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18 March 2026

Neil Hyndman

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 65 Kohekohe Road, Waikanae.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

65 Kohekohe 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	Neil Hyndman
LIM number	L260297
Application date	12/03/26
Issue date	18/03/26

Property details

Property address	65 Kohekohe Road, Waikanae
Legal description	LOTS 5 DP 19887 CT 903/31
Area (hectares)	0.1108

Valuation information

Valuation number	1494149900
Capital value	\$1,900,000
Land value	\$590,000
Improvements value	\$1,310,000

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	5
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 \$7,451.13 This includes Greater Wellington Regional Council rates
Next instalment date	09/06/26
Arrears for previous years	\$0.00
Water rates	\$583.37 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

- 05/12/17 BUILDING CONSENT 170844: Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.
: Code Compliance Certificate issued 25/09/18
- 08/12/10 BUILDING CONSENT 100899: Interior alterations with some new of re-used exterior doors and windows and building additions include a double garage/laundry, garden store, bedroom additions and an ensuite.
: Code Compliance Certificate issued 07/03/12
- 07/07/61 Building Permit 112549 GARAGE 336 SQ FT
- 13/02/61 Building Permit 049879 DWELLING 1004 SQ FT

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

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

This property was created via subdivision in 1957.

A copy of the Deposited Plan (DP 19887) and Record of Title is provided with this LIM.

There are no known easements.

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

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

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

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

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

This property is adjacent to a property which contains some specific features on it that are recorded in the Operative District Plan (2021).

These features are:

Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (4712) Rimu, 67 Kohekohe Road.

Ecological Site: an area with significant native vegetation or habitat for native fauna. (K070) Russell Reserve Bush (Kohekohe Titoki Forest).

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 adjacent to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

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

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

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

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

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

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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

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

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

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: March 19, 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
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 **WN903/31**
Land Registration District **Wellington**
Date Issued 29 June 1960

Prior References
WN826/81

Estate Fee Simple
Area 1108 square metres more or less
Legal Description Lot 5 Deposited Plan 19887

Original Registered Owners

David Charles Gaskin and Anita Joan Gaskin

Interests

5945007.2 Transmission to Anita Joan Gaskin - 25.3.2004 at 9:00 am
5945007.3 Transfer to Kevin William Lowes and Alison Clare Lowes - 25.3.2004 at 9:00 am
5945007.4 Mortgage to The National Bank of New Zealand Limited - 25.3.2004 at 9:00 am
6991321.1 Variation of Mortgage 5945007.4 - 16.8.2006 at 9:00 am
7391668.1 Discharge of Mortgage 5945007.4 - 1.6.2007 at 2:53 pm
7391668.2 Transfer to Cameron Daniel Lee (1/2 share) and Philippa Kirk Gibbons (1/2 share) - 1.6.2007 at 2:53 pm
7391668.3 Mortgage to New Zealand Home Lending Limited - 1.6.2007 at 2:53 pm
7841221.1 Discharge of Mortgage 7391668.3 - 12.6.2008 at 11:39 am
7841221.2 Transfer to Cameron Daniel Lee - 12.6.2008 at 11:39 am
7841221.3 Mortgage to New Zealand Home Lending Limited - 12.6.2008 at 11:39 am
8465353.1 Discharge of Mortgage 7841221.3 - 22.4.2010 at 1:59 pm
8465353.2 Transfer to Cameron Daniel Lee and Jennifer Rosemary Lee - 22.4.2010 at 1:59 pm
8465353.3 Mortgage to Bank of New Zealand - 22.4.2010 at 1:59 pm
9901884.1 Discharge of Mortgage 8465353.3 - 4.12.2014 at 12:50 pm
9901884.2 Transfer to Jodi Lee Kelly and Andrew John Kelly - 4.12.2014 at 12:50 pm
9901884.3 Mortgage to ANZ Bank New Zealand Limited - 4.12.2014 at 12:50 pm
10652928.1 Discharge of Mortgage 9901884.3 - 16.12.2016 at 3:20 pm
10652928.2 Transfer to Neil Lindsay Hyndman, Gillian Ann Hyndman, Anderson Lloyd Trustee Company Limited and MCC Nominees 2015 Limited - 16.12.2016 at 3:20 pm
10652928.3 Mortgage to ANZ Bank New Zealand Limited - 16.12.2016 at 3:20 pm
11013254.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation/ponding as a natural hazard - 25.1.2018 at 7:00 am

11865461.1 Discharge of Mortgage 10652928.3 - 26.11.2021 at 11:13 am

11865461.2 Transmission to Neil Lindsay Hyndman, Anderson Lloyd Trustee Company Limited and MCC Nominees 2015 Limited as survivor(s) - 26.11.2021 at 11:13 am

11865461.3 Transfer to Neil Lindsay Hyndman, Edward Neil Hyndman, Mathew Roger Hyndman and MCC Nominees 2015 Limited - 26.11.2021 at 11:13 am

13165885.1 Removal of notification of building consent No 11013254.1 - 20.11.2024 at 7:00 am

Vol. 903 Folio 31

Land and Deeds—4
FORM No. 2

Reference: { Vol. 826, Folio 81
Transfer No. 465419
Order for N/C No.



