

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

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

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



SOLD ON KĀPITI
real estate

7 February 2024

Rhyn & Angelique Visser
56 Kakariki Grove
Waikanae 5036

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 56 Kakariki Grove, 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 Kāpiti 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 on kapiti.council@kapiticoast.govt.nz or phone 0800-486-486.



Steve Cody
Building Team Manager

Land Information Memorandum (LIM)

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

56 Kakariki Grove, Waikanae

Land Information Memorandum

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.

APPLICATION DETAILS

Applicant	Rhyn & Angelique Visser 56 Kakariki Grove Waikanae 5036
Phone	021 184 4557
LIM Number	L240099
Application Date	31/01/24
Issue Date	7/02/24

PROPERTY DETAILS

Property Address	56 Kakariki Grove, Waikanae	
Legal Description	LOT 8 DP 67906 C/T 38C/487	
Area (hectares)	0.0763	
Valuation Number	1496009928	
Valuation Information	Capital Value:	\$1,160,000
	Land Value:	\$370,000
	Improvements Value:	\$790,000
	<i>Please note that current rates are based on the previous valuation. The new valuation will be used when rates are struck in July 2024.</i>	

Land Information Memorandum

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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)

Land Information Memorandum

1. RATES

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 2023 to 2024

Annual Rates \$4,709.27

This includes Greater Wellington Regional Council rates

Next Instalment Date 7/03/24

Arrears for Previous Years \$0.00

Water Rates \$446.84 last year (2022/23)

All water used is charged for at a volumetric rate of \$1.19 (incl. GST) per cubic metre (1000 litres) and a fixed annual charge of \$222.00 (incl. GST) per separately used or inhabited part of a rating unit, charged at a daily rate of \$0.6066, calculated on the number of days in each invoice period.

Water Balance Due \$0.00

① For further information on this section, contact the Rates Team on 0800 486 486

Land Information Memorandum

2. CONSENTS, CERTIFICATES, NOTICES, ORDERS OR REQUISITIONS AFFECTING THE LAND AND BUILDINGS

This is information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

12/12/00	BUILDING CONSENT 001690 : NEW DWELLING : Code Compliance Certificate issued 01/11/01
28/11/00	PIM APPLICATION 001563 : NEW DWELLING (PIM ONLY) : PIM Decision Issued 1/12/00

Building Consent 001690 above was issued with a Code Compliance Certificate by a Private Certifier, not Kapiti Coast District Council.

Engineer

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 \(arcgis.com\)](http://BRANZ Map (arcgis.com)). Wind zones should be determined in accordance with the NZ Building Code.

① 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.

① For further information on this section, contact the Compliance Monitoring Team on 0800 486 486

Registered Environmental Health Premises and Licences

No information located.

① For further information on this section, contact the Environmental Health Team on 0800 486 486

Land Information Memorandum

3. WEATHERTIGHTNESS

This is 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

This is information relating to the use to which that land may be put and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

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

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) which is available on our website, <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

There may be policies or rules in the Greater Wellington Regional Council's Proposed Natural Resources Regional Plan that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website: gwrc.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) record 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 affected by and is adjacent to a properties affected by the provisions of Proposed Plan Change 2 to the Kapiti Coast District Plan (2021).

This plan change is the Council's Intensification Planning Instrument under Section 80E of the Resource Management Act 1991. Some of the provisions in Proposed Plan Change 2 have immediate legal effect from the date of public notification of the plan change.

Land Information Memorandum

See the Plan Change 2 documentation on the Plan Change 2 webpage for details: [Proposed Plan Change 2: Intensification - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://kapiticoast.govt.nz)

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

This property was created via subdivision in 1990. A copy of the Deposited Plan (DP67906) and Record of Title is provided with this LIM.

This property is subject to water drainage rights and subject and 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.

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.

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

① For further information on this section, contact the Resource Consents Team on 0800 486 486

5. SPECIAL FEATURES AND CHARACTERISTICS OF THE LAND

This is information known to Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991: It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that is known to the Council.

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: gwrc.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: <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

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: gwrc.govt.nz

Coastal Erosion and Inundation Hazards

Council holds a set of reports prepared by environmental engineering consultancy Jacobs NZ Ltd covering susceptibility and vulnerability assessments of the coastal areas of the District based on a range of sea level rise scenarios over periods of 30, 50 and 100 years.

Land Information Memorandum

The Council intends using these reports to inform future district plan work which will consider any necessary changes to land use and subdivision controls in areas which may be affected. Various parties have raised concerns regarding the approach taken in those reports. Those concerns will be addressed during consideration of the submissions received during the plan change process.

The information on coastal hazards that the Council holds is available on the following link: www.kapiticoast.govt.nz/coastal-science

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 <https://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/>

Other Information

This property is located adjacent to the road carriageway (Kakariki Grove) which has the Ohariu earthquake fault avoidance zone running through it.

① For further information on this section, contact the Resource Consents Team on 0800 486 486

6. OTHER LAND AND BUILDING CLASSIFICATIONS

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.

Land Information Memorandum

7. PRIVATE AND PUBLIC STORMWATER AND SEWERAGE DRAINS

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

Sewer and Stormwater

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

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

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

8. DRINKING WATER SUPPLY

This is 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.

Water

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

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

9. NETWORK UTILITY INFORMATION

This is 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

Contact Vector for gas availability

Land Information Memorandum

10. OTHER INFORMATION ABOUT THE PROPERTY

This is 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: kapiticoast.govt.nz/Our-District/Tangata-Whenua

Expressway

The New Zealand Transport Agency (NZTA) have two Roads of National Significance currently under construction within the Kapiti Coast District; Transmission Gully and the Peka Peka to Otaki Expressway. Information on these roads, including their proximity to and expected effects on property, can be found on the NZTA website: nzta.govt.nz/projects/projects/9075

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 kapiticoast.govt.nz/Your-Council/Planning/Development-Impact-Fees/

Land Information Memorandum

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

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 1, 2024

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



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN38C/487**
Land Registration District **Wellington**
Date Issued 21 August 1990

Prior References
WN33D/313

Estate Fee Simple
Area 763 square metres more or less
Legal Description Lot 8 Deposited Plan 67906

Original Registered Owners
John Adams

Interests

Subject to water drainage rights (in gross) over part marked CC and sewage drainage rights (in gross) over part marked DD on DP 67906 in favour of the Kapiti Coast District Council created by Transfer B103555.5 - 21.8.1990 at 2.35 pm

The easements created by Transfer B103555.5 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Transfer B103555.8 - 21.8.1990 at 2.35 pm

Fencing Covenant in Transfer B103555.8 - 21.8.1990 at 2.35 pm

Appurtenant hereto is a right of way specified in Easement Certificate B103555.9 - 21.8.1990 at 2.35 pm

Subject to a right of way over parts marked CC and EE on DP 67906 specified in Easement Certificate B103555.9 - 21.8.1990 at 2.35 pm

The easements specified in Easement Certificate B103555.9 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Transfer B217548.3 - 12.2.1992 at 10.58 am

5276235.1 Transfer to Huibrecht Catharina Lion-Cachet, Jan Lion-Cachet and Alethea Ursula Lombard - 5.7.2002 at 2:30 pm

5276235.2 Mortgage to Mortgage Holding Trust Company Limited - 5.7.2002 at 2:30 pm

5339978.1 Variation of Mortgage 5276235.2 - 10.9.2002 at 9:40 am

7857223.1 Transfer to Huibrecht Catharina Lion-Cachet and Jan Lion-Cachet - 3.7.2008 at 12:18 pm

7850603.1 Discharge of Mortgage 5276235.2 - 28.7.2008 at 9:56 am

7850603.2 Transfer to Frederick van Reenen Visser and Angelique Visser - 28.7.2008 at 9:56 am

7850603.3 Mortgage to ANZ National Bank Limited - 28.7.2008 at 9:56 am

8284656.1 Discharge of Mortgage 7850603.3 - 17.9.2009 at 3:22 pm

8284656.2 Mortgage to Westpac New Zealand Limited - 17.9.2009 at 3:22 pm

12166874.3 Variation of Mortgage 8284656.2 - 1.7.2021 at 2:09 pm

No. 38C/487

References

Prior C/T 33D/313

Transfer No.

N/C. Order No. B.103555.6



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st day of August one thousand nine hundred and ninety under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that JOHN FRANCIS TEAHAN, Accountant and FREDA MAY TEAHAN, Married Woman both of Waikanae as tenants in common in equal shares are

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 763 square metres more or less situate in the District of Kapiti Coast being Lot 8 on Deposited Plan 67906



Assistant Land Registrar

Interests at date of Issue:

1. 392952 and 409464 Transfers containing Fencing Covenants - registered prior to 1.4.1979

B.103555.9 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

TENEMENTS: DP 67906

2. 989121.2 Mortgage to Westpac Merchant Finance Limited, Westpac Securities Limited and Westpac Finance Limited EXERCISED 17.3.1989 at 2.44 p.m. (TRANSFER No. B.217548.2)

NATURE	SERVIENT	DOMINANT
Right of Way	Lot 7 "Z", "AA" and "BB"	Lot 8
Right of Way	Lot 8 "CC", "DD" and "EE"	Lots 6, 7 & 9

3. Subject to water drainage rights (in gross) over the part herein marked "CC" on DP 67906 and sewage drainage rights (in gross) over the part herein marked "DD" on DP 67906 in favour of the Kapiti Coast District Council created by Transfer B.103555.5 (Subject to Section 309(1)(a) Local Government Act 1974)

- 21.8.1990 at 2.35 p.m. (Subject when created to Section 309(1)(a) Local Government Act 1974)

B.103555.10 Bond with the Kapiti Coast District Council - 21.8.1990 at 2.35 p.m.

