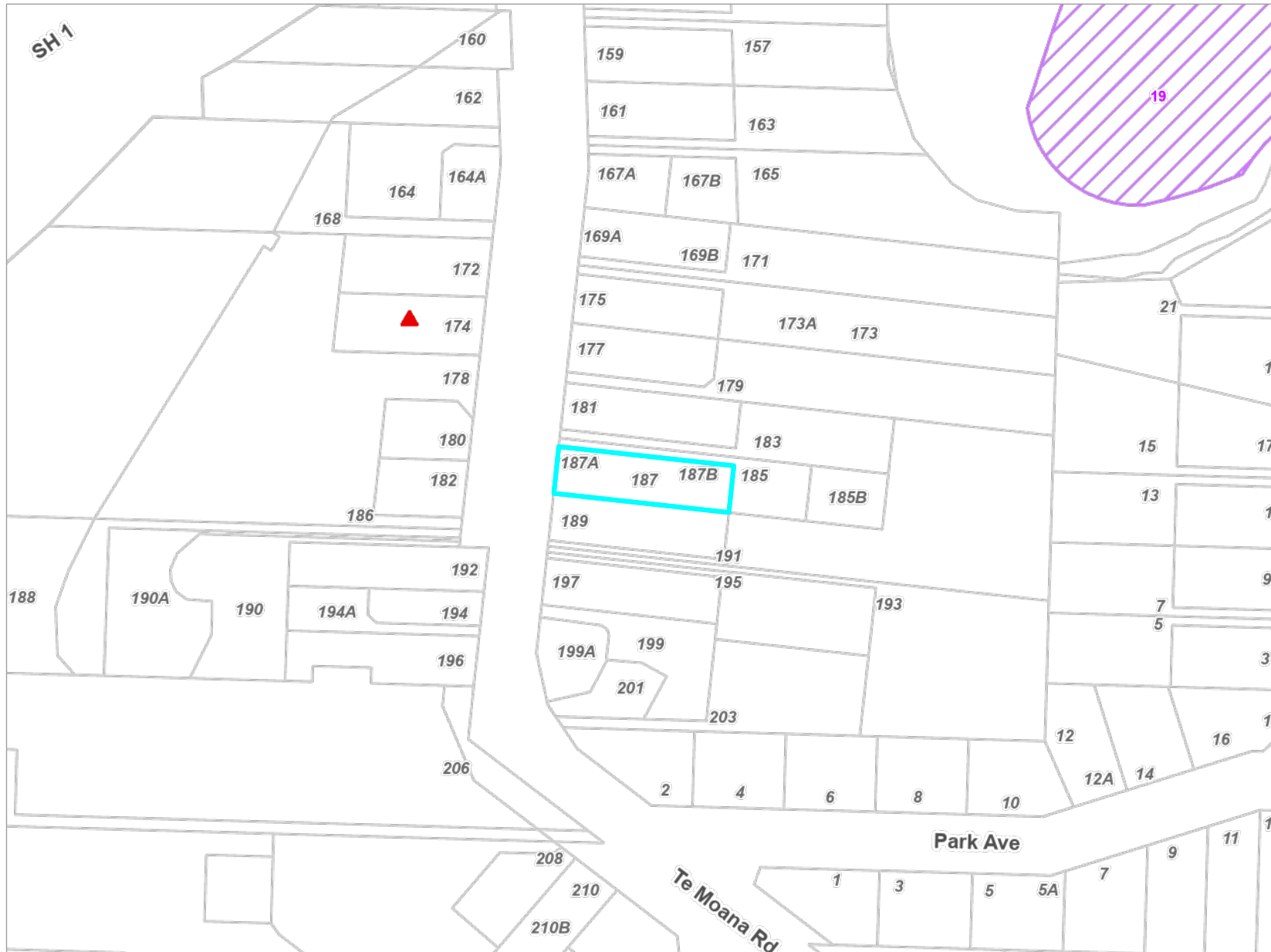
Scale @ A4 - 1:2,000

Date Printed: March 9, 2026



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

Operative District Plan 2021 - Natural Features

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



Key to map symbols

-  Special Amenity Landscapes
-  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