NEW ZEALAND

REGISTER

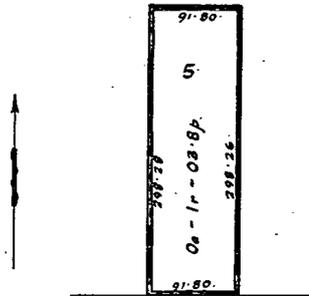
Register-book,
Vol. 903, folio 31

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-ninth day of June, one thousand nine hundred and sixty
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that
WALTER JOHN ROOTS of Waikanae Farmer and FREDA ROOTS his wife --

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 road 3.8 perches more or less situate in Block IX of the KAITAWA Survey District being part NGARARA West A 78 C and being also Lot 5 on Deposited Plan 19887 --

Image Quality due to Condition of Original



Kohokohe Road

Scale: 1 chain to an inch. D.P. 19887.

EQUIVALENT METRIC AREA IS 1108 m²

Penciling covenant in Transfer 426364. *John Roderick*
A.L.R.
Mortgage 491512 the registered proprietor *John Roderick*
DISCHARGED by *John Roderick*
Application 38790
Application 38790 - 1961 at 10-4 am
A.L.R.
Variation of Mortgage 491512 - 15.3.1967 at 10.06a.m.
DISCHARGED
A.L.R.
Transfer 705108 to Trevor Roderick Fraser of Wellington; Warehouseman - 18.4.1967 at 9.25a.m.
THIS REPRODUCTION (ON A REDUCED SCALE) *John Roderick*
CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1970
A.L.R.

Settled under the Joint Family Homes Act 1964 on TREVOR RODERICK FRASER above named and GLADYS MARIE FRASER his wife - 30.5.1968 at 10.58 a.m.
Application 38790 *John Roderick*
See 1. 964450
A.L.R.
Transmission 774025 to Trevor Roderick Fraser of Waikanae, Warehouseman as Survivor - 20.2.1969 at 10.22a.m.
John Roderick
A.L.R.

OVER

403/31

Transfer 964550 to David Charles Gaskin
of Wellington, Civil Servant and Anita
Joan Gaskin his wife - 13.3.1973 at
12.05 o'c.

Judith A. A.C.A.
A.L.R.

144860.1
DISCHARGED
MORTGAGE
15 APR 1976
A.L.R.

Transfer 964551 to Bank of New Zealand
at 12.06 o'c.

Judith A. A.C.A.
A.L.R.



Land Transfer Office

Received 19/9/1957

Title Reference 415/47

Referred to L. T. Surveyor

19887

28861

Deposited this 12th day

of November 1957



District Land Registrar

112-12
19/9/57
Hadfield

PT. NGARARA WEST A78C

Pt. C.T. 715/47

23782 Distorted Diagram 'A'

M.L.4603

18

TE NGARARA ROAD

ROAD

ROAD

HOROPITO

Lot No.	of	Lot No.	of
1	17	270-27	27
2	2791-67	18	769-38
3	3825-67	19	774-99
4	4774-66	20	771-65
5	226-81	21	870-70
6	843-38	22	
7	869-81	23	770-19
8	933-66	24	770-19
9	926-93	25	870-38
10	869-76	26	779-47
11	888-21	27	790-65
12	826-72	28	776-85
13	775-94	29	836-95
14	30	Rec. Res.	
15	870-27	31	Dedn. O.C. 9424
16			

Approved under Land Subdivision in Counties Act, 1946 see Scheme plan D.2045

Appellation Compared With K. 453694

Distorted Diagram 'B'

TOTAL AREA: 11.0.29.96 TOWN OF WAIKANAE EXTN. NO. 32. SUBDN OF PART NGARARA WEST A78C

Approved as to Survey

Chief Surveyor 13/11/57

Received 19/9/57

Reference plans D.P.18727, 18726, 14994, 14025, M.L.4603

Field book 167 p. 216-217

Traverse book 176 p. 116-120

Examined by A. Somniah

Recorded by W. Parahi

Corrected by L. T. Surveyor

Comprised in Pt. C.T. 715/47 Survey Block & District IX KAITAWA Land District WELLINGTON Local Body HOROWHENUA COUNTY Scale 150 links to an inch Surveyed by Martin & Dyett Date October 1956

Allan Ronald de Vries of Wellington Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed 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 solemn declaration, conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.

Declared at Wellington this 10th day of April 1957

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

Appellation Amended See K. 453694

Approved W. Parahi Applicant or Registered Owner

This space reserved for plan numbers

19887

19887

Operative District Plan 2021 - Zones and Precincts

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



Key to map symbols

-  Precinct
-  General Residential Zone
-  High Density Residential Zone
-  Natural Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: March 19, 2026

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

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



Key to map symbols

-  Local Community Connectors
-  Coastal Environment

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



0 40 80 Metres

Scale @ A4 - 1:2,000

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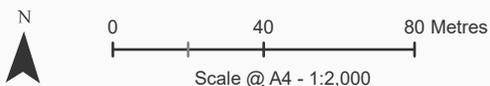
Operative District Plan 2021 - Designations & Miscellaneous Features

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



Key to map symbols

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.

