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13 February 2026

Kurt Hollis

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 15 Rauparaha Street, Waikanae.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

15 Rauparaha Street, Waikanae

Document information

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

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

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

Application details

Applicant	Kurt Hollis
LIM number	L260149
Application date	09/02/26
Issue date	13/02/26

Property details

Property address	15 Rauparaha Street, Waikanae
Legal description	FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES
Area (hectares)	0.0000

Valuation information

Valuation number	1491054700A
Capital value	\$590,000
Land value	\$410,000
Improvements value	\$180,000

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

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

1. Rates

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

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

Current rates year	Current Rates Year 2025 to 2026
Annual rates	The annual rates for 2025/26 rating year are \$5,075.90 This includes Greater Wellington Regional Council rates
Next instalment date	09/03/26
Arrears for previous years	\$0.00
Water rates	\$543.40 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

Building Permit, NO BUILDING PERMITS AVAILABLE

No Building Files have been identified for this property.

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

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

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

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

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

District Plan Features and Overlays

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

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

This property is located within PRECINCT 3 - Beach Residential Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1924.

Copies of the Deposited Plan (DP 6570) and Record of Title are provided with this LIM.

There are no known easements.

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

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 65345) 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.

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

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

All 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.

All of the property is shown to be subject to and/or adjacent to ponding and 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.

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. The sewer lateral has multiple consumers using the one lateral. An as-built plan of private drainage is provided with this LIM.

Stormwater discharge should be confined to site or discharged to the kerb and channel. There is no record of any Council services running through the property.

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

8. Drinking water supply

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

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

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

9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

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

Cultural and Archaeological

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

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

Development Impact Fees

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

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

Glossary of Terms and Maps attached

Aerial Photograph

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

Deposited Plan

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

Building Information (if requested)

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

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

District Plan

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

Latest Flood Hazards

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

Aerial Photography

15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 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 **WN33B/850**
Land Registration District **Wellington**
Date Issued 01 March 1989

Prior References
 WN395/25

Estate Fee Simple - 1/2 share
Area 871 square metres more or less
Legal Description Lot 131 Deposited Plan 6570
Original Registered Owners
 Shane Michael O'Brien, Jillian Mary O'Brien and David Alan Lea

Estate	Leasehold	Instrument	L 984893.3
		Term	999 years commencing on 10.11.1988

Legal Description Flat 1 Deposited Plan 65345
Original Registered Owners
 Shane Michael O'Brien, Jillian Mary O'Brien and David Alan Lea

Interests

Fencing Agreement in Transfer 196385 (Affects Fee Simple)

984893.3 Lease of Flat 1 DP 65345 Term 999 years commencing on 10.11.1988 Composite CT WN33B/850 issued - 1.3.1989 (Affects Fee Simple)

B142333.1 Lease of Flat 2 and Garage 2 DP 69409 Term 999 years commencing on 20.9.1990 CT WN39A/153 issued - 4.2.1991 at 1.47 pm (Affects Fee Simple)

B552522.4 Mortgage to ASB Bank Limited - 11.12.1996 at 3.27 pm

6765800.1 Discharge of Mortgage B552522.4 - 24.2.2006 at 9:00 am

6765800.2 Transfer to Limetree Limited - 24.2.2006 at 9:00 am

6765800.3 Mortgage to ASB Bank Limited - 24.2.2006 at 9:00 am

No. 33B / 850

References
Prior C/T 395/25

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Transfer No.
N/C. Order No.
Lease 984893.3



REGISTER

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

This Certificate dated the 1st day of March one thousand nine hundred and eighty-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that LYNETTE McCONCHIE of Waikanae, Feme Sole is seized of an estate in fee simple as to an undivided one-half share

~~XXXXXXXXXXXXXXXXXXXX~~ (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 871 square metres more or less situate in the County of Horowhenua being Lot 131 on Deposited Plan 6570

AND THIS CERTIFICATE FURTHER WITNESSETH THAT the said LYNETTE McCONCHIE

is seized of an estate of Leasehold (subject as aforesaid) created by Lease 984893.3 for a term of 999 years commencing on 10.11.1988 in Flat 1 on Deposited Plan 65345 delineated with bold black lines on the plan hereon

Assistant Land Registrar

MEMORIALS AFFECTING THE FEE SIMPLE

196385 Transfer containing Fencing Agreement

984893.3 Lease of Flat 1 DP 65345 (herein).

A.L.R.

A.L.R.

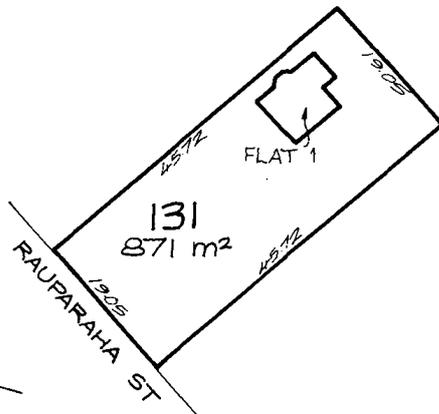
MEMORIALS AFFECTING BOTH ESTATES
(unless otherwise stated)

~~B.001783.1 Transfer to Brian Thomas Peter Bilas, Manager and Christina Gwendoline Bilas, Teacher, both of Lower Hutt as in tenants in common in equal shares 16.5.1989 at 2.53 p.m.~~

A.L.R.

B.007220.1 Transfer to Brian Thomas Peter Bilas, Manager and Christina Gwendoline Bilas, Teacher, both of Lower Hutt as tenants in common in equal shares - 9.6.1989 at 2.50 p.m.

A.L.R.



Measurements are Metric
or m

No. 33B / 850

3381350

B.142333.1 Lease of Flat 2 and Garage 2 DP 69409 for a term of 999 years commencing on 20.9.1990 - 4.2.1991 at 1.47 pm.
CT 39A/153 issued
(affects the fee simple estate only)


A.L.R.

B.280847.1 Transfer to Shane Michael O'Brien, Company Director and Jillian Mary O'Brien, Mother, both of Feilding - 10.3.1993 at 2.50 pm.



A.L.R.

~~B.404449.2~~
~~DISCHARGED~~
B.296708.1 Mortgage to Trust Bank Central Limited - 23.6.1993 at 2.43 p.m.

 
A.L.R.

~~B.552522.1~~
~~DISCHARGED~~
B.404449.1 Mortgage to ASB Bank Limited - 8.11.1994 at 2.50 p.m.



A.L.R.

B.552522.3 Transfer to Shane Michael O'Brien, Company Director, Jillian Mary O'Brien, Teacher both of Feilding and David Alan Lea of Pahiatua, Company Director - 11.12.1996 at 3.27 p.m.



A.L.R.

B.552522.4 Mortgage to ASB Bank Limited - 11.12.1996 at 3.27 p.m.