B.103555.8 Transfer to John Francis Teahan and Freda May Teahan both abovenamed as tenants in common in equal shares - 21.8.1990 at 2.35 p.m.

B.153232.2 Variation of the terms of Bond B.103555.10 - 9.4.1991 at 10.55 a.m.

B.103555.8 Transfer containing Restrictive Covenants - 21.8.1990

B.155586.1 Mortgage to Benchmark Building Supplies Limited Exercised by 19.8.1990 at 10.49 a.m.

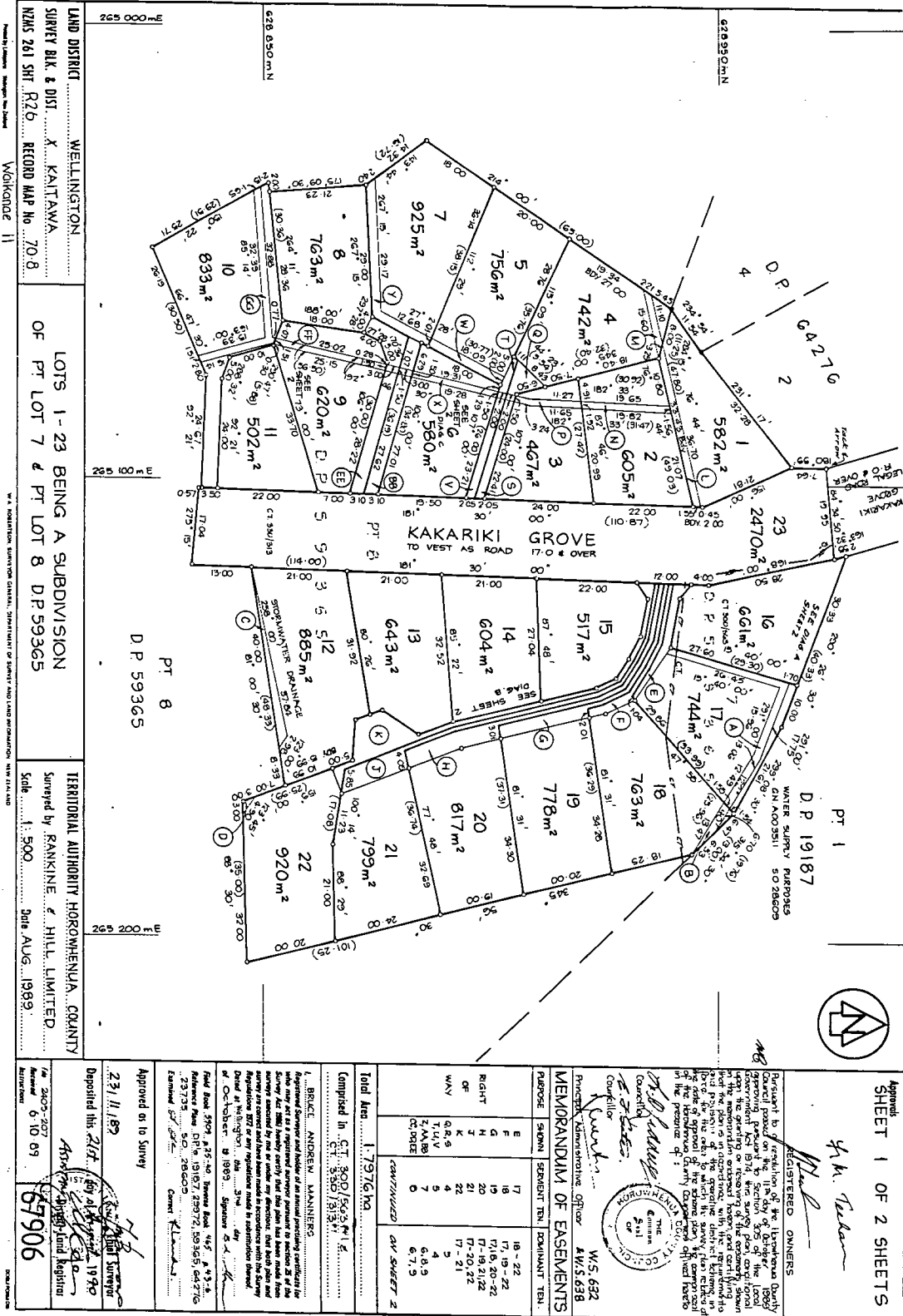
B.103555.8 Transfer containing Fencing Covenant - 21.8.1990

A.L.R.

Measurements are Metric

No. 38C/487

"OVER"



LAND DISTRICT WELLINGTON
 SURVEY BLK & DIST. X KAITIWA
 NZMS 261 SH1 R26 RECORD MAP No 70.8

LOTS 1-23 BEING A SUBDIVISION
 OF PT LOT 7 & PT LOT 8 D.P. 59365

TERRITORIAL AUTHORITY HOKIANGA COUNTY
 Surveyed by RANKINE & HILL LIMITED
 Scale 1:500 Date AUG. 1989

Approved to Survey
 23/11/89
 Deposited this 21st day of December 1989
 679906

REGISTERED OWNERS
 W.S. 632
 A.W.S. 638

MEMORANDUM OF EASEMENTS
 PURPOSE SHOWN SERVICED TEN. DOMINANT TEN.
 E 17 18-22
 C 19 17, 19-22
 H 20 17, 19-22
 K 21 17-20, 22
 W 22 17-21
 W 23 2
 T, L, V 4 4
 T, L, V 5 4
 T, L, V 6 4
 C, D, R, B 7 6, 8, 9
 C, D, R, B 8 6, 7, 9

Total Area 1.7976 ha
 Comprised in C.T. 300/563 Part 1 &
 C.T. 330/183

1. BRUCE ANDREW MANNERS
 Surveyor
 1989
 23/11/89

REGISTERED OWNERS
 W.S. 632
 A.W.S. 638

MEMORANDUM OF EASEMENTS
 PURPOSE SHOWN SERVICED TEN. DOMINANT TEN.
 E 17 18-22
 C 19 17, 19-22
 H 20 17, 19-22
 K 21 17-20, 22
 W 22 17-21
 W 23 2
 T, L, V 4 4
 T, L, V 5 4
 T, L, V 6 4
 C, D, R, B 7 6, 8, 9
 C, D, R, B 8 6, 7, 9

REGISTERED OWNERS
 W.S. 632
 A.W.S. 638

38C/487

*
B.217548.3 Transfer to Horizon Homes
(Wellington) Limited - 12.2.1992 at 10.58
am.


A.L.R.

B.217548.3 Transfer containing Restrictive
Covenant - ~~12.2.1992~~

~~504599~~
DISCHARGED

A.L.R.

B.217548.4 Mortgage to The National Bank of
New Zealand Limited - 12.2.1992 at 10.58
am.

29/07/996


A.L.R.

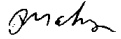
*
B.217548.2 Transfer by the mortgagee under
Mortgage 989121.2 to Horizon Homes
(Wellington) Limited at Hastings -
12.2.1992 at 10.58 am.


A.L.R.