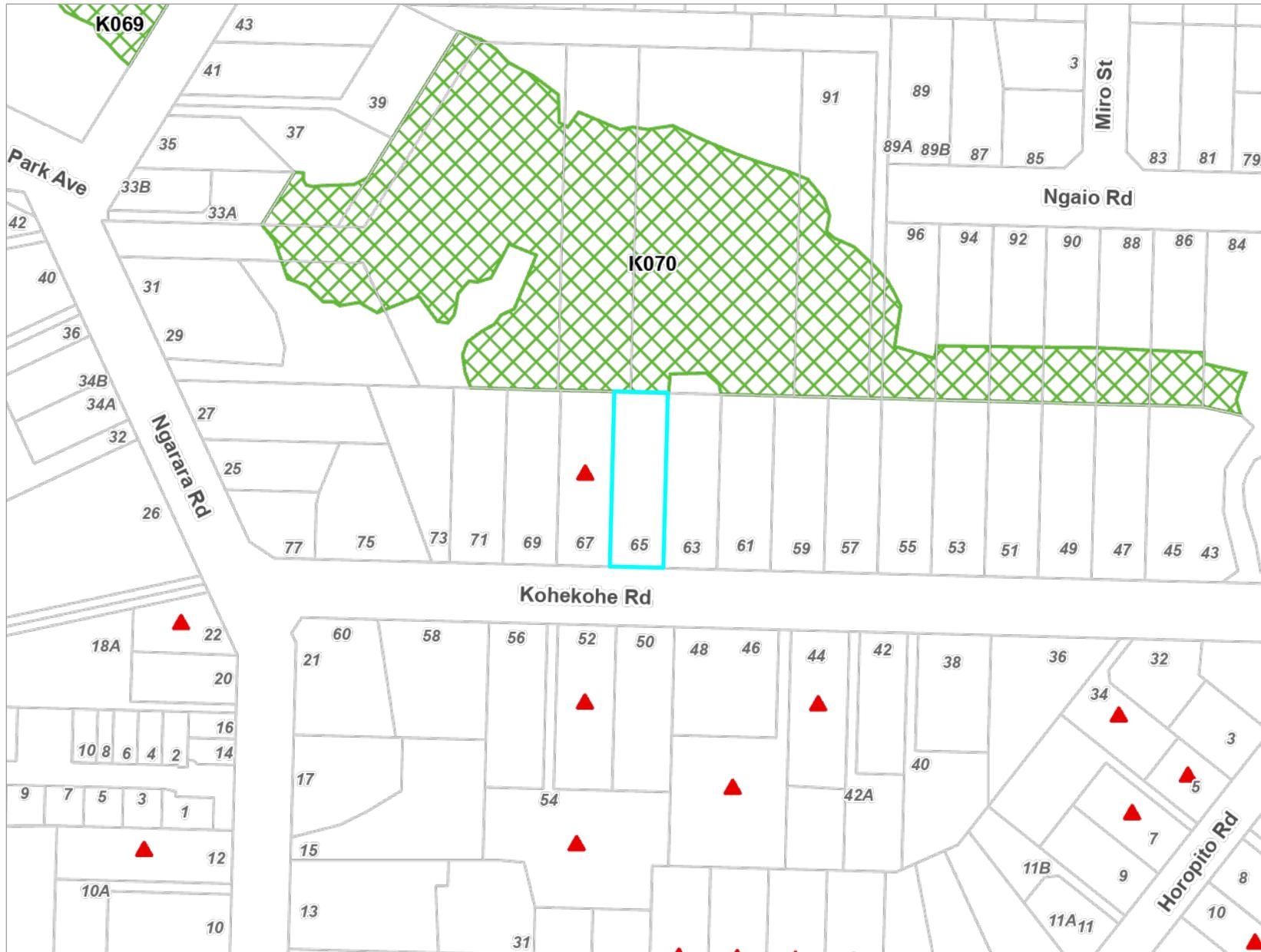


Date Printed: March 19, 2026

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Operative District Plan 2021 - Natural Features

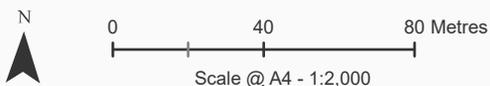
65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



Key to map symbols

-  Ecological Sites
-  Key Indigenous Trees

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Operative District Plan 2021 - Natural Hazards