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 **WN39A/153**

Land Registration District **Wellington**

Date Issued 04 February 1991

Prior References

WN33B/850 WN395/25

Estate Fee Simple - 1/2 share
Area 871 square metres more or less
Legal Description Lot 131 Deposited Plan 6570

Original Registered Owners

George Robert Thompson and Pauline Doris Thompson

Estate	Leasehold	Instrument	L B142333.1
		Term	999 years commencing on 20.9.1990
Legal Description	Flat 2 Deposited Plan 69409 and Garage 2 Deposited Plan 69409		

Original Registered Owners

George Robert Thompson and Pauline Doris Thompson

Interests

Fencing Agreement in Transfer 196385 (Affects Fee Simple)

984893.3 Lease of Flat 1 DP 65345 Term 999 years commencing on 10.11.1988 CT WN33B/850 issued - 1.3.1989 at 12.04 pm (Affects Fee Simple)

B142333.1 Lease of Flat 2 and Garage 2 DP 69409 Term 999 years commencing on 20.9.1990 Composite CT WN39A/153 issued - 4.2.1991 at 1.47 pm (Affects Fee Simple)

9133387.1 Transmission to Pauline Doris Thompson as survivor(s) - 25.7.2012 at 4:16 pm

12625121.1 Transfer to Charlotte Gail Tollervey and Trevor Jon Tollervey - 16.12.2022 at 9:56 am

12625121.2 Mortgage to Bank of New Zealand - 16.12.2022 at 9:56 am

No. 39A/153

References
Prior C/T 395/25, 33B/850
Transfer No.
N/C. Order No.
Lease: B.142333.1

Land and Deeds 69



REGISTER

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

This Certificate dated the 4th day of February one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that WILLIAM MEDHURST NICHOLLS of Upper Hutt, Dental Surgeon and GLADYS SHIRLEY NICHOLLS his wife are seized of an estate in fee simple as to an undivided one half share

~~XXXXXXXXXXXXXXXXXXXX~~ (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 871 square metres more or less situate in the District of Kapiti Coast being Lot 131 on Deposited Plan 6570

AND THIS CERTIFICATE FURTHER WITNESSETH THAT the said WILLIAM MEDHURST NICHOLLS and GLADYS SHIRLEY NICHOLLS are

~~is~~ seized of an estate of Leasehold (subject as aforesaid) created by Lease B.142333.1 for a term of 999 years commencing on 20.9.1990 in Flat 2 and Garage 2 on Deposited Plan 69409 delineated with bold black lines on the plan hereon

Assistant Land Registrar

MEMORIALS AFFECTING FEE SIMPLE

Interests at date of issue:-

- 1 196385 Transfer containing Fencing Agreement.
- 2 984893.3 Lease of Flat 1 DP 65345 for a term of 999 years commencing on 10.11.1988 - 1.3.1989 at 12.04 pm.
CT 33B/850 issued 8286699.1
- 3 984893.3 Mortgage to Bank of New Zealand - 1.3.1988 at 12.04 pm.
20.4.1993 At R
- 4 B.142333.1 Lease of Flat 2 and Garage 2 DP 69409 (herein) - 4.2.1991 at 1.47 pm.

B.286699.2 Transfer to George Robert Thompson, Retired and Pauline Doris Thompson, Retired, both of Waikanae - 20.4.1993 at 10.23 a.m.

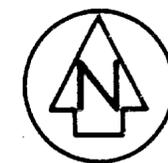
A.L.R.

A.L.R.

MEMORIALS AFFECTING BOTH ESTATES
(unless otherwise stated)

Measurements are Metric

No. 39A/153



Approvals

[Signature]
for M. Conchie

REGISTERED OWNERS

PURSUANT TO SEC. 314 OF THE LOCAL GOVERNMENT ACT 1974, I HEREBY CERTIFY THAT THE BUILDINGS CONTAINING FLAT 1 AS SHOWN OR DESCRIBED HEREON WAS CONSTRUCTED BEFORE APRIL 1 1979 AND WAS PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE AND MEANS OF ESCAPE IN CASE OF FIRE AS ARE REQUIRED BY THE BY-LAWS OF THE HOROWHENUA COUNTY COUNCIL APPLYING ON THE DATE HEREOF.

DATED THIS 20th DAY OF OCTOBER 1988

[Signature]
COUNTY CLERK.

FOR AREAS SUBJECT TO RESTRICTIVE COVENANTS AND LABELLED A, B, C & D ; SEE LEASES

Total Area 871m²

Comprised in CT. 395-25 (ALL)

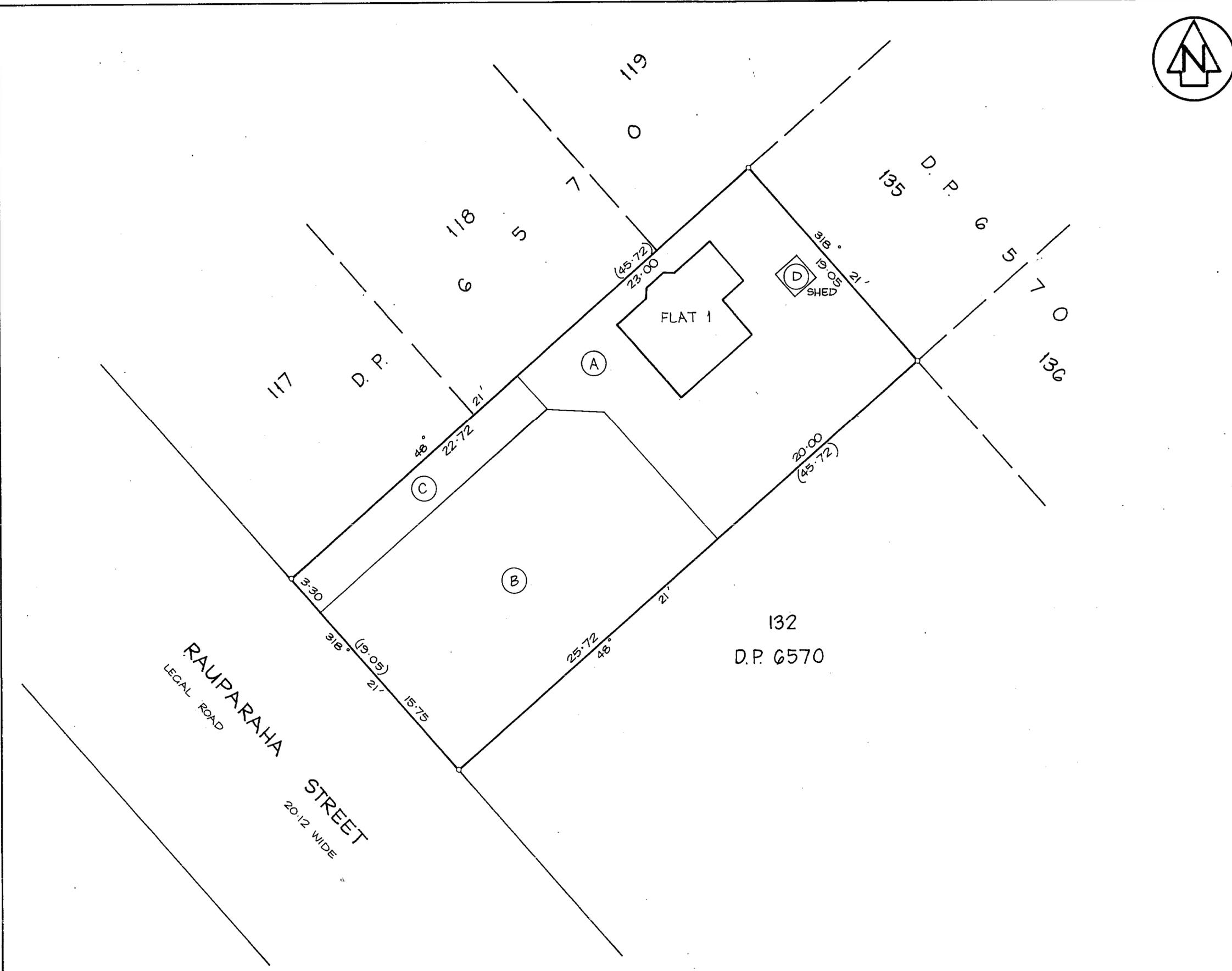
I, IAN RAMSEY REDWARD
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at ~~Paraparaumu~~ this 31st day of August 1988
Signature *[Signature]*