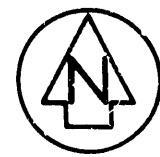
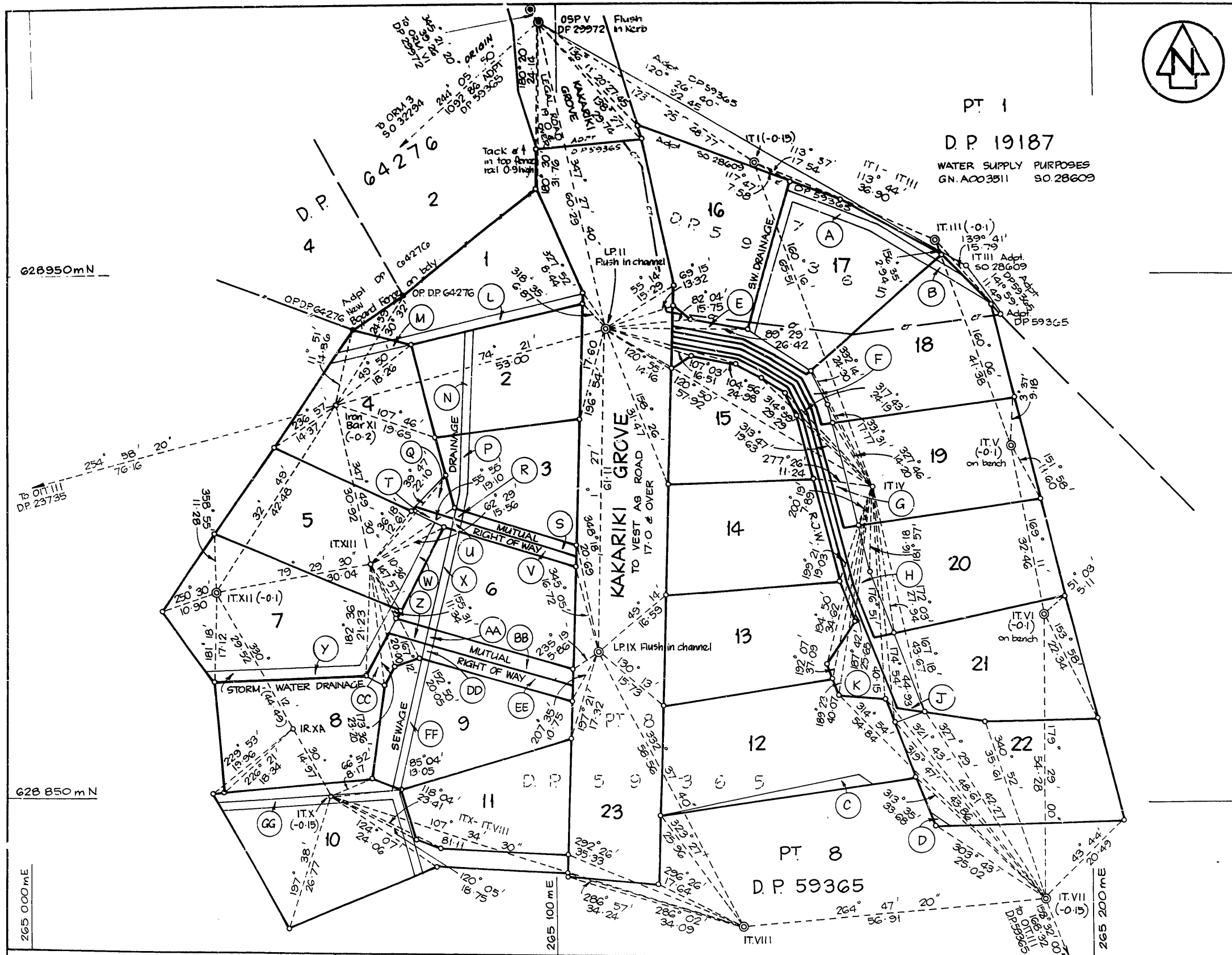
B.504599.3 Transfer to Christopher Ian
Tarpley of Wellington, Property Renovator
and Jennifer Mary Tarpley his wife as
tenants in common in equal shares -
29.2.1996 at 10.58 a.m.


A.L.R.

B806770.1 Transfer to John Adams
16.10.2000 at 3.45


for RGL





Approvals

Datum : Geodetic 1949
Wanganui Circuit Coordinates
Origin : MT Stewart
700,000mN 300,000mE

ORIGIN OF COORDINATES
OSP.V D.P. 29972 628 998.14 265 096.20
LP.II 628 939.29 265 109.29
LP.IX 628 878.20 265 107.75

TRAVERSE DISTANCES MEASURED BY EM.
NO OCCUPATION UNLESS SHOWN
BEARINGS ON 50 28609 HAVE
BEEN ADJUSTED BY -01' 30" TO BRING
INTO GEODETIC TERMS. (See D.P. 59365)
ORIGIN OF BEARINGS FROM D.P. 59365

Total Area.....
Comprised in C.T. 30D/563PT &
C.T. 33D/313PT

I, BRUCE ANDREW MANNERS
Registered Surveyor and holder of an annual practising certificate (or
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1966) hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated at Wellington this 3rd day
of October 1989 Signature *B.A. Mannors*

Field Book 5909 p.25-40 Traverse Book 465 p.43-6
Reference Plans D.P.'s 19187, 29972, 59365, 64276
23735 50 28609
Examined *A.H.* Correct *R.Lands*

Approved as to Survey
23/11/89 *J.B. Mannors*
Chief Surveyor

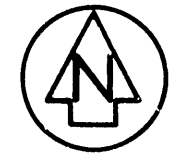
Deposited this 21st day of August 1990
M. Bevan
Assistant District Land Registrar

File 2405-207
Received 6.10.89
Instructions 67906

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. X KAITAWA
NZMS 261 SHT R26 RECORD MAP No 70.8

LOTS 1-23 BEING A SUBDIVISION
OF PT LOT 7 & PT LOT 8 D.P. 59365

TERRITORIAL AUTHORITY HOROWHENUA COUNTY
Surveyed by RANKINE & HILL LIMITED
Scale 1:500 Date AUG 1989



Y. M. Techan

[Signature]
REGISTERED OWNERS

Pursuant to a resolution of the Horowhenua County Council passed on the 11th day of October 1989 approving pursuant to Section 305 of the Local Government Act 1974, this survey plan, conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that this plan is in accordance with the requirements and provision of the operative district scheme in force for the area to which the survey plan relates at the date of approval of the scheme plan, the common seal of the Horowhenua County Council was affixed hereto in the presence of:

[Signature] Councilor
[Signature] Councilor
[Signature] W.S. 632
Principal Administrative Officer & W.S. 638

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TEN.	DOMINANT TEN.
RIGHT OF WAY	E	17	18-22
	F	18	17, 19-22
	G	19	17, 18, 20-22
	H	20	17-19, 21, 22
	J	21	17-20, 22
	K	22	17-21
	Q, R, S	4	5
	T, U, V	5	4
	Z, AA, BB	7	6, 8, 9
	CC, DD, EE	8	6, 7, 9

CONTINUED ON SHEET 2

Total Area... 1.7976 ha

Comprised in C.T. 300/563 & C.T. 335/313

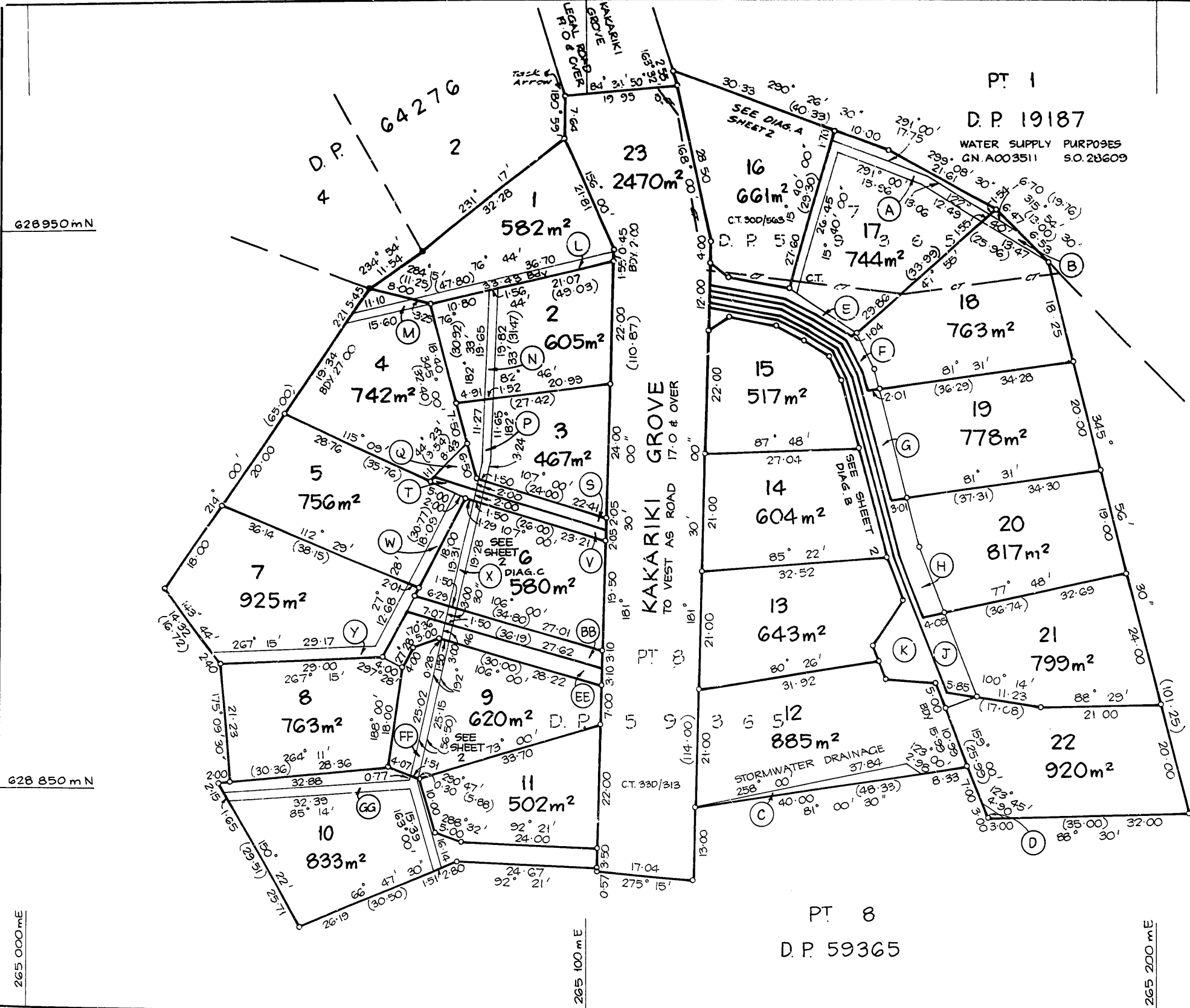
I, BRUCE ANDREW MANNERS
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Wellington this 3rd day of October 1989 Signature *[Signature]*