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



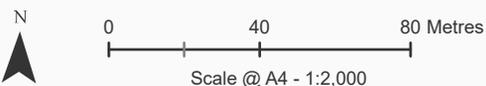
Key to map symbols

 Earthworks

 Overflow Path

 Ponding Area

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

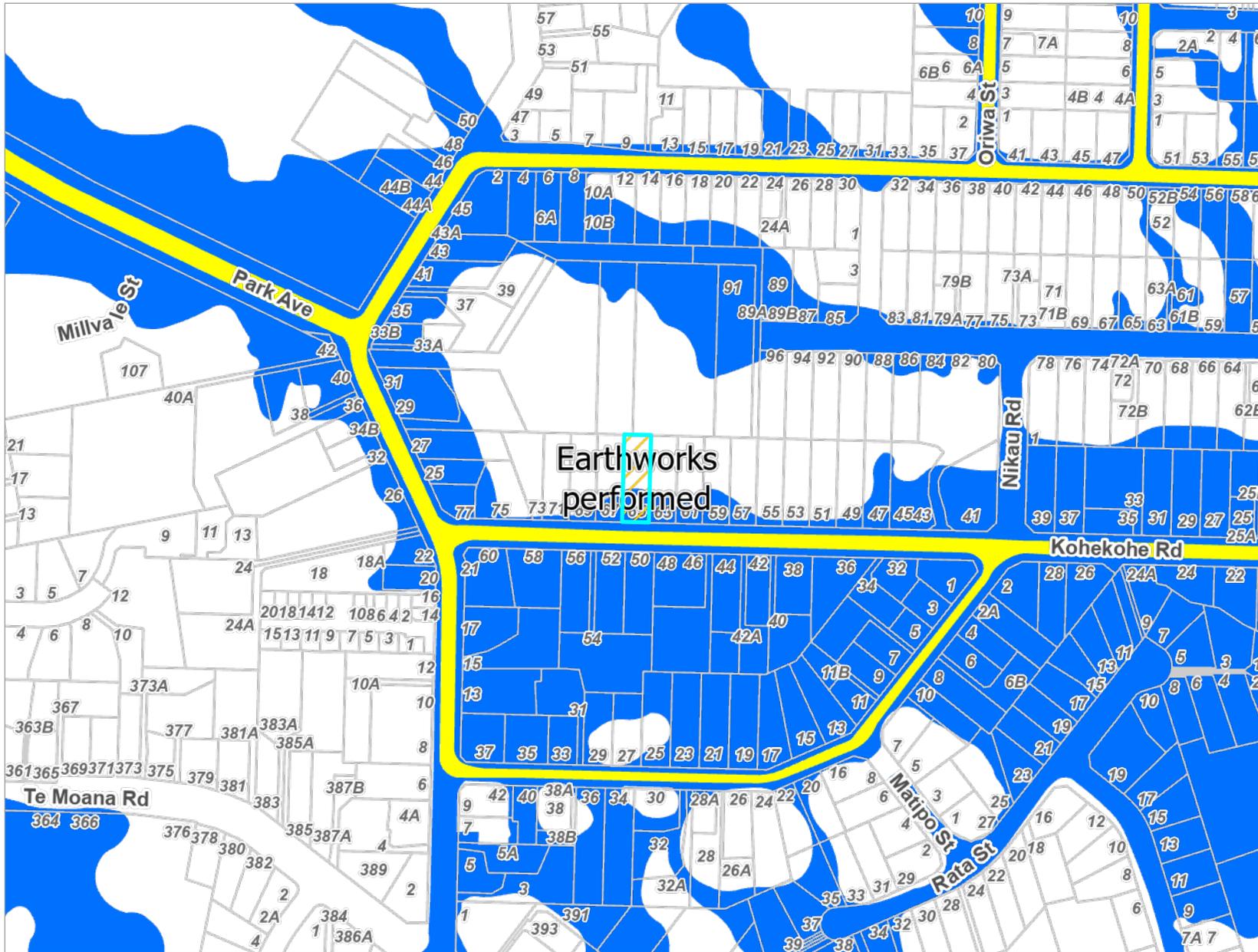


Date Printed: March 19, 2026

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Latest Flood Hazards

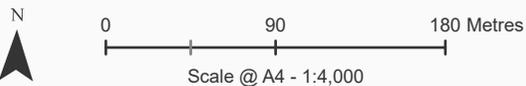
65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



Key to map symbols

-  Earthworks
-  Overflow Path
-  Ponding

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



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Resource Consents Map

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



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 20 40 Metres

Scale @ A4 - 1:1,000

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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
120013	Ngaio Road, Waikanae	1494177300	LOT 38 DP 14025 LOT 7 DP 14827 LOT 9	LD	Cloakroom/entrance extension in an open space area with	N	N	Decision Issued	21/3/2012	15/2/2012
230070	44 Kohekohe Road, Waikanae	1494148400	LOT 1 DP 66767 CT 35D/588	LD	Removal of key indigenous tree.	N	N	Application Returned incomplete		12/5/2023
240205	44 Kohekohe Road, Waikanae	1494148400	LOT 1 DP 66767 CT 35D/588	LC	Removal of key indigenous tree (Kohekohe)	N	N	Decision Issued	18/12/2024	28/11/2024
250069	44 Kohekohe Road, Waikanae	1494148400	LOT 1 DP 66767 CT 35D/588	LDR	Earthworks within flood hazard for the construction of a	N	N	Decision Issued	8/7/2025	28/4/2025