Field Book _____ p. _____ Traverse Book _____ p. _____
Reference Plans D.P. 6570
Examined M. Lester Correct A. Nicoll

Approved as to Survey
4.11.88 *[Signature]*
Chief Surveyor

Deposited this 10th day of *[Signature]*
Asst District Land Registrar

File 16233
Received 1.11.88
Instructions 65345



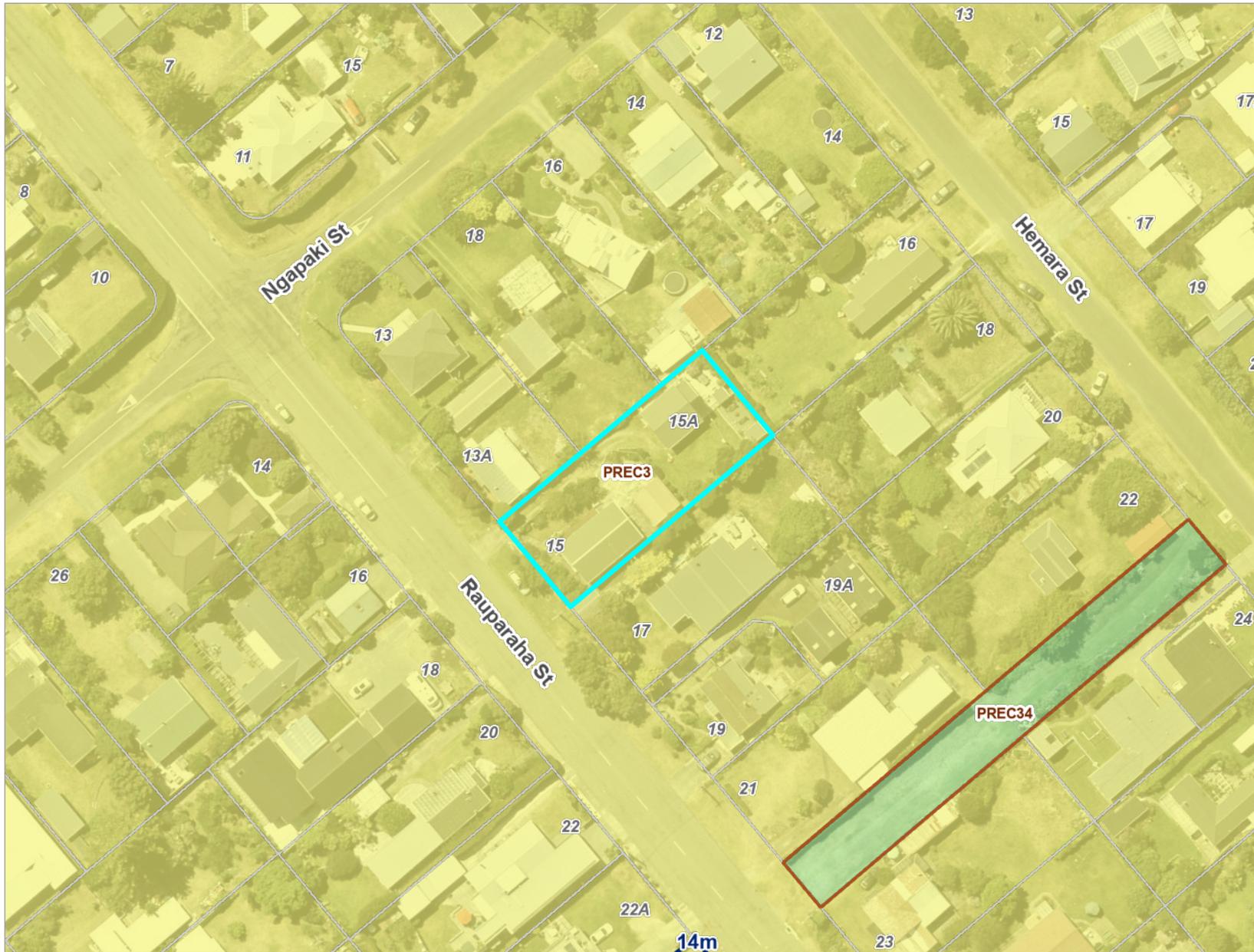
LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. V KAITAWA
NZMS 261 SHT R.26 RECORD MAP No. 62:60

FLAT 1 ON LOT 131 D.P. 6570

TERRITORIAL AUTHORITY HOROWHENUA COUNTY
Surveyed by BRICKELL MOSS LTD.
Scale 1:200 Date AUGUST 1988

Operative District Plan 2021 - Zones and Precincts

15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



Key to map symbols

-  Height Variation Control Area
-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