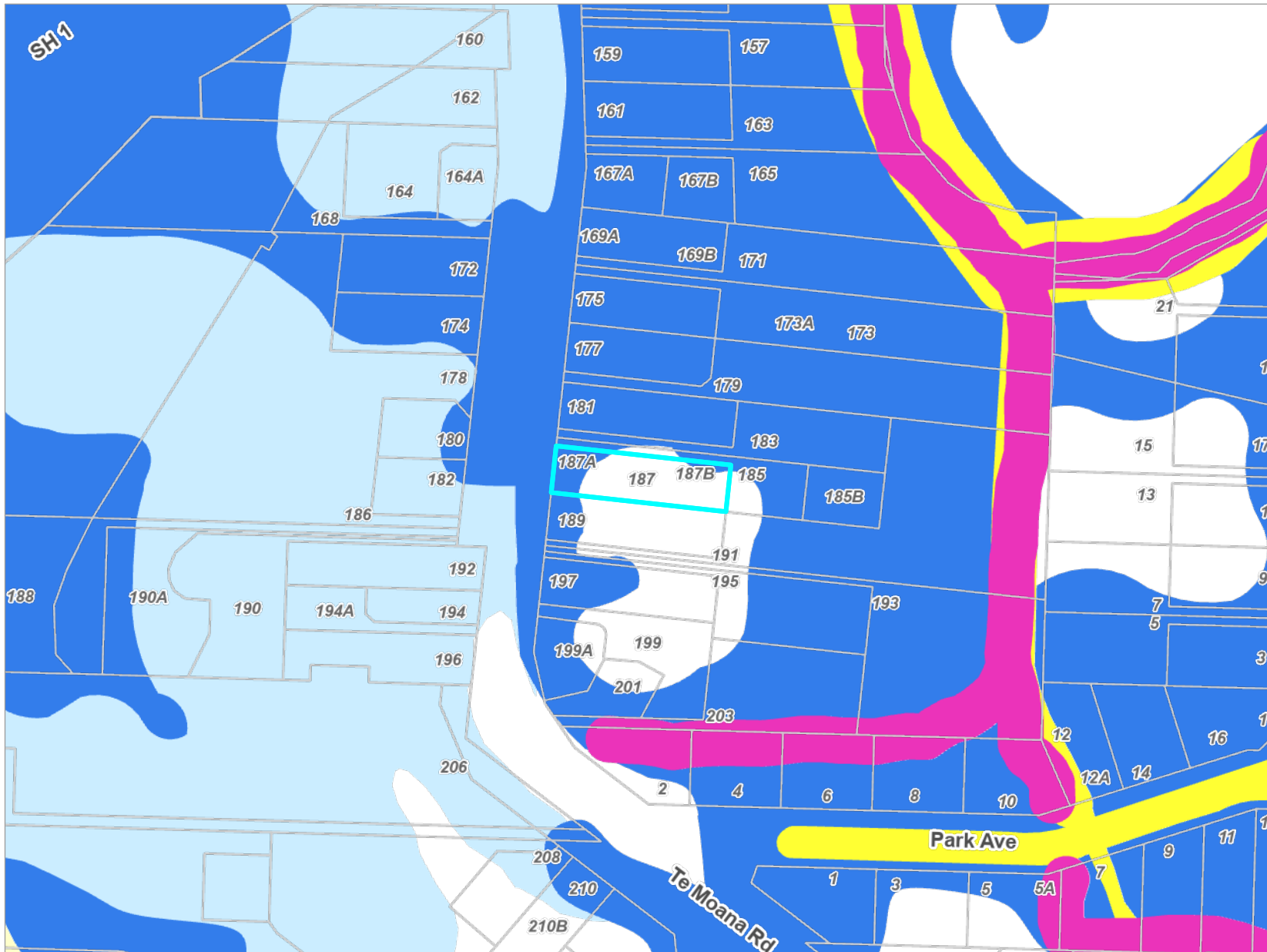
Scale @ A4 - 1:2,000

Date Printed: March 9, 2026






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

Operative District Plan 2021 - Natural Hazards

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Residual Overflow Path
-  Ponding Area
-  Residual 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