Health and Alcohol Licenses

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



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

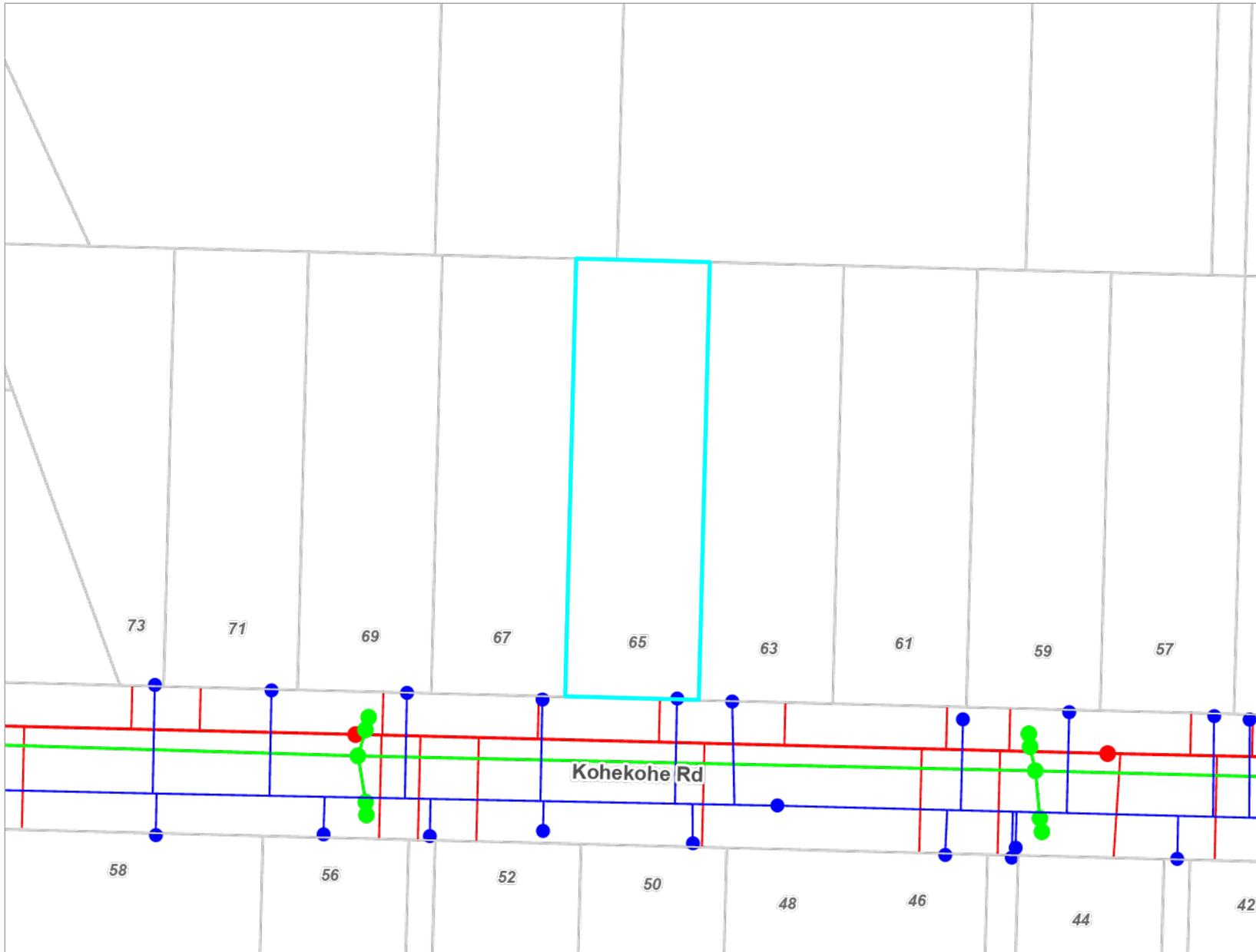
Scale @ A4 - 1:1,000

Date Printed: March 19, 2026

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Services Network

65 Kohekohe Road, Waikanae (LOTS 5 DP 19887 CT 903/31)



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.