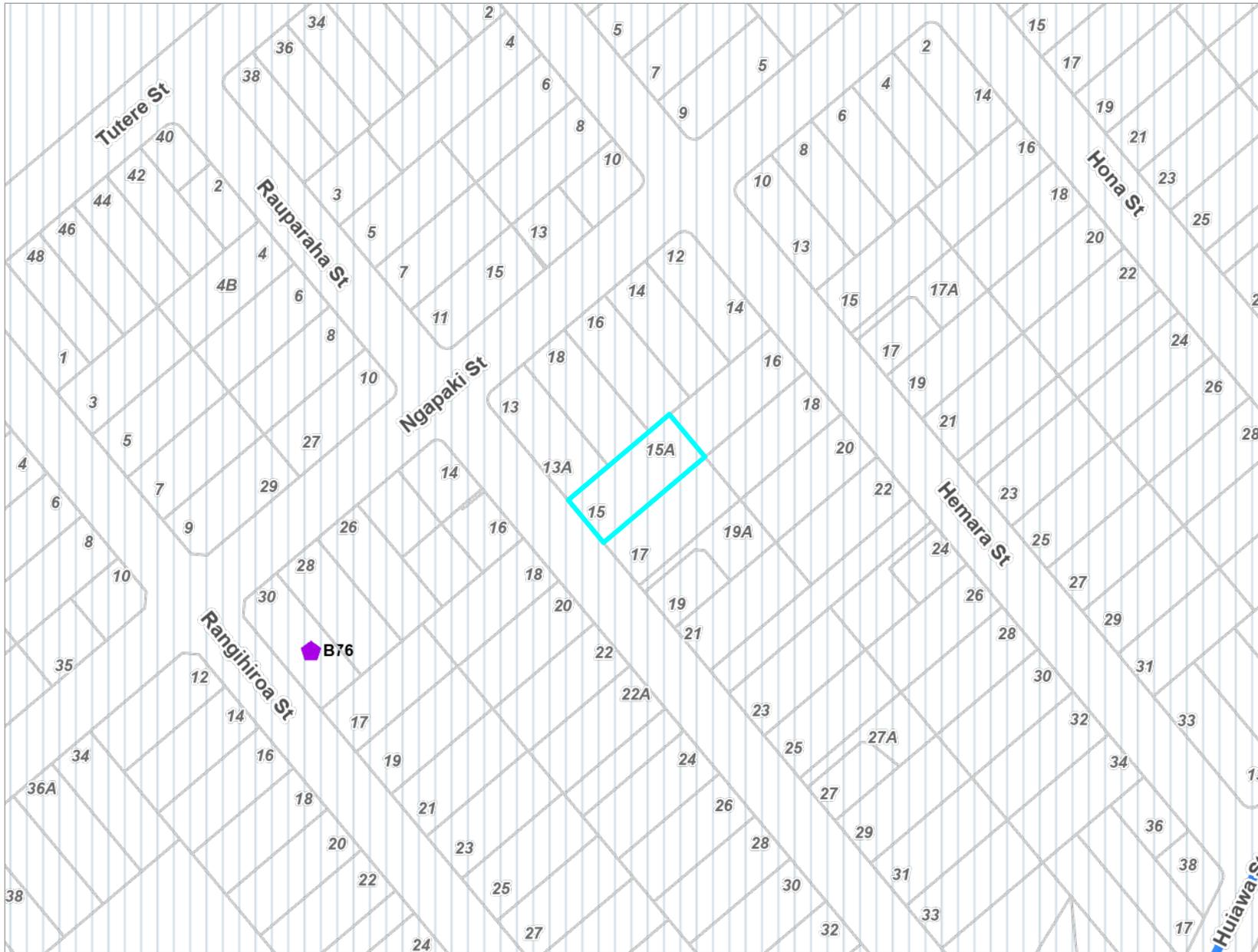
Scale @ A4 - 1:1,000

Date Printed: February 9, 2026

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

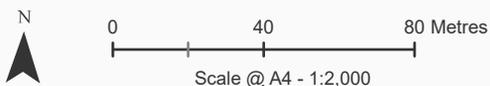
15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



Key to map symbols

-  Local Community Connectors
-  Historic Heritage Places
-  Coastal Environment

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



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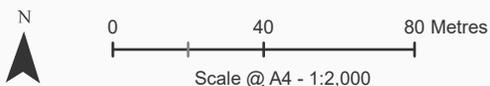
Operative District Plan 2021 - Designations & Miscellaneous Features

15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



Key to map symbols

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Operative District Plan 2021 - Natural Features

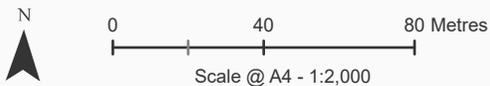
15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



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.

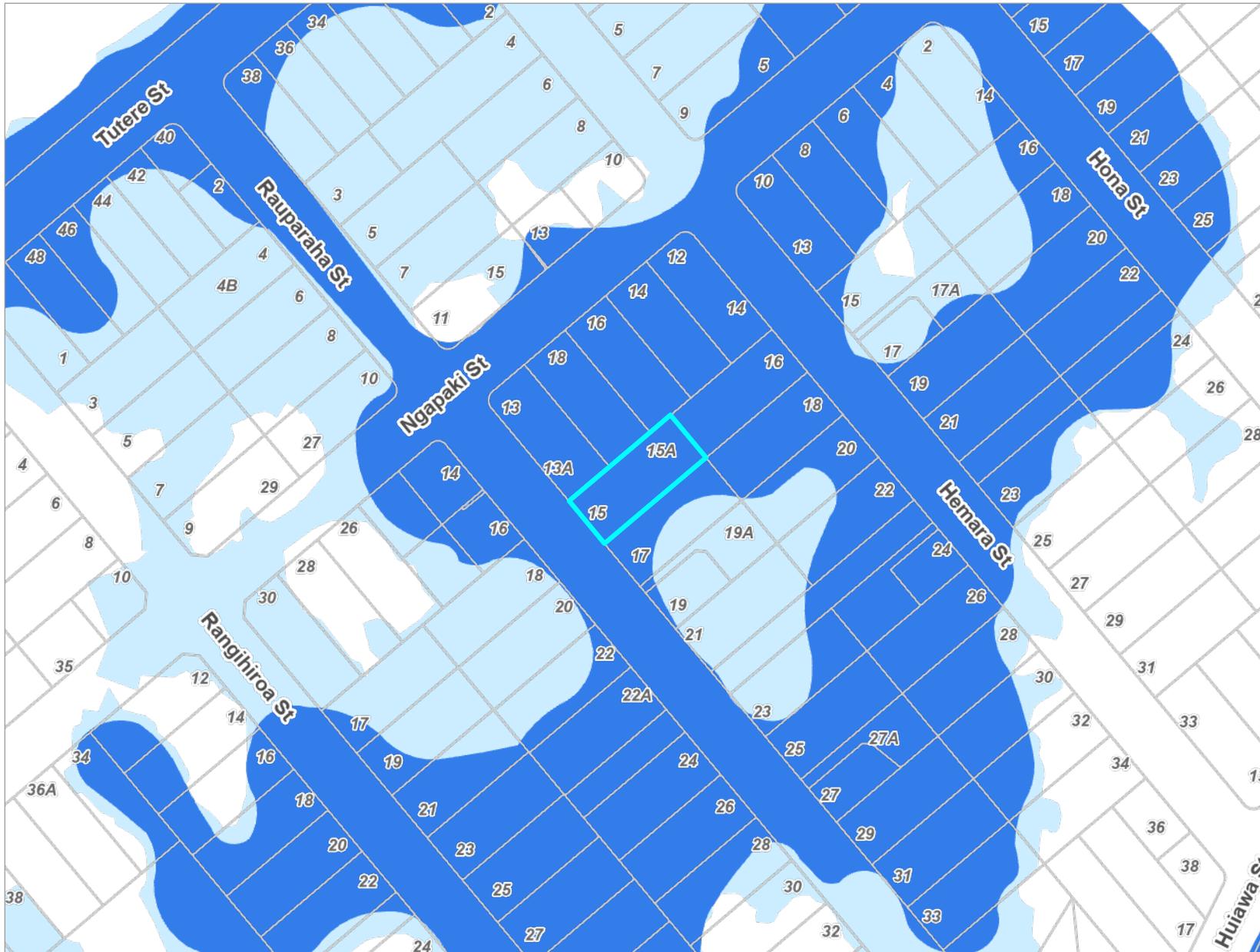


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Operative District Plan 2021 - Natural Hazards

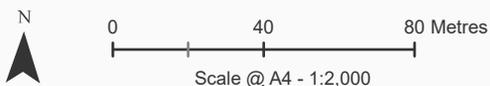
15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



Key to map symbols

-  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.