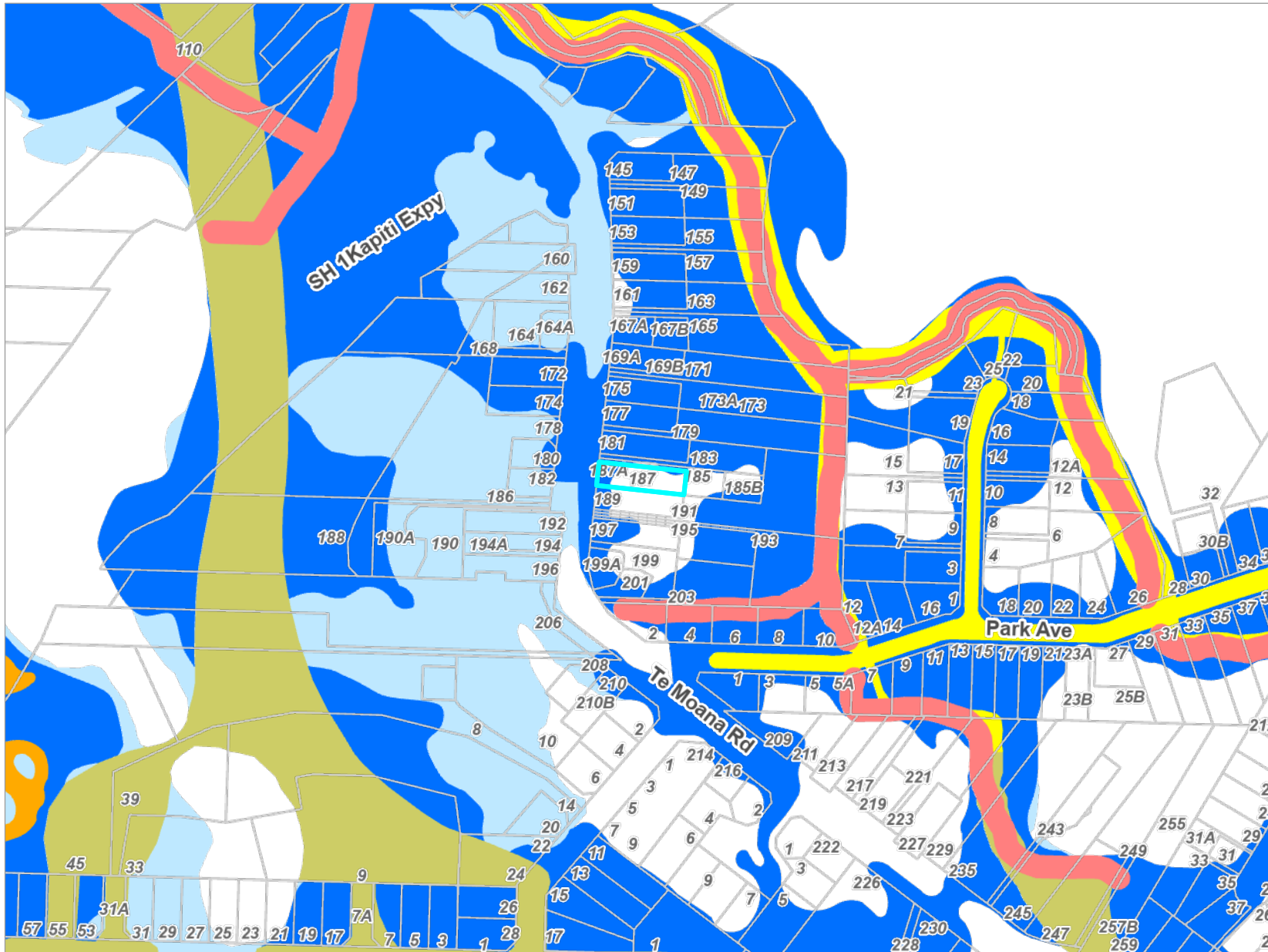
Scale @ A4 - 1:2,000

Date Printed: March 9, 2026

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

Latest Flood Hazards

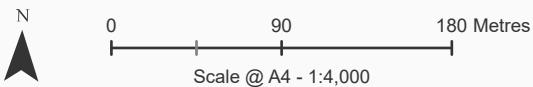
187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Residual Overflow
-  Storage
-  Ponding
-  Residual Ponding