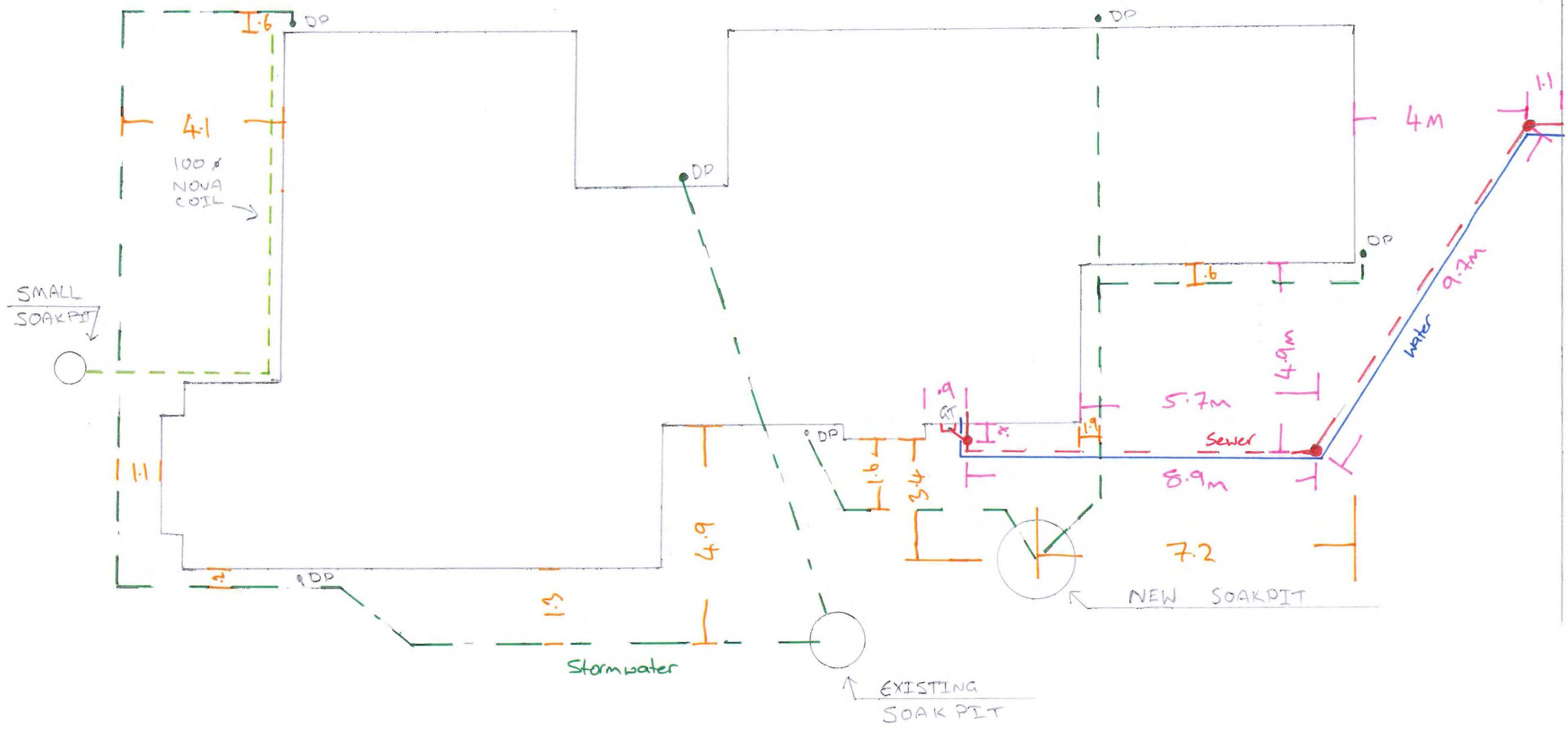


0 10 20 Metres

Scale @ A4 - 1:800

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ADDRESS: 65 KOHEKOHE ROAD WAIKANAE

As-Built



BATHROOM CONSTRUCTION NOTES

NATURAL VENTILATION
 Provide 5% min floor area: Ref:
 NZBC G4 Ventilation Cl: 1.1.2 & 1.2
 Window W5 opening sash
 Ventilation area = 0.7m²
 Floor area = 5.2m²
 Opening window area = 13.5% of floor area

Glazing: In accordance with NZS 4223: Parts 1, 2 and 3 double glazed, Grade A Safety Glass.
 Confirm with Owner if glass is to be obscured.