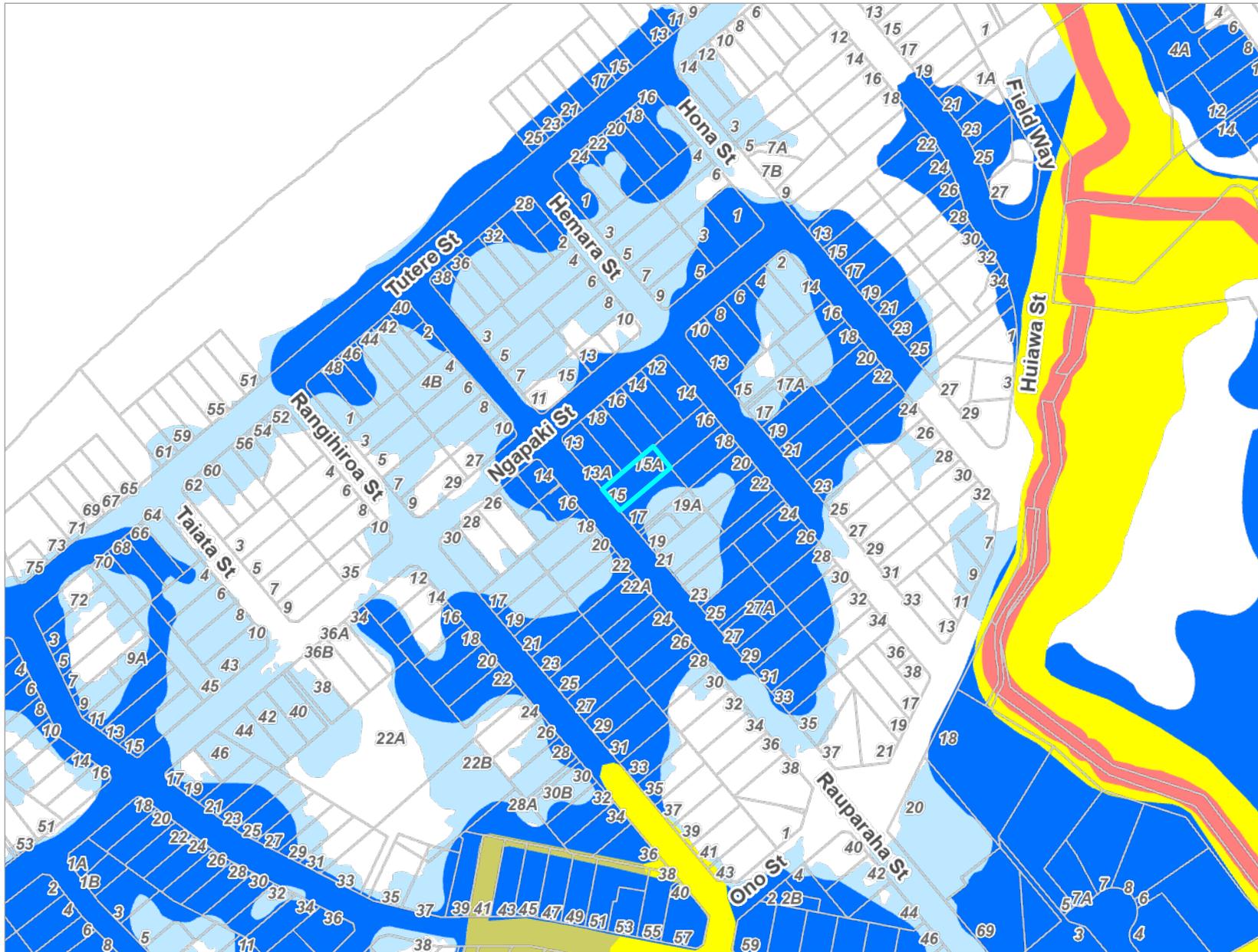


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Latest Flood Hazards

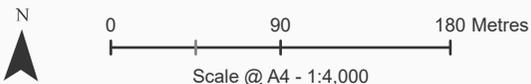
15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Residual Overflow
-  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.



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Resource Consents Map

15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



Key to map symbols

 Resource Consents

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



0 10 20 Metres

Scale @ A4 - 1:750

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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
130193	22 Rauparaha Street, Waikanae	1491057200	LOT 129 DP 6570 CT 316/161	LD	Proposed additions breach daylight recession plane on east	N	N	Decision Issued	30/10/2013	21/10/2013
250235	18 Ngapaki Street, Waikanae Beach	1491054500	LOT 118 DP 6570	LDR	To remove existing dwelling, construct a replacement	N	N	Report Generated		22/12/2025
250172	22 Hemara Street, Waikanae	1491053800	LOT 138 DP 6570	LDR	To construct a new dwelling and associated earthworks, with	N	N	Decision Issued	9/12/2025	14/10/2025
950224	16 Rauparaha Street, Waikanae	1491057500	PT LOT 116 DP 6570 PT LOT 115 DP 12840	LC	ERECT GARAGE	N	N	Decision Issued	3/10/1995	18/7/1995
PB180050	18 Rauparaha Street, Waikanae	1491057400	LOT 127 DP 6570	PB	To construct additions to existing dwelling that will	N	N	Letter sent	3/10/2018	20/9/2018