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



Date Printed: March 9, 2026

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

Resource Consents Map

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



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: March 9, 2026

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

Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
050228	185 Te Moana Road, Waikanae	1493101500	LOT 3 DP 21868	SD	Two lot subdivision and associated earthworks.	N	N	s.224 Issued	18/10/2005	17/8/2005
030394	185 Te Moana Road, Waikanae	1493101500	LOT 3 DP 21868	SC	LAYOUT OF RIGHT OF WAY AT 185-187 TE MOANA ROAD,	N	N	s.224 Issued	10/2/2004	12/1/2004
100163	169A Te Moana Road, Waikanae	1493102300A	FLAT 1 DP 54387 1/2 INT IN 847 M2 BEING	SN	Cross lease update at 169A Te Moana Road, Waikanae	N	N	s.223 Approval	23/9/2010	9/9/2010
150193	199 Te Moana Road, Waikanae	1493100800	LOT 9 DP 21868	SD	Subdivision and construction of a dwelling across 2	N	N	s.224 Issued	14/12/2015	2/11/2015
180236	194 Te Moana Road, Waikanae	1493110001	LOT 1 DP 564595	SN	Undertake a two lot residential subdivision	N	N	s.221 Consent Notice	22/11/2018	30/10/2018
170148	175 Te Moana Road, Waikanae	1493102000	LOT 2 DP 22770	LD	To construct a family flat and storage area with a height in	N	N	Decision Issued	19/8/2017	26/6/2017
230002	192 Te Moana Road, Waikanae	1493109900	NGARARA WEST A25B1 A1 BLK V KAITAWA SD	SN	To undertake a two-lot residential subdivision and	N	N	Decision Issued	9/2/2023	19/12/2022

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
970149	169B Te Moana Road, Waikanae	1493102300B	FLAT 2 DP 54387 1/2 INT IN 847 M2 BEING	SC	CROSS LEASE	N	N	s.223 Approval	28/5/1997	7/5/1997
970004	180 Te Moana Road, Waikanae	1493108600	LOT 2 DP 67148	LC	RELOCATE EXISTING HOUSE TO 180 TE MOANA RD, WAIKANA E	N	N	Decision Issued	20/2/1997	7/1/1996