Field Book 5909 p.25-40. Traverse Book 465 p.43-6
Reference Plans D.P.'s 19187, 29972, 59365, 64276, 23735 S.O. 28609
Examined *[Signature]* Correct *[Signature]*

Approved as to Survey
23/11/89
[Signature] Chief Surveyor

Deposited this 21st day of August 1990
[Signature] Assistant District Land Registrar

File 2405-207
Received 6-10-89
Instructions 67906



628 950 m N

628 850 m N

265 000 m E

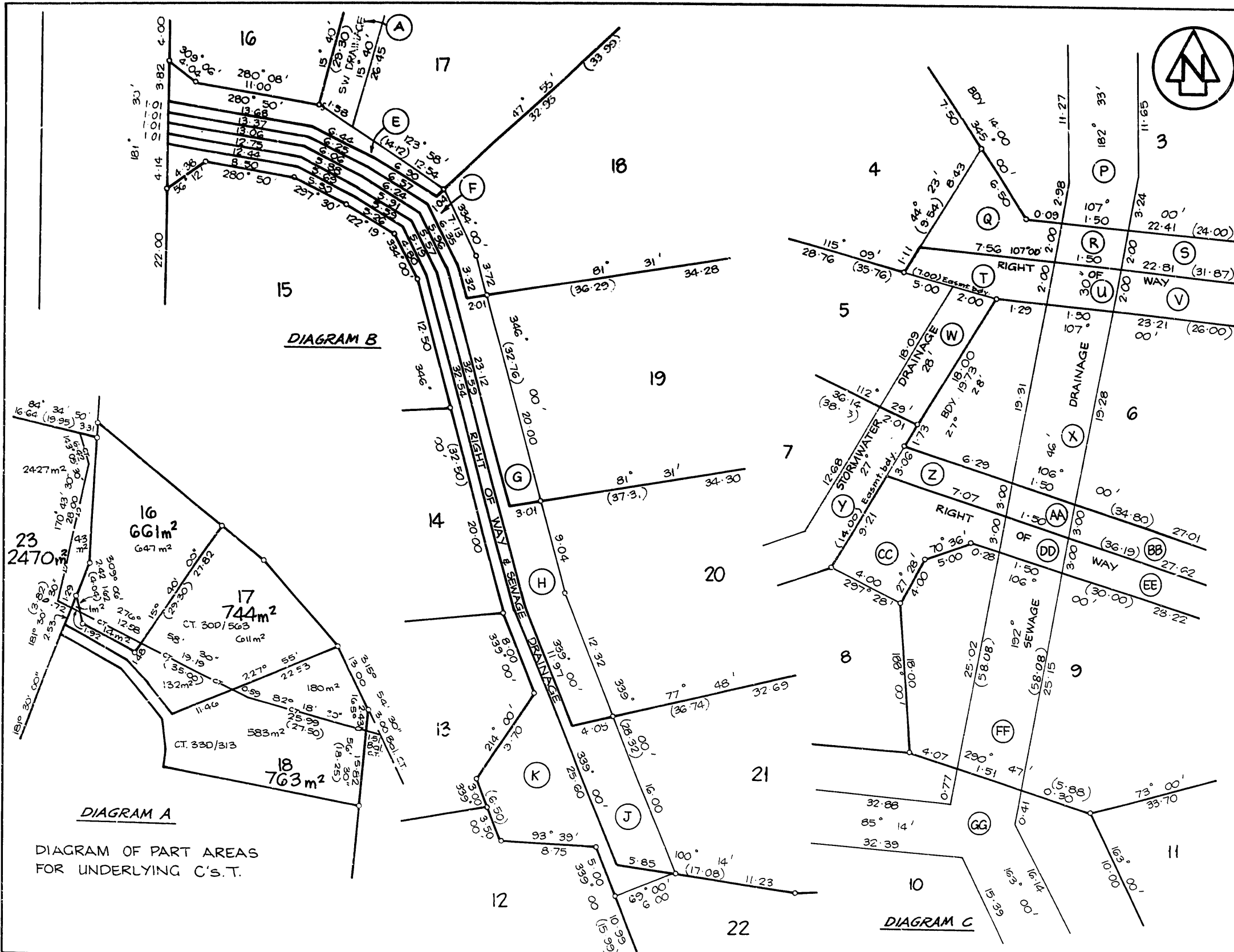
265 100 m E

265 200 m E

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. X KAITAWA
NZMS 261 SHT R26 RECORD MAP No 70.8

LOTS 1-23 BEING A SUBDIVISION
OF PT LOT 7 & PT LOT 8 D.P. 59365

TERRITORIAL AUTHORITY HOROWHENUA COUNTY
Surveyed by RANKINE & HILL LIMITED
Scale 1:500 Date AUG 1989



Approvals
SHEET 2 OF 2 SHEETS
DIAGRAM SHEET

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TEN.	GRANTEE
STORM-WATER DRAINAGE	A	17	HOROWHENUA COUNTY COUNCIL
	B	18	
	C	12	
	D	22	
	E	17	
	L	1	
	M, Q	4	
	T, W, Y, Z	5, 7	
SEWAGE DRAINAGE	CC	8	HOROWHENUA COUNTY COUNCIL
	E	17	
	F	18	
	G	19	
	H	20	
	J	21	
	K	22	
	N	2	
	P	3	
	R	4	
U	5		
X	6		
AA	7		
DD	8		
FF	9		
GG	10		

Total Area

Comprised in

I, **BRUCE ANDREW MANNERS**
 Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Wellington this 3rd day of October 19 1989 Signature *B.A. Manners*

Field Book 5909 p. 25-40 Traverse Book 465 p. 43-6
 Reference Plans

Examined *A.G.K.* Correct Plans

Approved as to Survey

23/11/89 *B.A. Manners* Chief Surveyor

Deposited this 21st day of August 1990 *Annmarie Walker* District Land Registrar

File 2405-207-2
 Received 6/10/89
 Instructions

67906

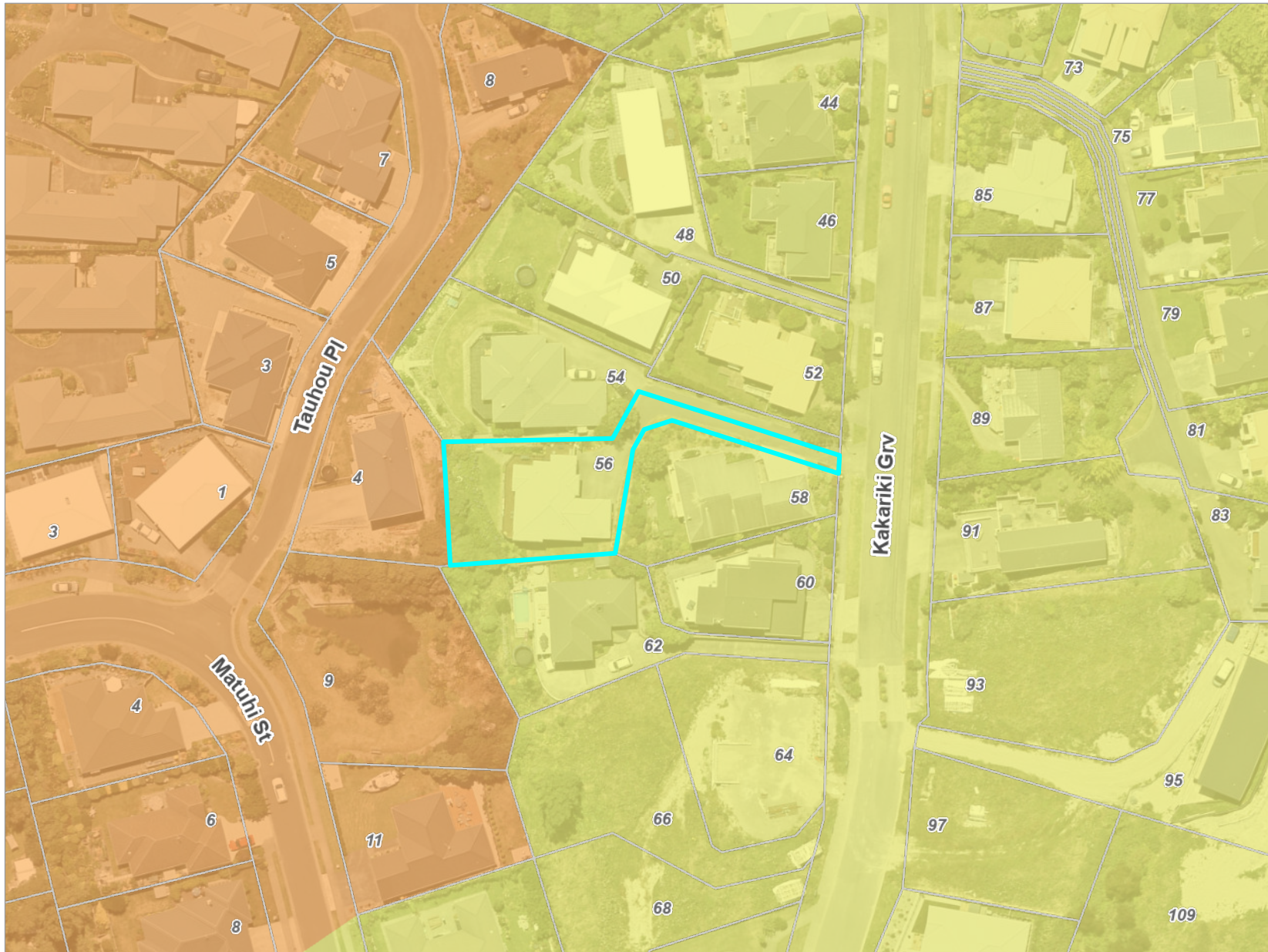
LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. X KAITAWA
 NZMS 261 SHT R26 RECORD MAP No 70.8