Health and Alcohol Licenses

15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



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

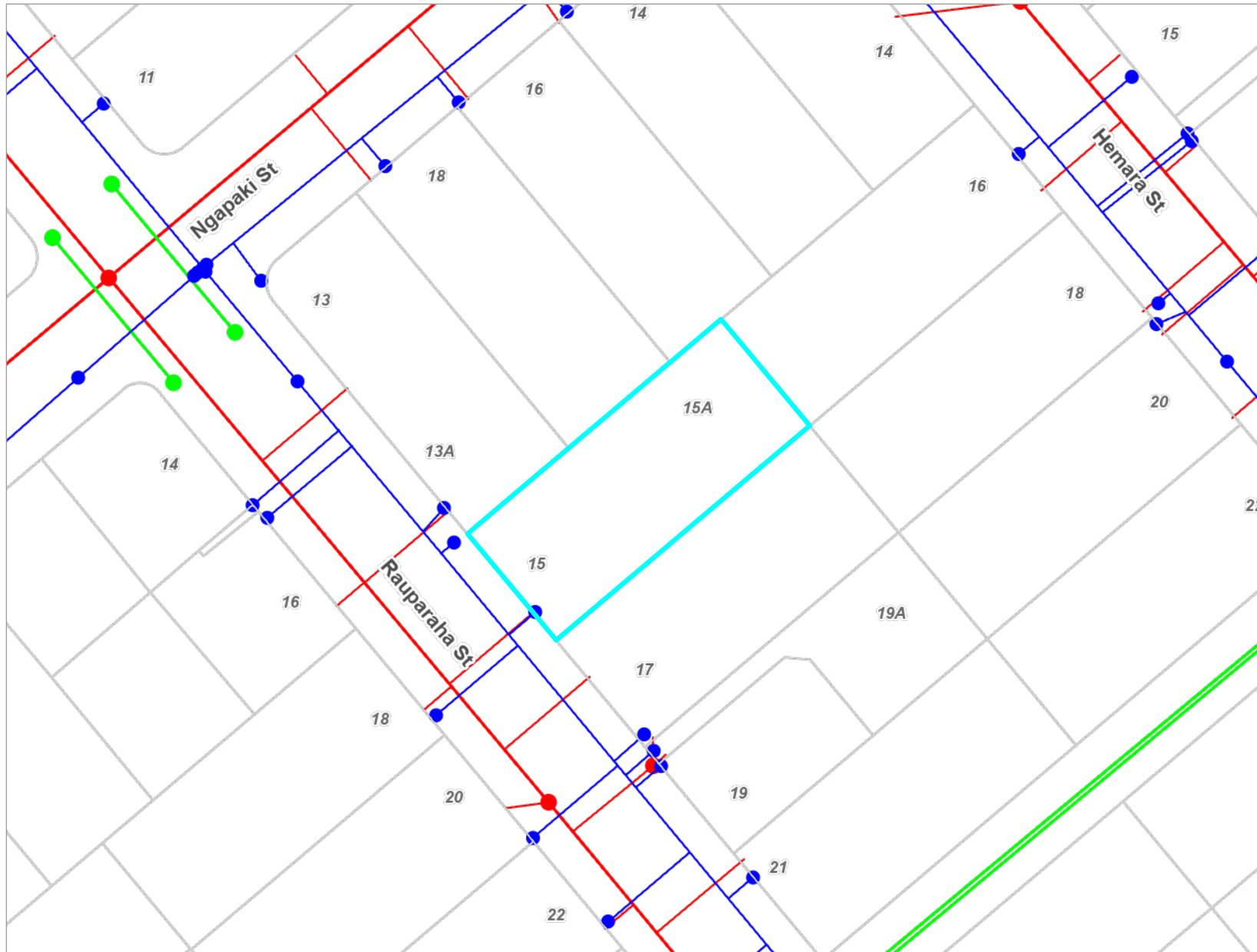
Scale @ A4 - 1:1,000

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Services Network

15 Rauparaha Street, Waikanae (FLAT 1 DP 65345 ON LOT 131 DP 6570 -HAVI NG 1/2 INT IN 871 SQ METRES)



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.



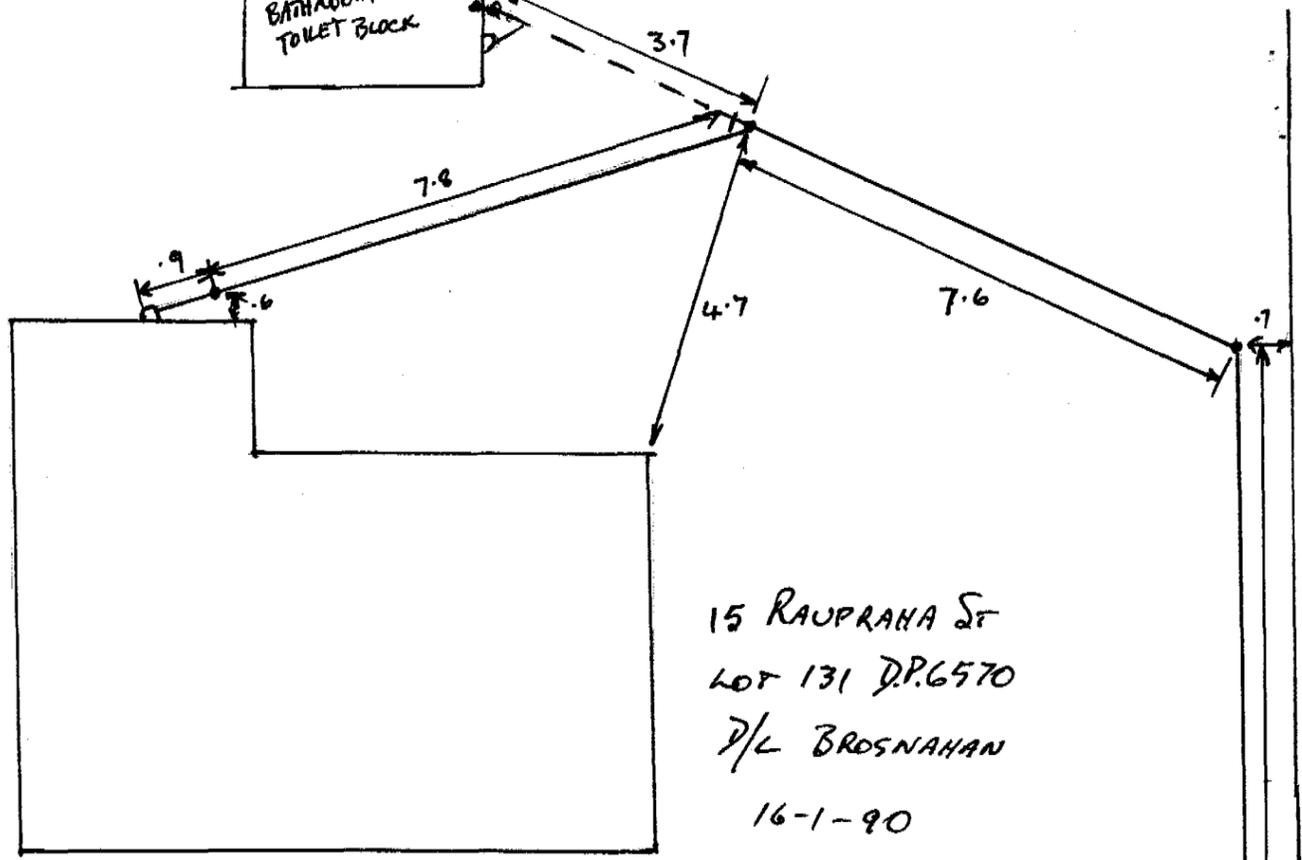
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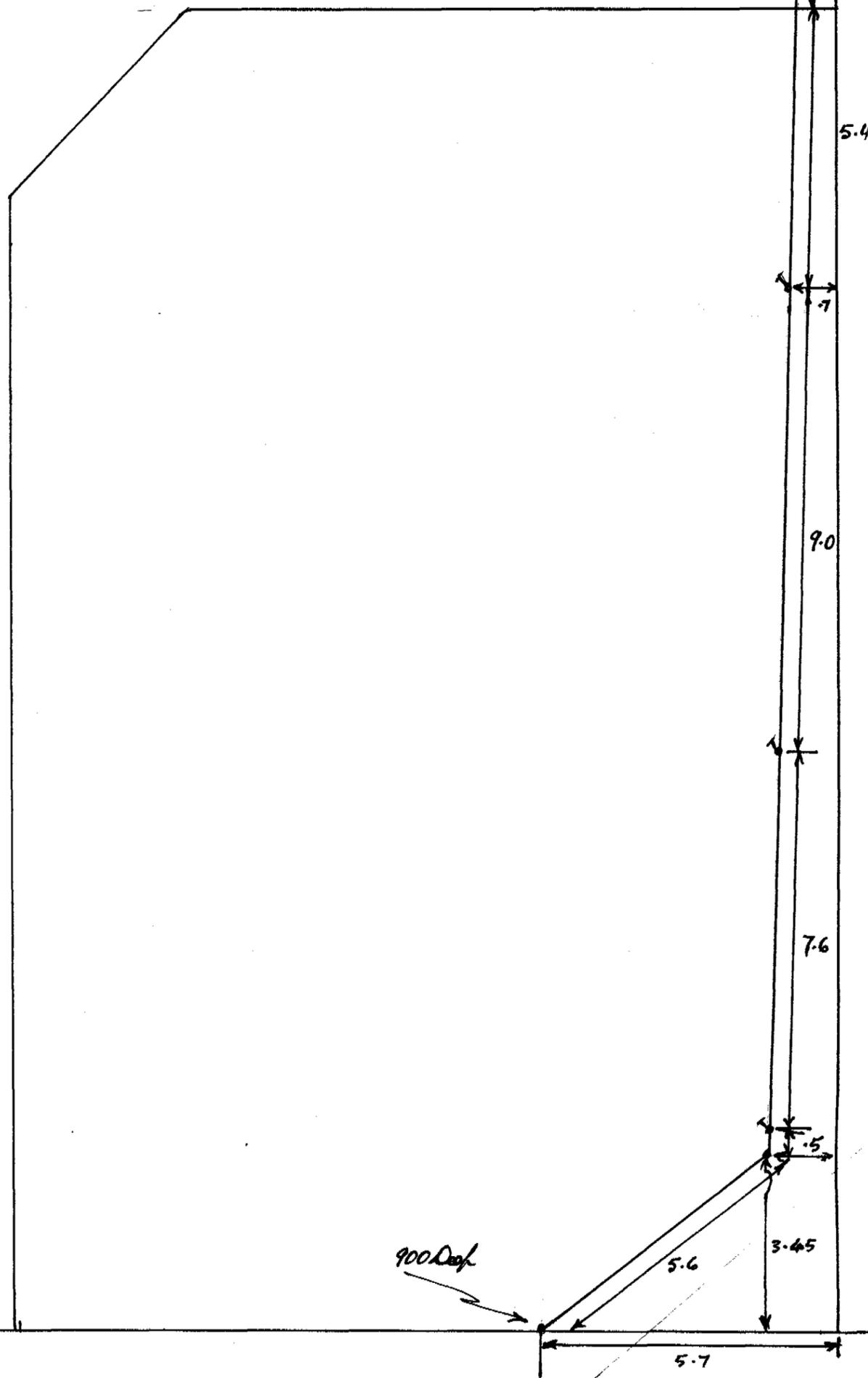
Date Printed: February 9, 2026