Health and Alcohol Licenses

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



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

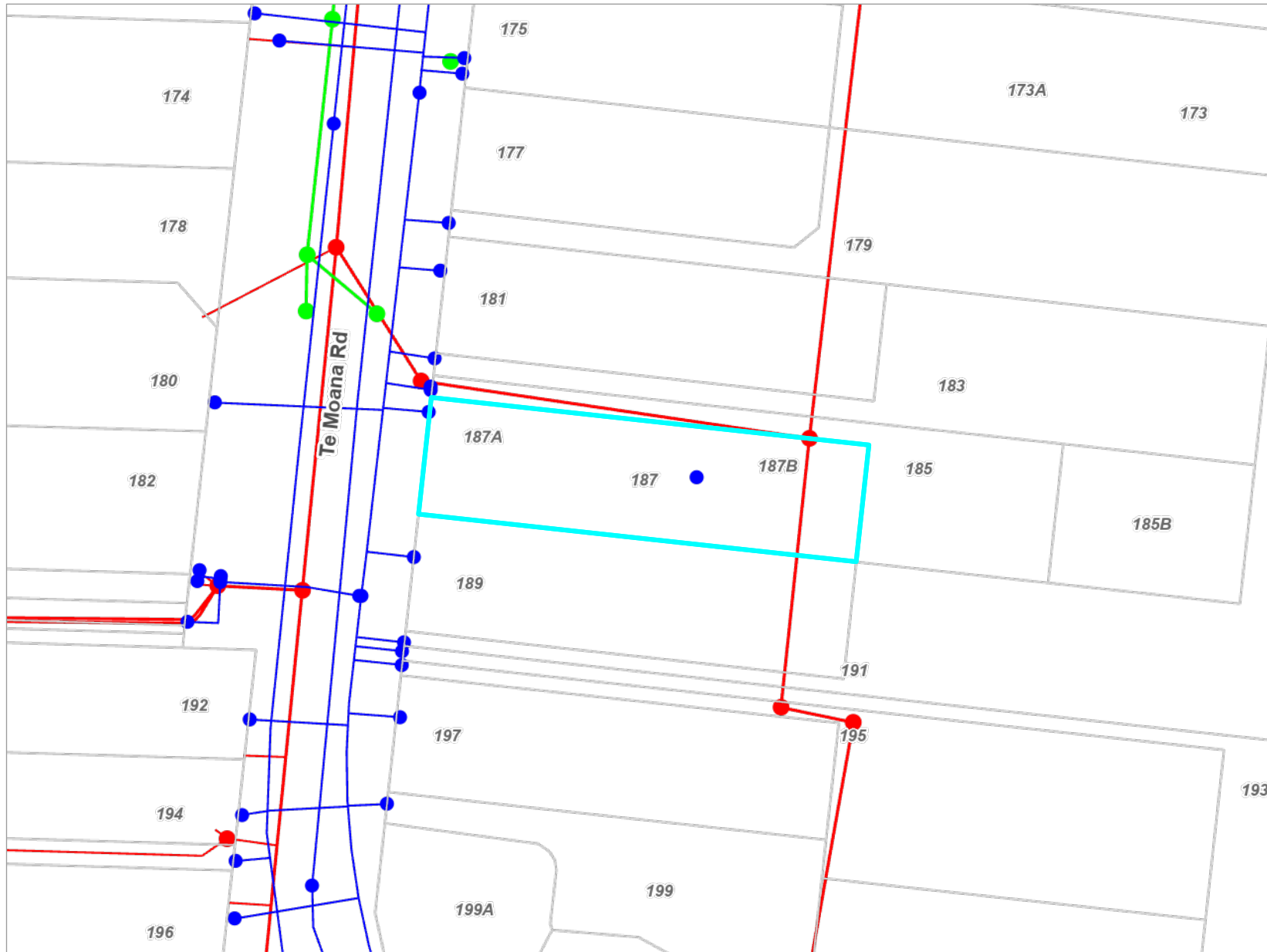
Scale @ A4 - 1:1,000

Date Printed: March 9, 2026

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

Services Network

187B Te Moana Road, Waikanae (FLAT 2 GGE 2 DP 44387 1/2 INT IN 971 M2 BEING LOT 4 DP 21868 CT 15D/



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.