LOTS 1-23 BEING A SUBDIVISION OF
 PT LOT 7 & PT LOT 8 D.P. 59365



TERRITORIAL AUTHORITY HOROWHENUA COUNTY
 Surveyed by RANKINE & HILL LIMITED
 Scale NO SCALE Date AUG 1989

Operative District Plan 2021 - Zones and Precincts

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



Key to map symbols

-  General Residential Zone
-  High Density Residential Zone



0 20 40 Metres

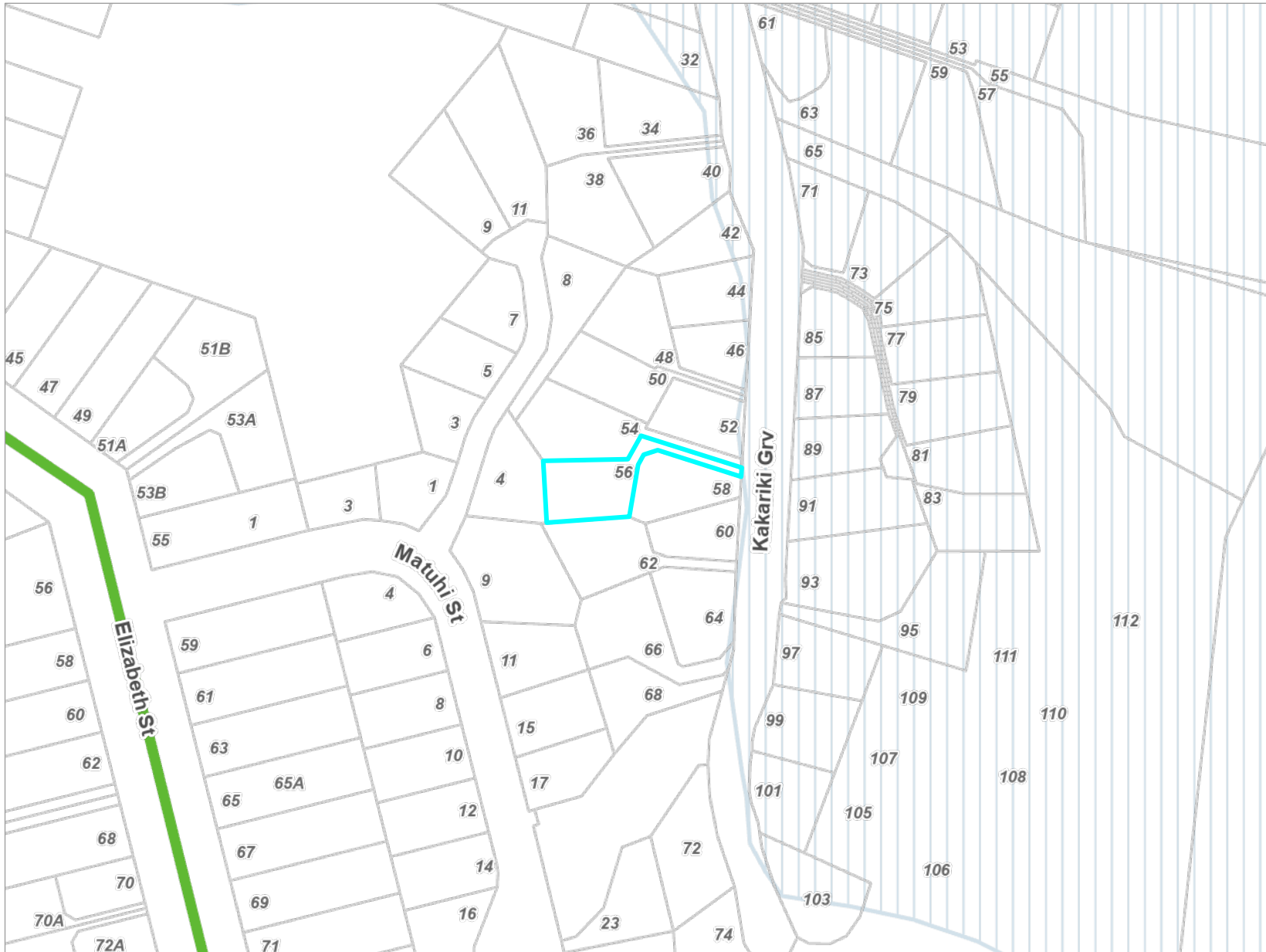
Scale @ A4 - 1:1,000

Date Printed: February 1, 2024



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

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



Key to map symbols

-  Major Community Connectors
-  Coastal Environment

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



0 40 80 Metres

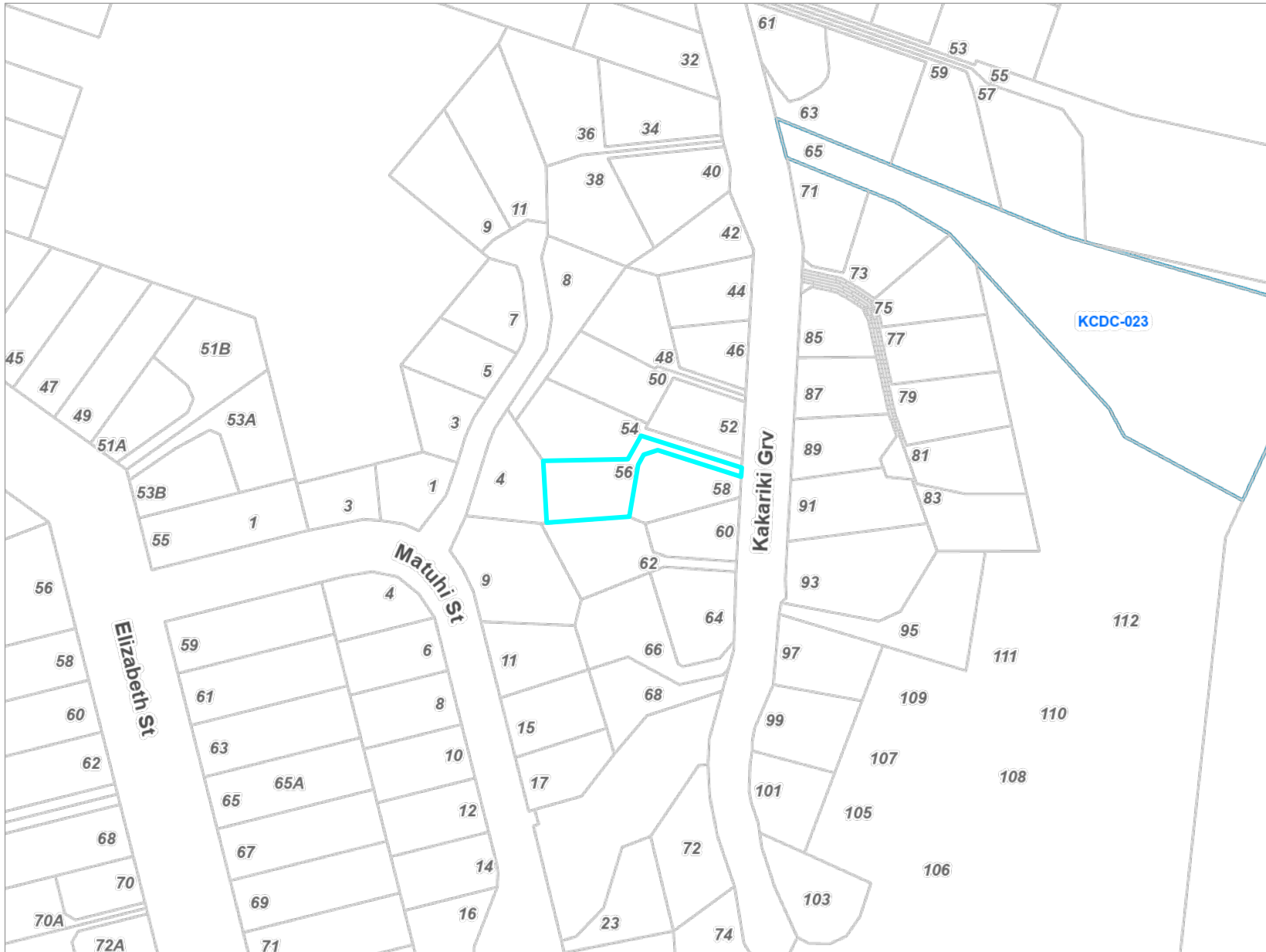
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Operative District Plan 2021 - Designations & Miscellaneous Features