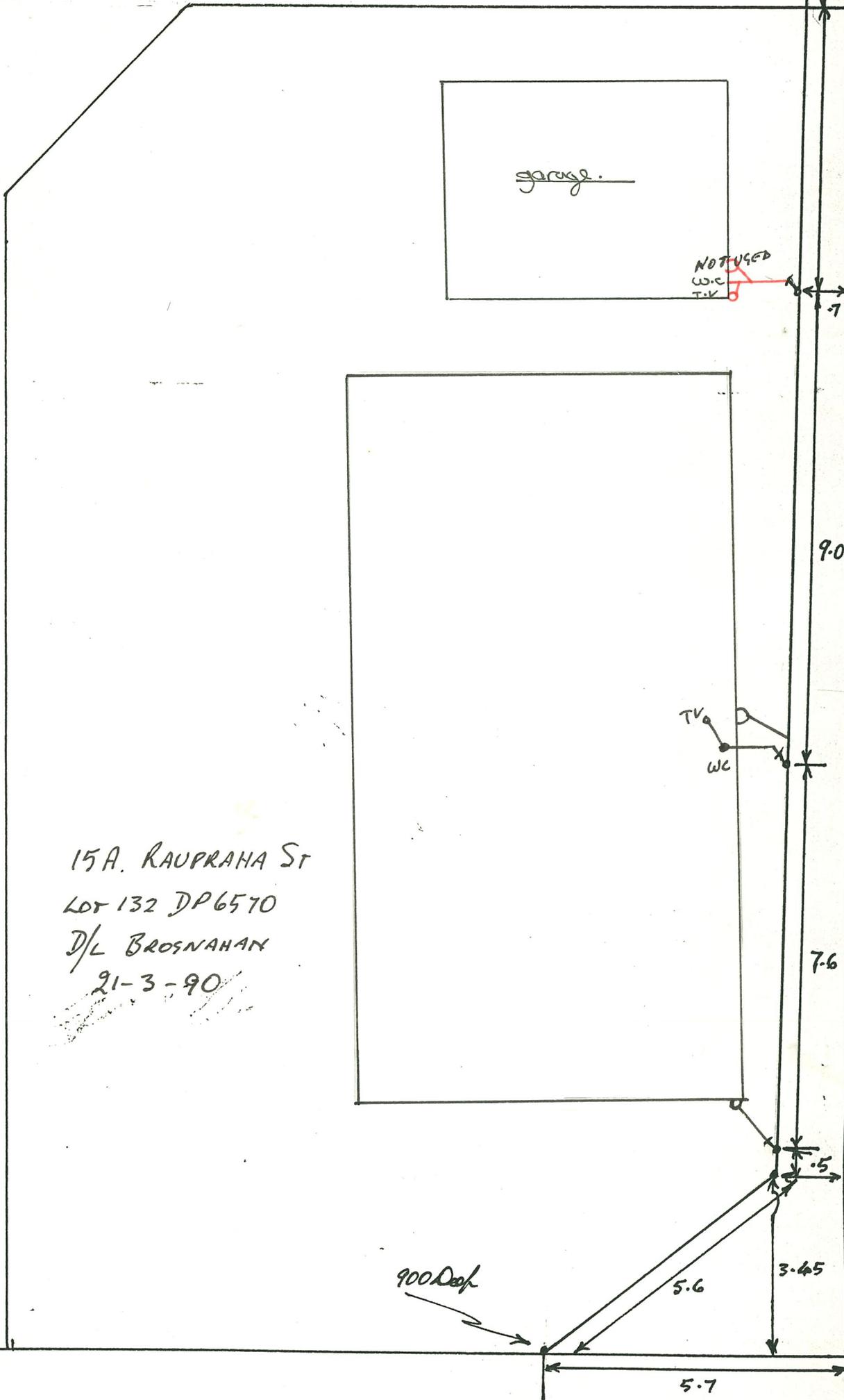
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BATHROOM
TOILET BLOCK