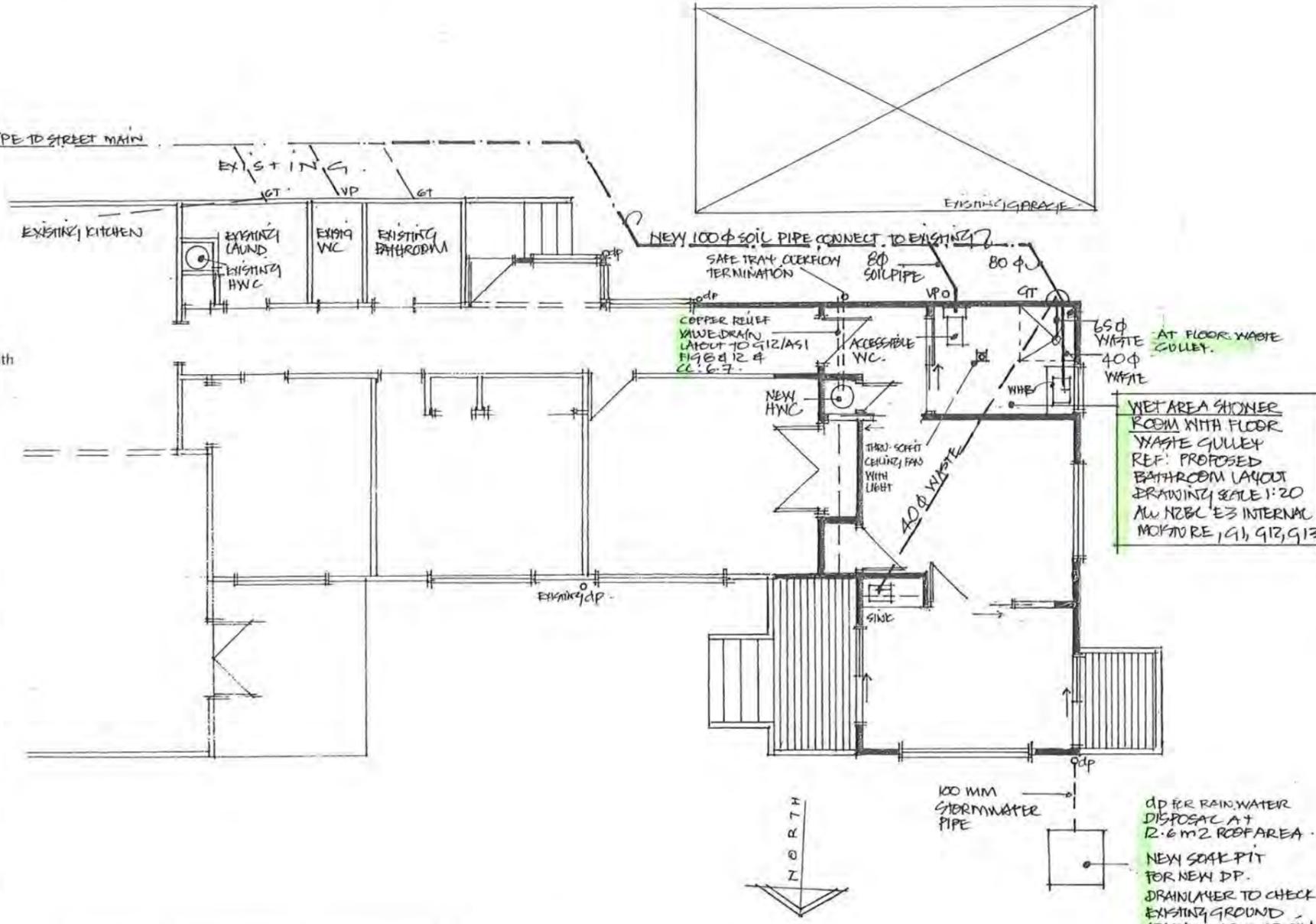
MECHANICAL
Ventilation:
 Provide and install ceiling mounted light / vent fitting with thru-soffit venting
Heating: Provide and install wall mounted heater
 Selection as confirmed by Owner at a later date

HEATED TOWEL RAILS:
 Provide and install in locations indicated.

WALL AND CEILING LININGS:
Ceiling: 13mm Gib 'Aqualine' on Rondo Battens
 Installed in strict accordance with manufacturer's instructions.
Walls: 10mm Gib 'Aqualine'
 Paint finish with one coat primer, two coats semi-gloss enamel paint
Shower area walls: Two wall acrylic shower lining installed over Gib 'Aqualine' to manufacturer's instructions and in strict accordance with E3 Internal Moisture for perfectly watertight finish

FLOORING:
 Ref: Shower Room drawing Scale 1:20
 Vinyl flooring:
 'Tarkett Safe T' all joints welded
 Formed to falls at wet area shower area at 1:40min to proprietary floor waste.
 All to E3 Internal Moisture
 Wall / floor junction finished with timber skirting or with coved upstand Ref: Fig 1 (a)
 Confirm with Owner at a later date

ACCESSIBILITY:
 This is a bathroom for an elderly person.
 Grab rails are to be installed at locations as confirmed with Owner on site.



- PLUMBING PLAN NOTES:**
- All plumbing and drainage in accordance with NZ/AS 3500 Part 2.2
 - Plumber / Drainlayer to fill out Producer Statement and return to council with an as built drainage plan
 - Check Council information for service connections
 - Pipes to be inspected before covering with sand
 - A tempering valve is required to be installed on the hot water service.
 - Plumber to ensure that the proposed floor level will allow satisfactory fall of drains to sewer connections

- KEY:**
- HWC Hot water cylinder
 - WC Water closet
 - WHB wash hand basin
 - GT gulley trap
 - TV terminal vent

PIPE GRADIENTS
 Minimum grades for drains and discharge pipes
 65 diam. or less = 1 in 40
 80 and 100 diam. = 1 in 60

HOT AND COLD WATER
 All pipe work in new bathroom to be polybutylene in accordance with G12 Cl: 2.0, and Table 1 and AS/NZS 2642 Parts 1, 2 and 3

SIZES:
 20mm from main to HWC
 15mm to all other branches

HOT WATER CYLINDER: All to G12 Cl 6.0
 HWC shall have
 Tempering valve: water temp set to 45 degrees
 Copper Pressure Relief valve drain to fall Ref: G12 Cl: 6.7
 Safe tray with overflow terminating at exterior
 Seismic restraints to G12 Fig 14 and Fig 14

SHOWER:
 REF: Shower room drawing Scale 1:20
 This is a WET AREA shower room with 1200 x 1200 mm formed shower area within the Bathroom vinyl flooring area, all as shown
 All installation to best practice to perfectly watertight finish and to NZBC Fig 5 Shower compartment generally

FLOOR WASTE:
 At formed shower area with falls to gulley of 1:40 min:
 Install floor waste: 'Allproof Industries Revolver Easy Clean CP Vinyl REVCPV' Connect to new gulley trap.