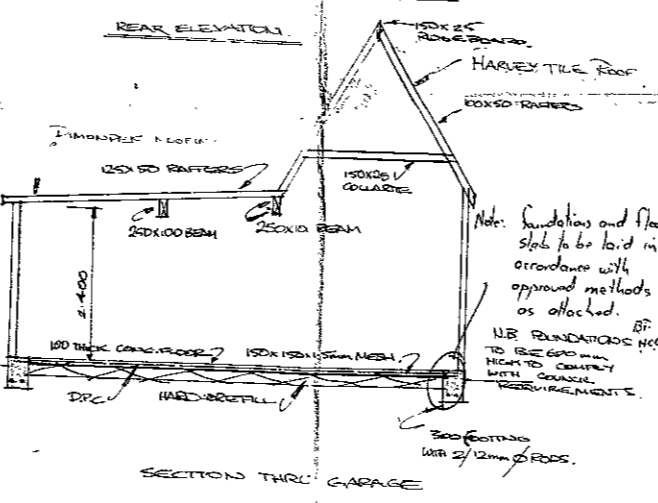
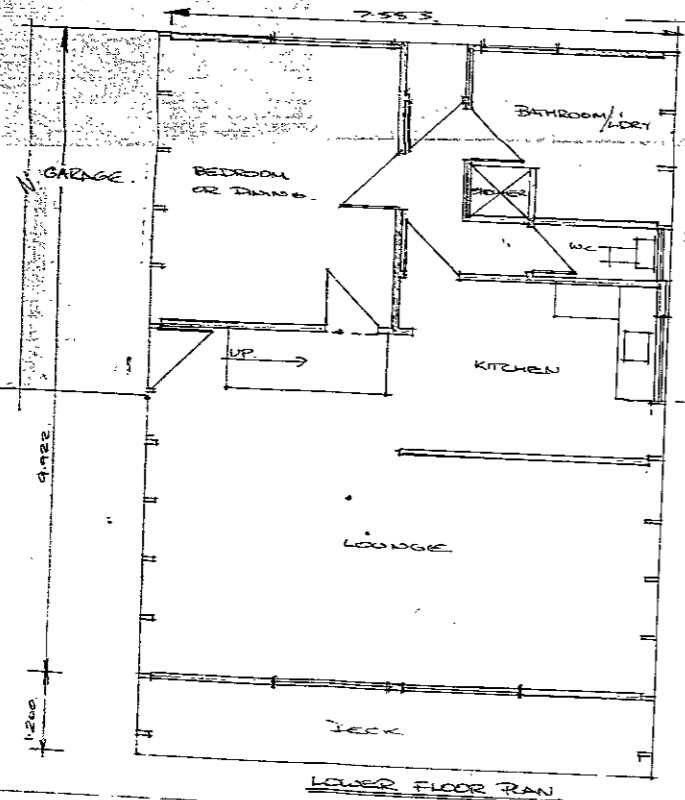
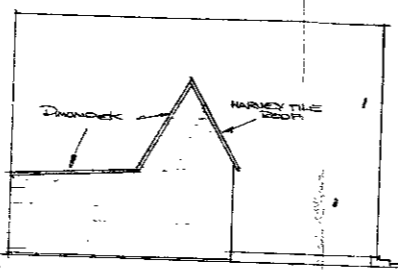
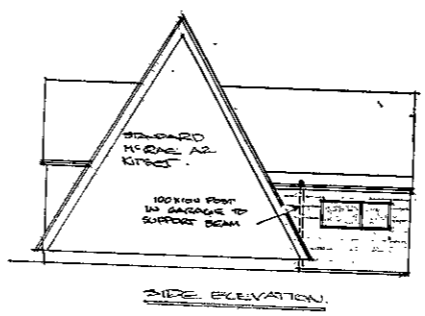
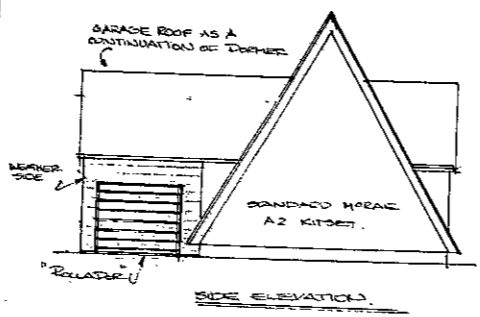
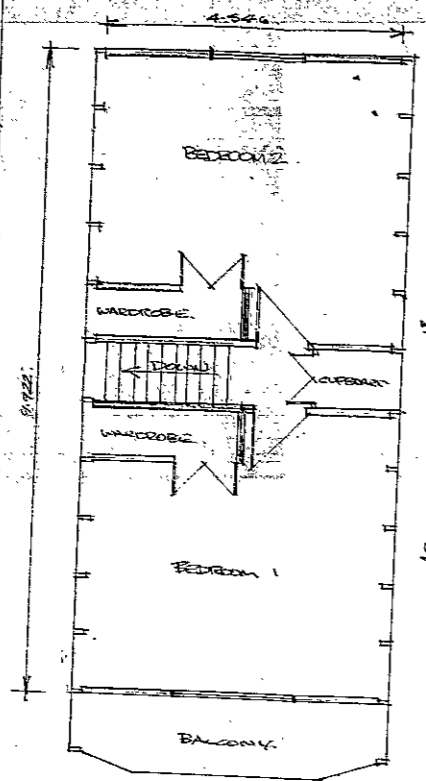


0 10 20 Metres

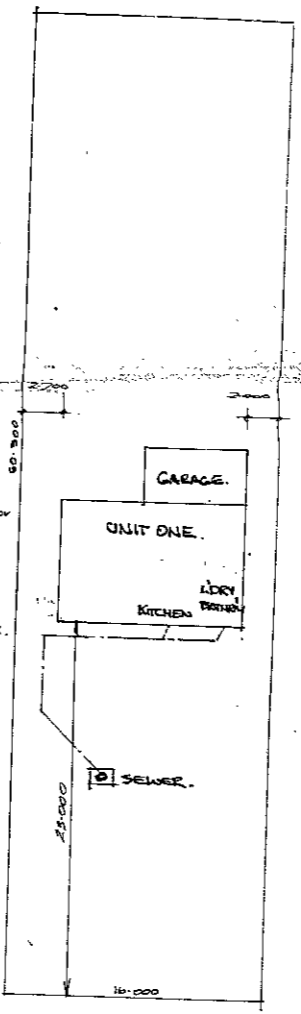
Scale @ A4 - 1:800

Date Printed: March 9, 2026

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



Note: Foundations and floor slabs to be laid in accordance with approved methods as attached.
 NB FOUNDATIONS NEEDED TO BE 600mm HIGH TO COMPLY WITH COUNCIL REQUIREMENTS.