15 RAUPRANA ST
LOT 131 D.P.6570
D/L BROSNAHAN
16-1-90





15A. RAUPRANA ST
LOT 132 DP6570
D/L BROSNAMAN
21-3-90

5.4

9.0

7.6

3.45

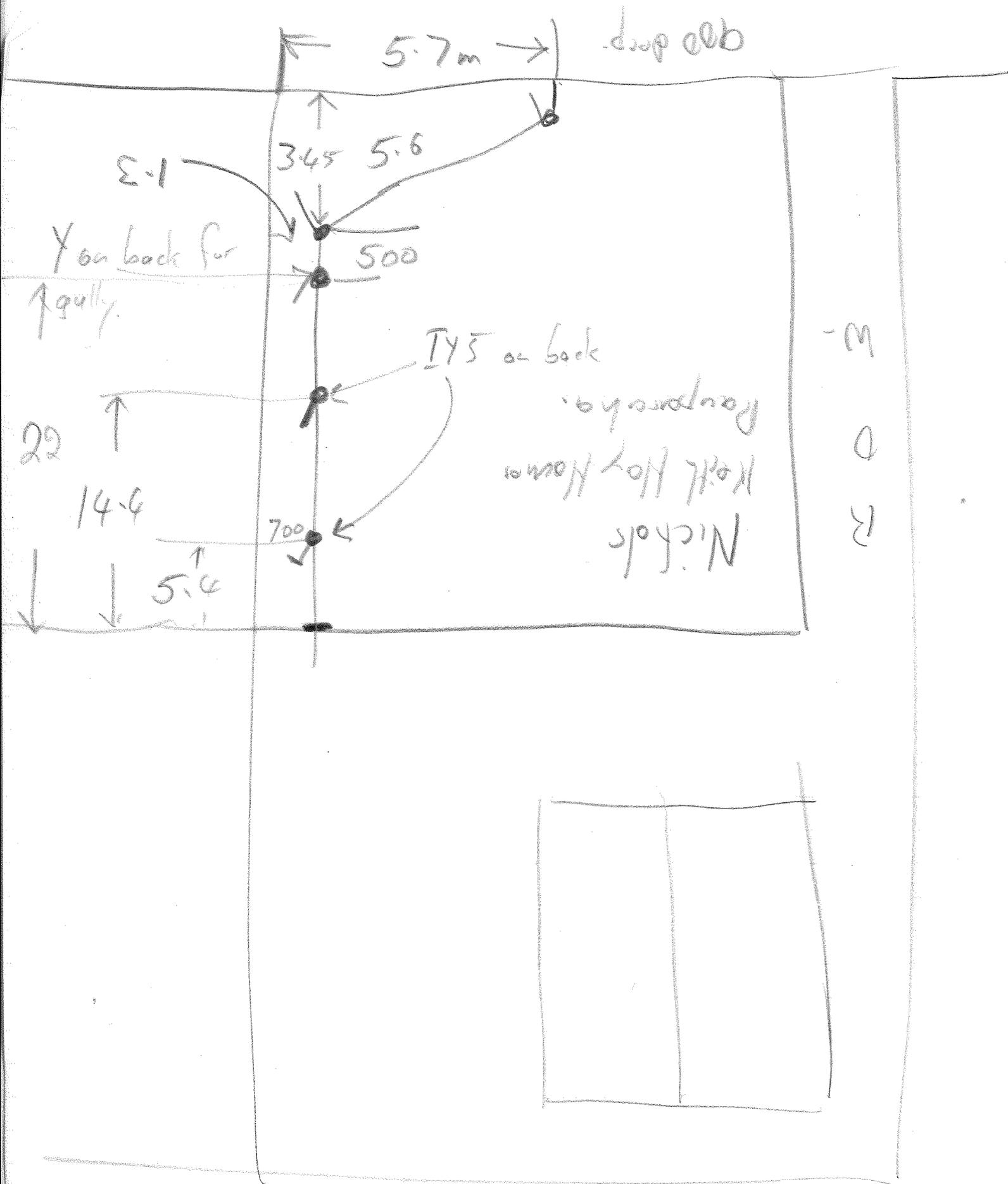
5.7

900 Deep

NOT USED
W.C.
T.V.

TV
WC

garage.

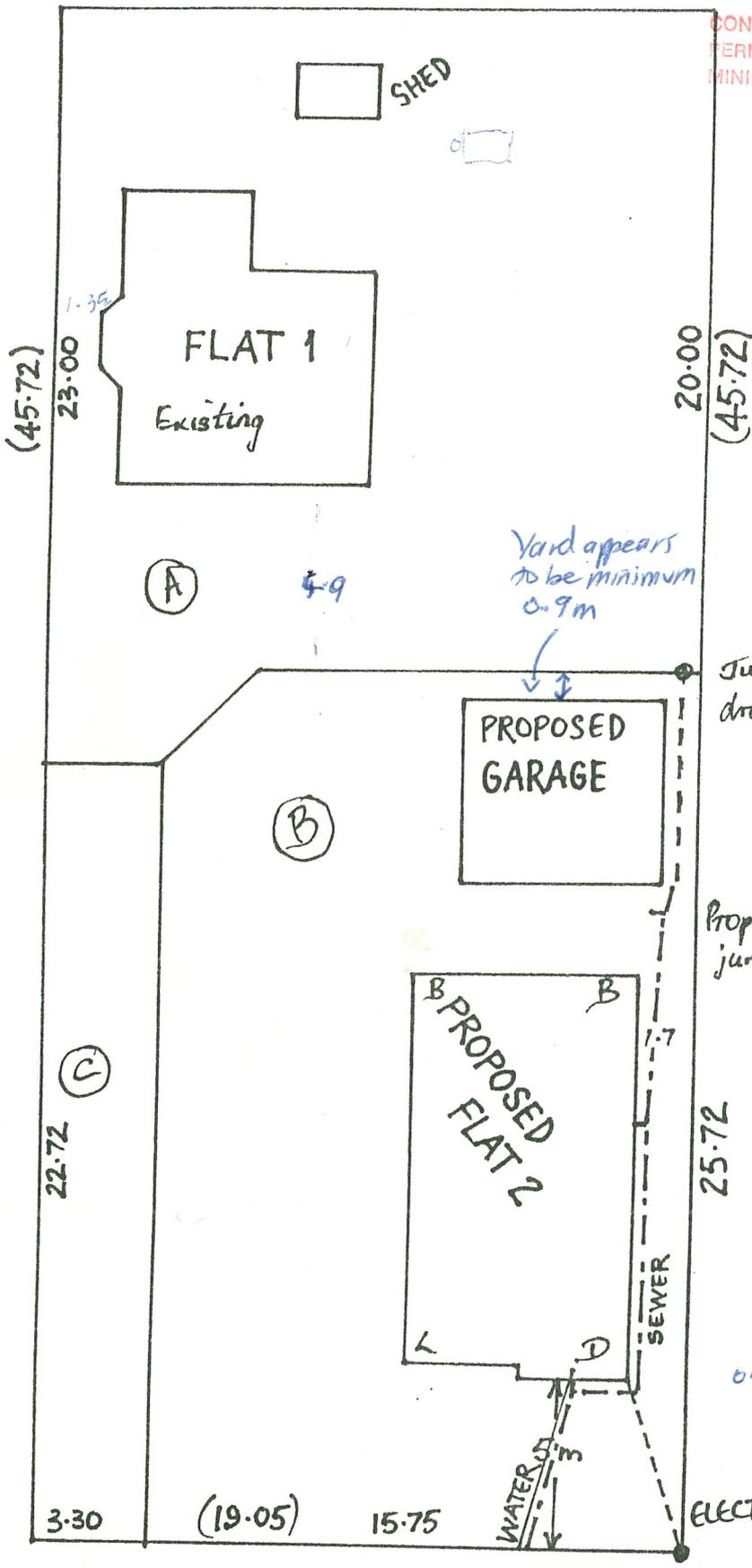


ARRANGEMENTS FOR THE PURPOSE OF INSPECTION OF FOUNDATION FLOOR SLABS, PRE-LINING, PLUMBING AND DRAINAGE ARE TO BE MADE THROUGH THE WAIKANAE OFFICE, PHONE 058-36336.

It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

CONCEALED SOIL AND T.V. PIPES ARE NOT PERMITTED UNLESS BUILT INTO DUCTS OR MINIMUM 150mm THICK FRAMED WALLS.

see Flat Plan 78



John Plouffe
 APPROVED Permit may be issued
 ERT
 21/11/89
 Proposal as shown complies with the D.S.
 Inspector
 Kapiti Coast District Council

APPROVED Permit may be issued
 27-11-89
 JCH
 Inspector
 Kapiti Coast District Council

New Water connection - to be to boundary.

Signed: p.p CONTRACTOR		Signed: EMPLOYER	
SCALE 1:200	AREA	DRAWN	NAME NICHOLLS WM
KEITH HAY HOMES LIMITED	COPYRIGHT 1987 DESIGNED TO N.Z.S 3604	DATE	PLAN REF 46/128