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



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

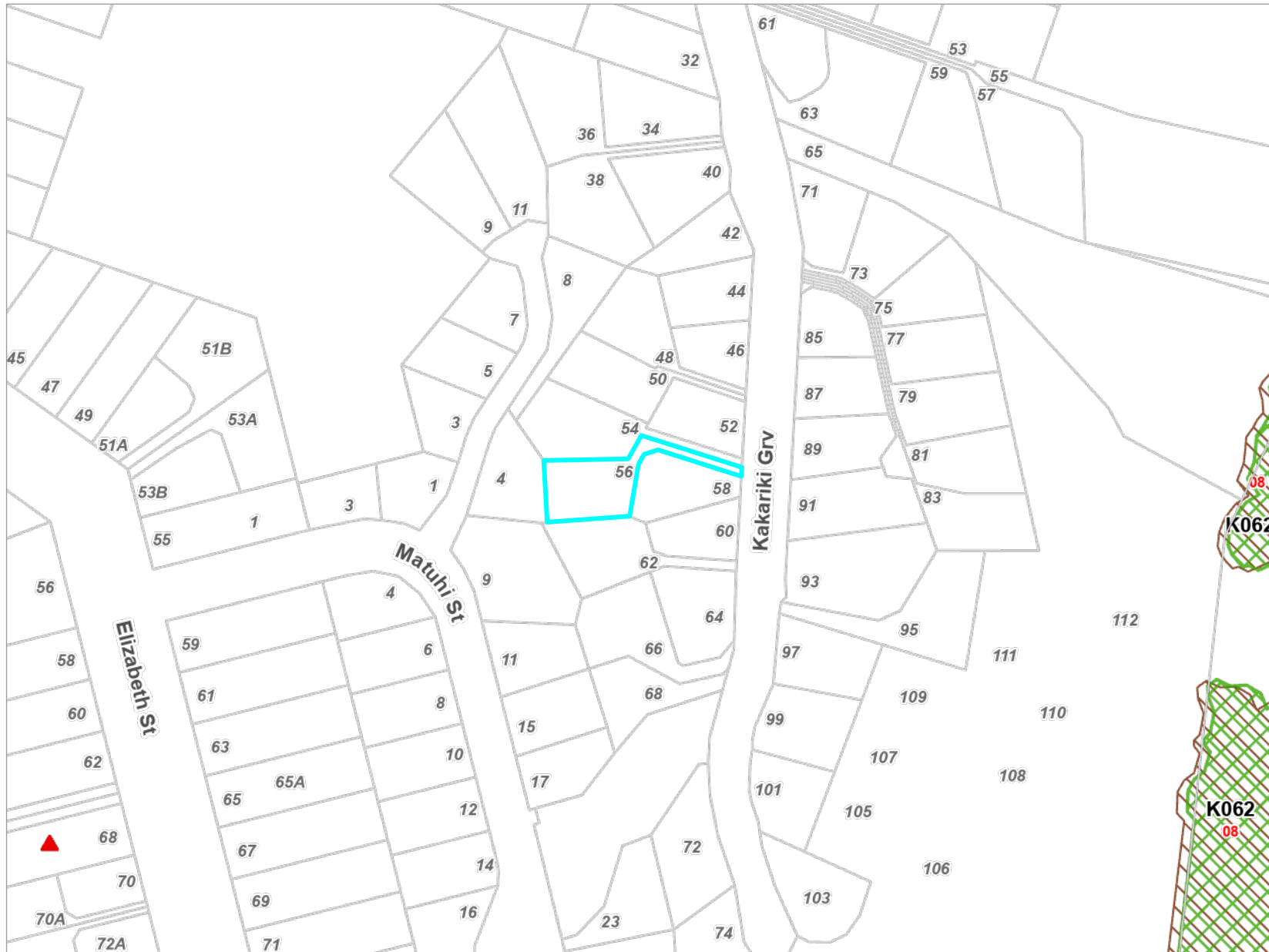
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Operative District Plan 2021 - Natural Features

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and 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

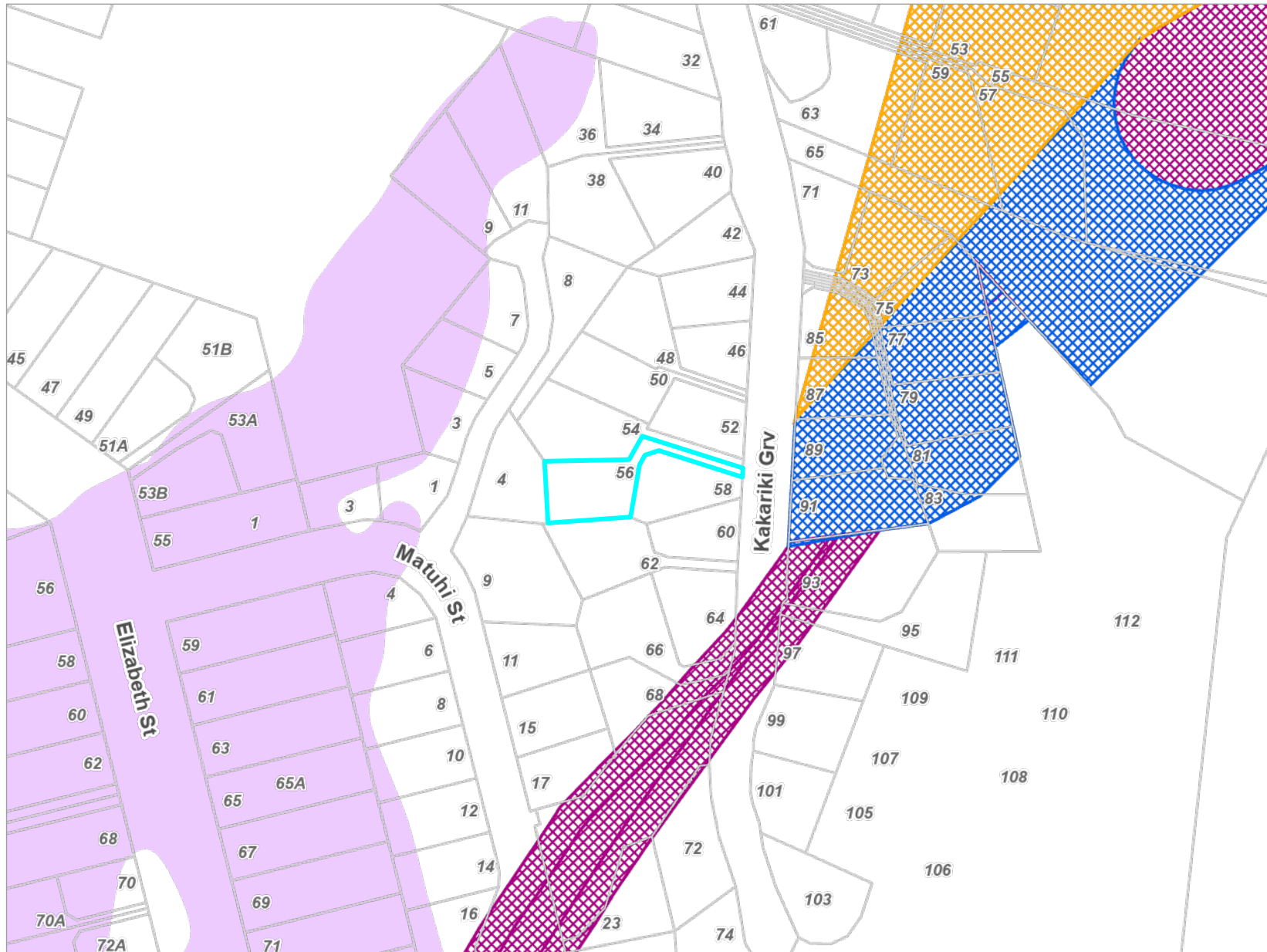
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Hazards

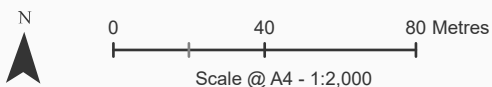
56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



Key to map symbols

-  Well Defined
-  Well Defined Extension
-  Uncertain Constrained
-  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.