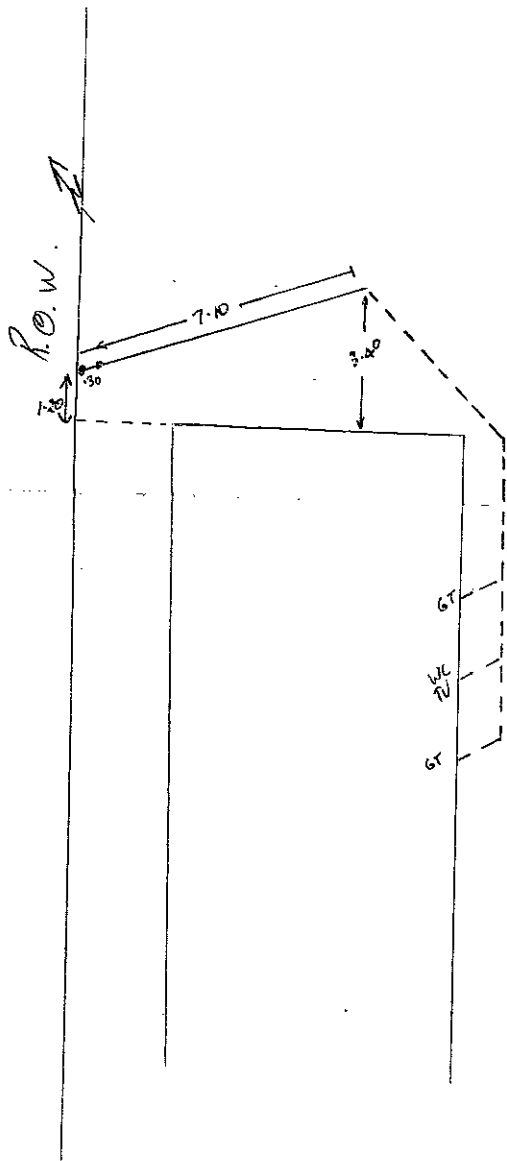


HODKINSON COUNTY COUNCIL
APPROVED
 IN ACCORDANCE WITH PERMIT NO. [blank]
 NOTE: THIS DOCUMENT MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION.
 Date 9/11/11
 [Signature]

The approval of these plans is a notification and the issue of the permit does not in any way indicate that the future proposals for Stage II (second unit) may be approved.
 [Signature]

NB THIS SHEET TO BE READ IN CONJUNCTION WITH STANDARD A2 WORKING DRAWINGS.

PROPOSED RESIDENCE FOR LOT 4 TE MOANA RD (FIRST STAGE OF A PROPOSED TWO STAGE APARTMENT DEVELOPMENT.)
 DRAWN BY 75-75.

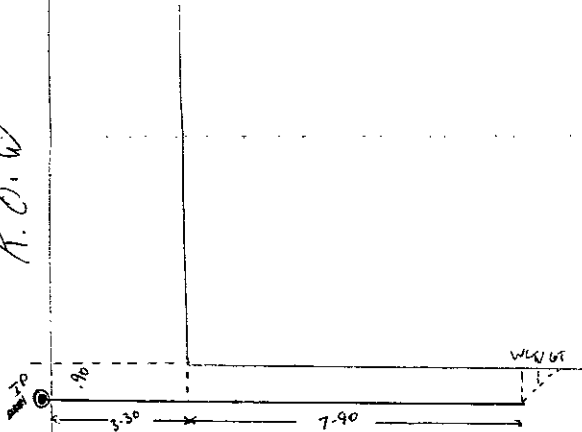


ROAD - 187 TE MOANA RD
 LOT - 4
 DP - 21868
 D/L - M NITTING
 DATE - 9-7-82
 PIPE - P.V.C.

12/1

126-187

R.O.W

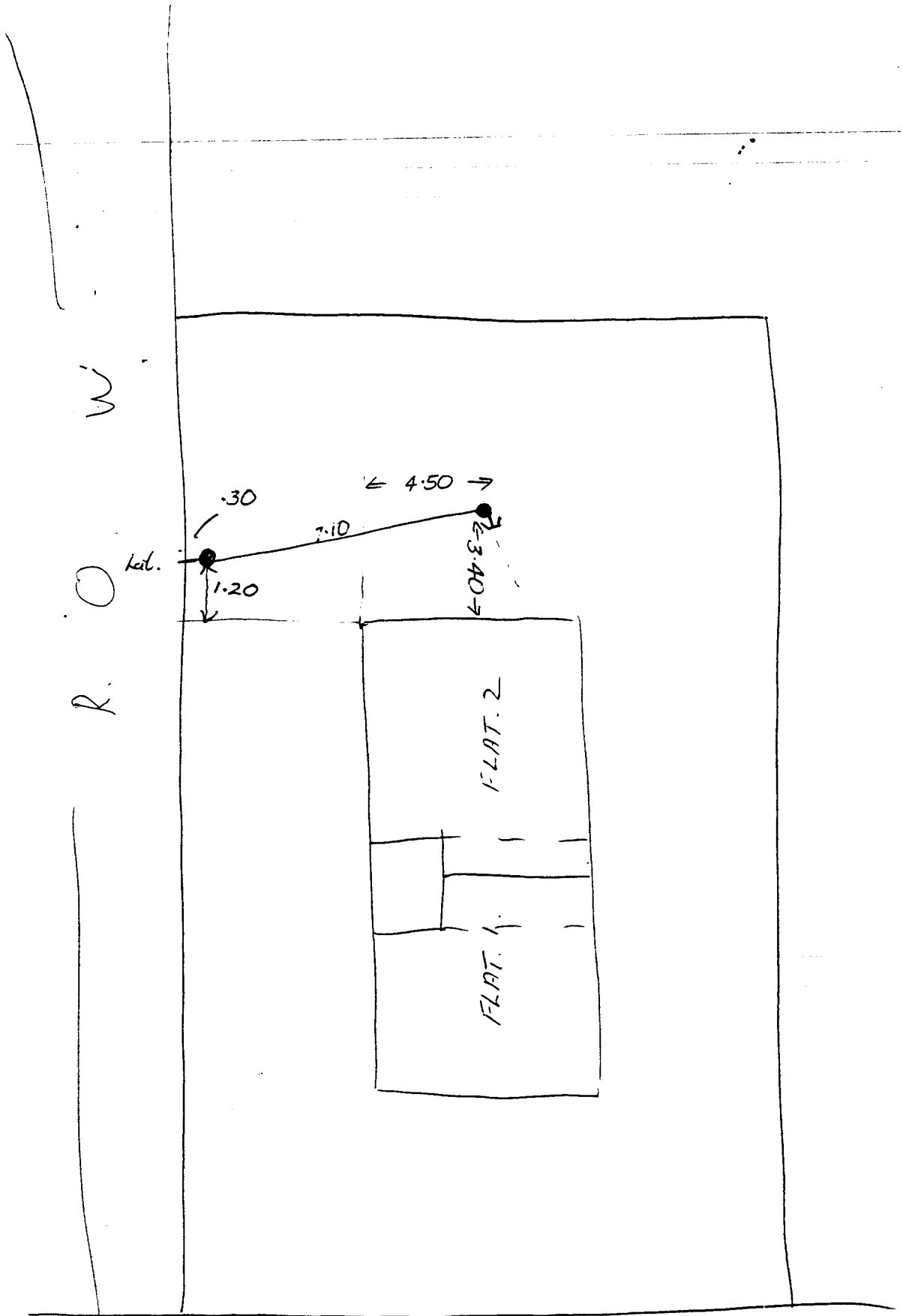


ROAD - 187 TE MOANA RD
NET - A
D.P. - RR770
PL - M. LUKE
DATE - 31-5-82
PIPE - P.V.C

58
178

126.187





187 TEMAPAN RD.

9/7/82 Mr. K..