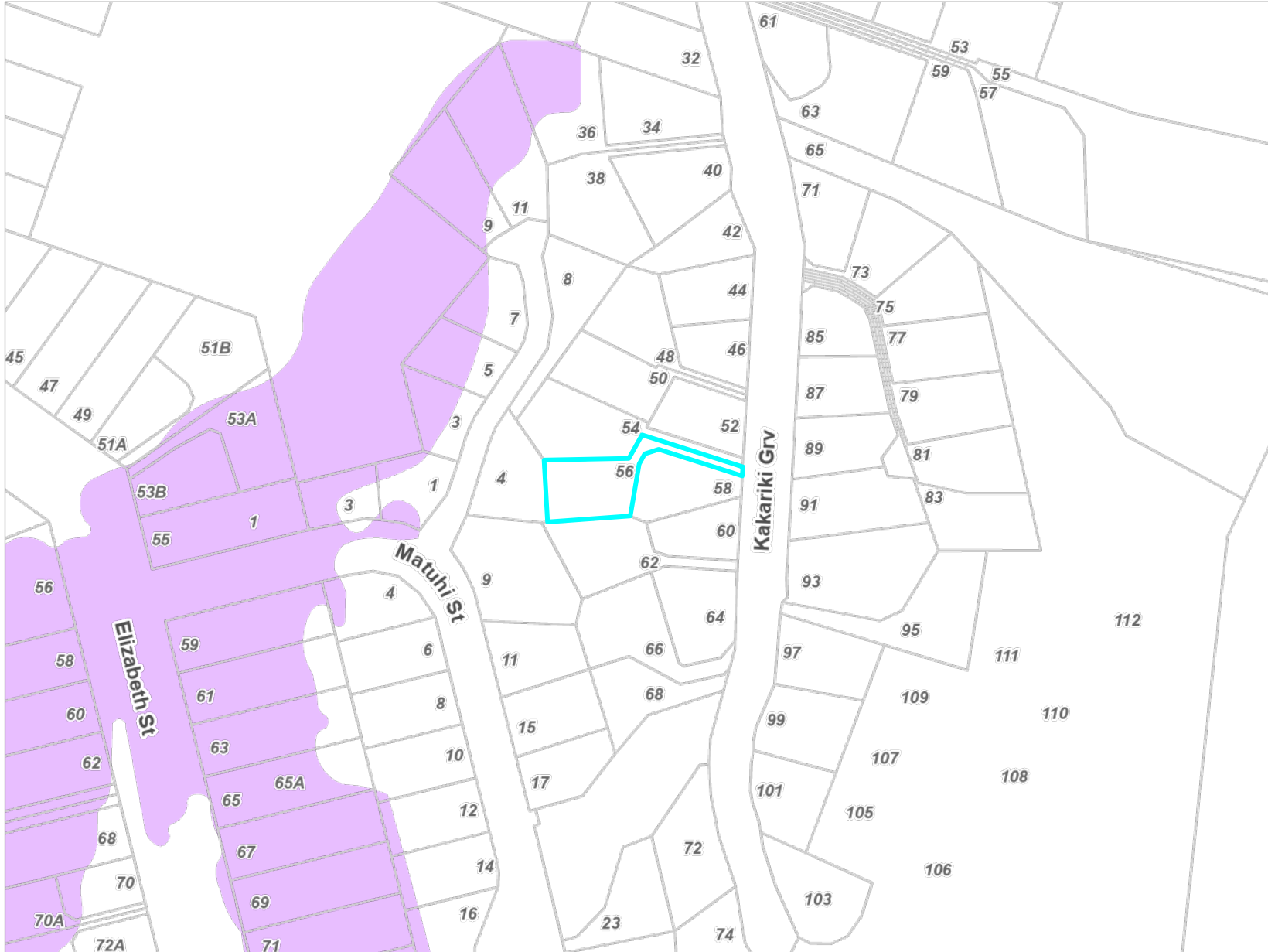


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Latest Flood Hazards

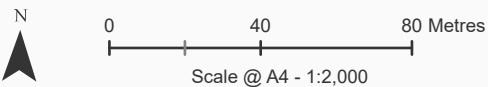
56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



Key to map symbols

 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.

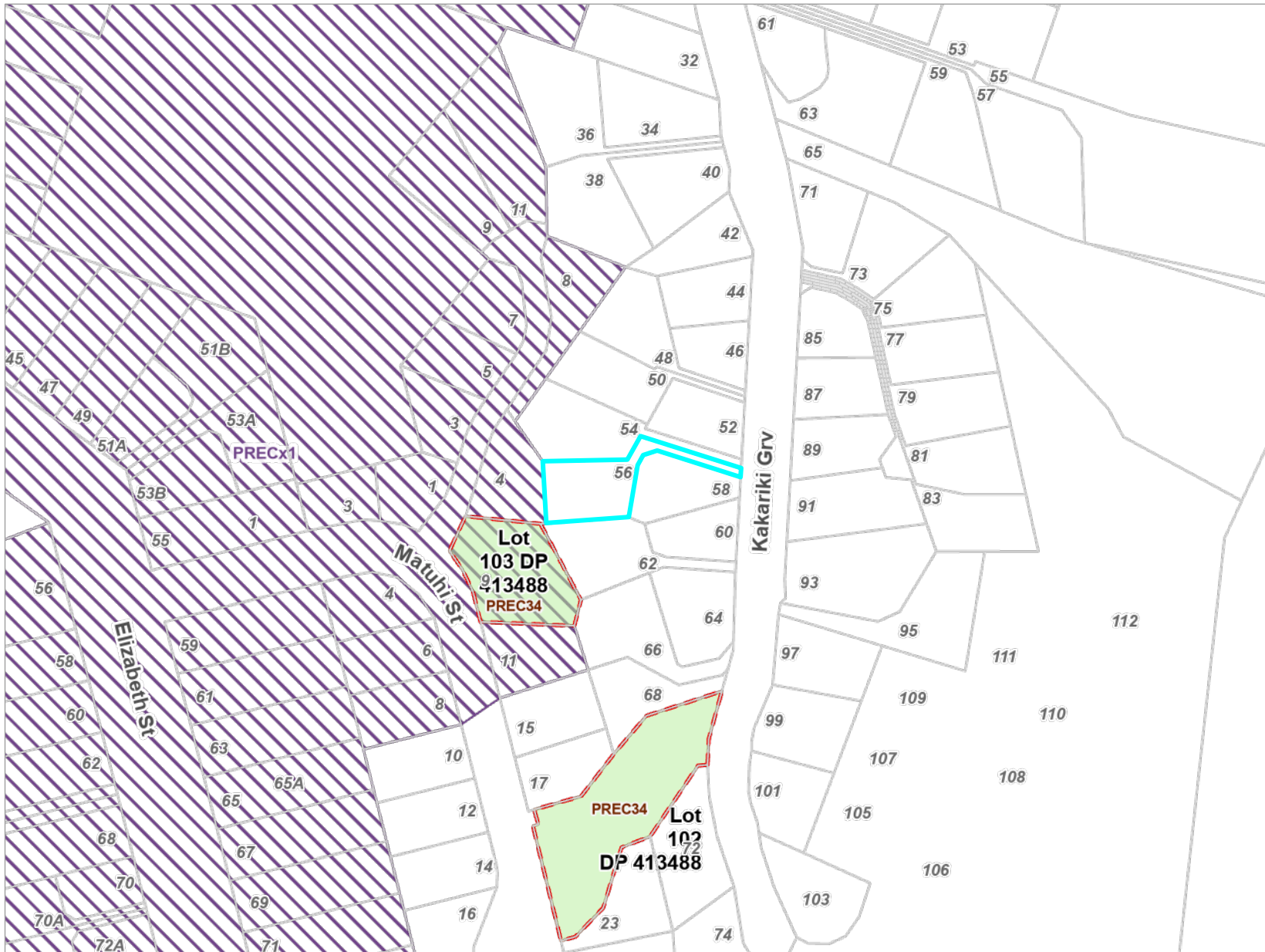


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Proposed District Plan Changes

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



Key to map symbols

-  New Open Space Zone (Local Parks Precinct) (Plan Change 1L)
-  New Precinct (Plan Change 1L)
-  PRECx1 - Residential Intensification Precinct A (Plan Change 2)

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: February 1, 2024

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Resource Consents Map

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



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: February 1, 2024

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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
020149	44 Kakariki Grove, Waikanae	1496009922	LOT 2 DP 67906	LD	PROPOSED DWELLING ENCROACHING HEIGHT ENVELOPE AT 44 KAKARIKI	N	N	Decision Issued	16/8/2002	17/6/2002
100088	60 Kakariki Grove, Waikanae	1496009930	LOT 11 DP 67906	LD	To construct three storey house exceeding site coverage,	N	N	Decision Issued	5/7/2010	28/6/2010
120011	15 Matuhi Street, Waikanae	1496020024	LOT 19 DP 413488 C/T 466514	LD	Earthworks for proposed new residence at 15 Matuhi Street,	N	N	Decision Issued	29/2/2012	8/2/2012
160264	5 Tauhou Place, Waikanae	1496020036	LOT 26 DP 413488 CT 731772	LD	Undertake earthworks to facilitate residential development	N	N	Decision Issued	8/12/2016	10/11/2016
190235	68 Kakariki Grove, Waikanae	1496020063	LOT 32 DP 498093 CT 737084	LDR	To construct a dwelling and garage and undertake earthworks	N	N	Application Returned incomplete		27/9/2019
190257	68 Kakariki Grove, Waikanae	1496020063	LOT 32 DP 498093 CT 737084	LD	To construct a dwelling which does not comply with height	N	N	Letter Generated	22/11/2019	25/10/2019
210136	93 Kakariki Grove, Waikanae	1496020071	LOT 58 DP 498093 CT 737092	LDR	Undertake the construction of a new dwelling with associated	N	N	Letter Generated	4/2/2022	21/6/2021

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
210145	97 Kakariki Grove, Waikanae	1496020069	LOT 56 DP 498093	LDR	To undertake earthworks exceeding the permitted activity	N	N	Letter Generated	12/8/2021	29/6/2021
210104	64 Kakariki Grove, Waikanae	1496020061	LOT 30 DP 498093 CT 737082	LDR	Construction of a dwelling partially within a Fault Hazard	N	N	Letter Generated	15/7/2021	14/5/2021
210136A	93 Kakariki Grove, Waikanae	1496020071	LOT 58 DP 498093 CT 737092	LD	To vary the condition 1 of RM210136 to reference new plans	N	N	Letter Generated	29/7/2022	10/5/2022
220045	66 Kakariki Grove, Waikanae	1496020062	LOT 31 DP 498093 CT 737083	LN	Undertake earthworks not meeting the permitted activity	N	N	Letter Generated	7/6/2022	23/2/2022
950452	52 Kakariki Grove, Waikanae	1496009926	LOT 6 DP 67906	LN	TO ERECT RETAINING WALL 2.4M HIGH ON TWO BOUNDARIES	N	N	Decision Issued	28/4/1995	20/3/1995
980273	42 Kakariki Grove, Waikanae	1496009921	LOT 1 DP 67906	LC	ENCROACH HEIGHT ENVELOPE ON SOUTHERN BOUNDARY	N	N	Decision Issued	27/8/1998	17/7/1998

Health and Alcohol Licenses

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



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

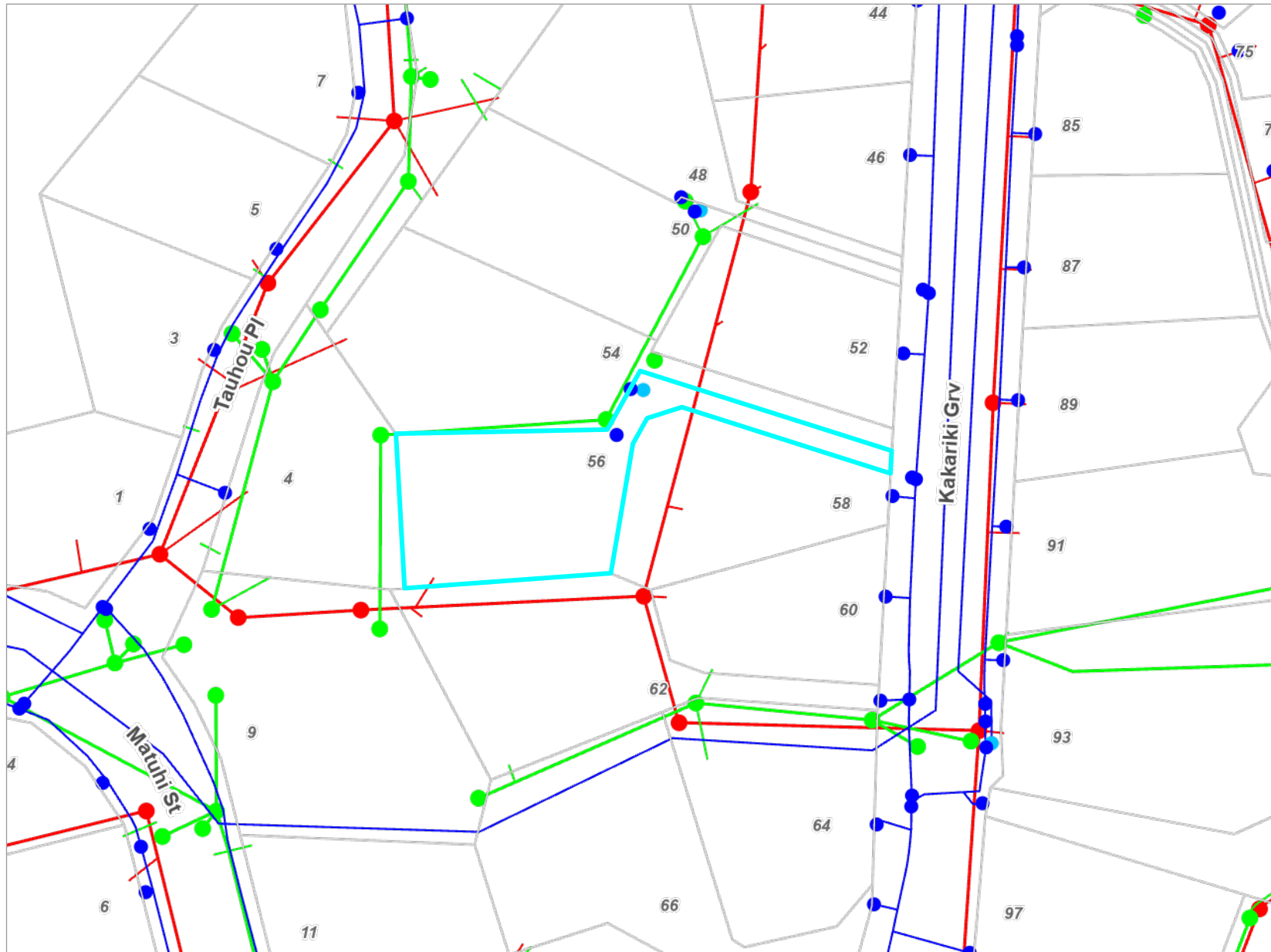
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Services Network

56 Kakariki Grove, Waikanae (LOT 8 DP 67906 C/T 38C/487)



Key to map symbols

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

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



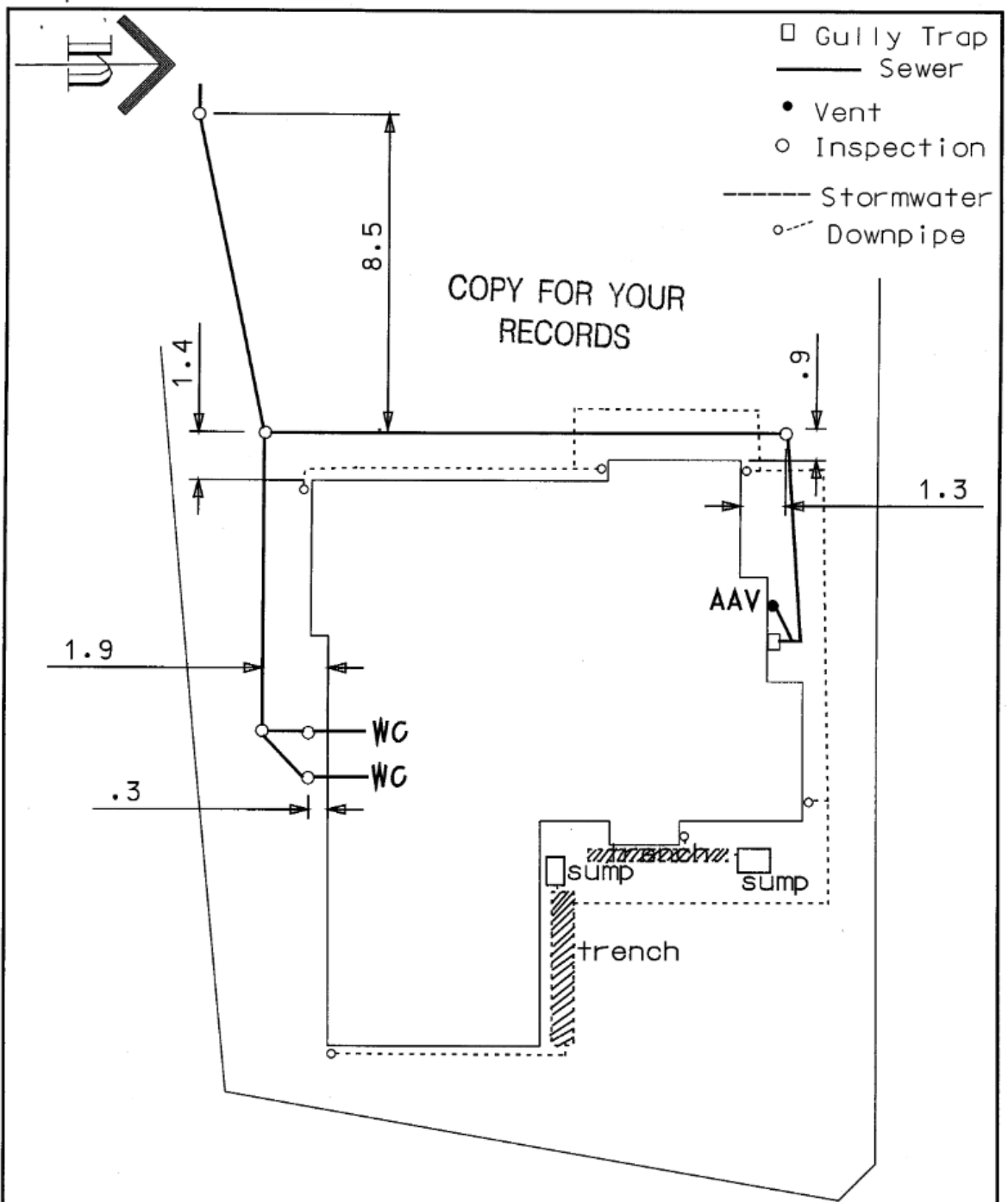
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Scale @ A4 - 1:800

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SCALE 1:150

ENVIRO + PLUS – Drainage Plan

56 Kakariki Grove, Waikanae

Registered Drainlayer

6 of 136 J Adams

ORIGINAL SHEET SIZE

A4

BUILDING CONSENT No

DATE 14/09/01