WC:
 to be accessible dimensions with location and location relevant to grab rails in accordance G1 Personal Hygiene Fig: 5

WASH HAND BASIN VANITY / SINK
 Units as selected by Owner and fitted to walls in accordance with E3 Internal Moisture Fig 3 (b)

NEW GRANNY FLAT ADDITION
FOR: CATHERINE AND MARK ENGLERT
AT: 6 MATAI STREET, WAIKANAЕ

PLUMBING & DRAINAGE PLAN
 SCALE 1:100

ROSALIND DERBY ARCHITECTURE
 B ARCH

WAIKANAЕ
 P: 04 2985176
 M: 022 6757364
 e: rosallind@rosalindderby.co.nz
 www.rosalindderby.co.nz
 NZIA: 18455 ADNZ: 14045
 LBP: DESIGN 2: 120529



Confirm all dimensions on site. Do not measure off drawings.

All work to be in accordance with Best Trade Practice carried out by Competent Tradespeople, using Equipment, Materials and Processes appropriate for the job; all in accordance with Manufacturer's instructions. All work in strict accordance with NZS 3604: 2011 'Timber Framed Buildings'; NZS 3602: 2003 Timber and Wood Based Products for Use in Building; and all other relevant NZ Standards

and in strict accordance with relevant Clauses of the NZ Building Code particularly B1 Structure, B2 Durability and E2 External Moisture.

All in accordance with Local Building By-Laws.

DATE: 14 NOV 2017
 SHEET NO: 03
 AMENDMENTS
 11-01-18: SOAKPIT WET AREA SHOWER

DRAINAGE PLAN NOTES:

- All Plumbing and Drainage to be in accordance with AS/NZS 3500:5 for ground floor systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- Builder to ensure that proposed floor level will allow satisfactory fall of drains to sewer connections

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
 - 65Ø & less = 1 in 40
 - 80Ø & 100Ø = 1 in 60

DEPTH OF DRAINS

- Under driveways & right of ways - 500mm
- Under grassed area - 300mm
- Under buildings - 25mm between drain and reinforced concrete slab

INSPECTION POINTS - drainage

- Inspection Points shall comply with NZBC G13/AS2 5.7.4.
- Inspection Points shall be located
 - Immediately prior to drain outfalls
 - Immediately inside the boundary of the property served
 - At the junction of every drain with another drain except that no access point is required where the branch drain is less than 2.0m long and only serves a gully trap
 - Every change in horizontal direction of greater than 45°
 - Every change in gradient greater than 45°
 - At intervals (on straight lines) of no less than:
 - 50m where rodding points are used
 - 100mm where access chambers are used
 - Within 2.0m outside the building where a drain enters or exits from under a building
 - At the base of the discharge stack where it meets the discharge pipe

INSPECTION POINTS - stormwater

- Inspection points for the inspection & maintenance of stormwater pipes shall comply with NZS/AS3500:5
- Allow for a 90Ø inspection point at the end of each stormwater line
- Inspection points shall be located
 - At no more than 50m intervals
 - Changes in direction greater than 45°
 - Changes in gradient greater than 45°
 - Junctions with other drains - unless the drain is serving a single downpipe and is less than 2m long

STORMWATER DRAINAGE

- 100Ø Pipe - minimum 1 in 120 fall

VENTS

- Vents shall be 50Ø open vents and shall terminate in the open air in accordance with NZS3500:5 clause 4.33.7 and figure 4.10.
- Vents shall be located where practical in internal non-load bearing framing that does not contain bracing units. Where this cannot be avoided use the BRANZ appraised (number 570) Thru-brackets (Thru Top Plate) for timber framing - note limited to one bracket per stud bay.

HOT & COLD WATER

- All pipe work in house to be cross linked polyethylene (PE-X) Kembra Flex or similar
 - 20mm for Main, to bath and to HWC
 - 15mm to all other branches
 - 15mm to exterior taps

STORMWATER DRAINAGE

- 100Ø Pipe, minimum 1 in 120 fall

RAINWATER CALCULATION

- 10mm/10yrs Average Rainfall = 80mm/hr
- Roof Catchment Area = 423m²
- Quarter round gutter - Catchment capacity = 6300mm², 60m² roof = 425/60 = 7 sections of gutter
- Downpipe Size = colorsteel rectangular (100x50 white with stand off brackets) Catchment 0-25° = 100m²
- Roof Catchment/Downpipe Catchment = 425/100 = 5 DP's

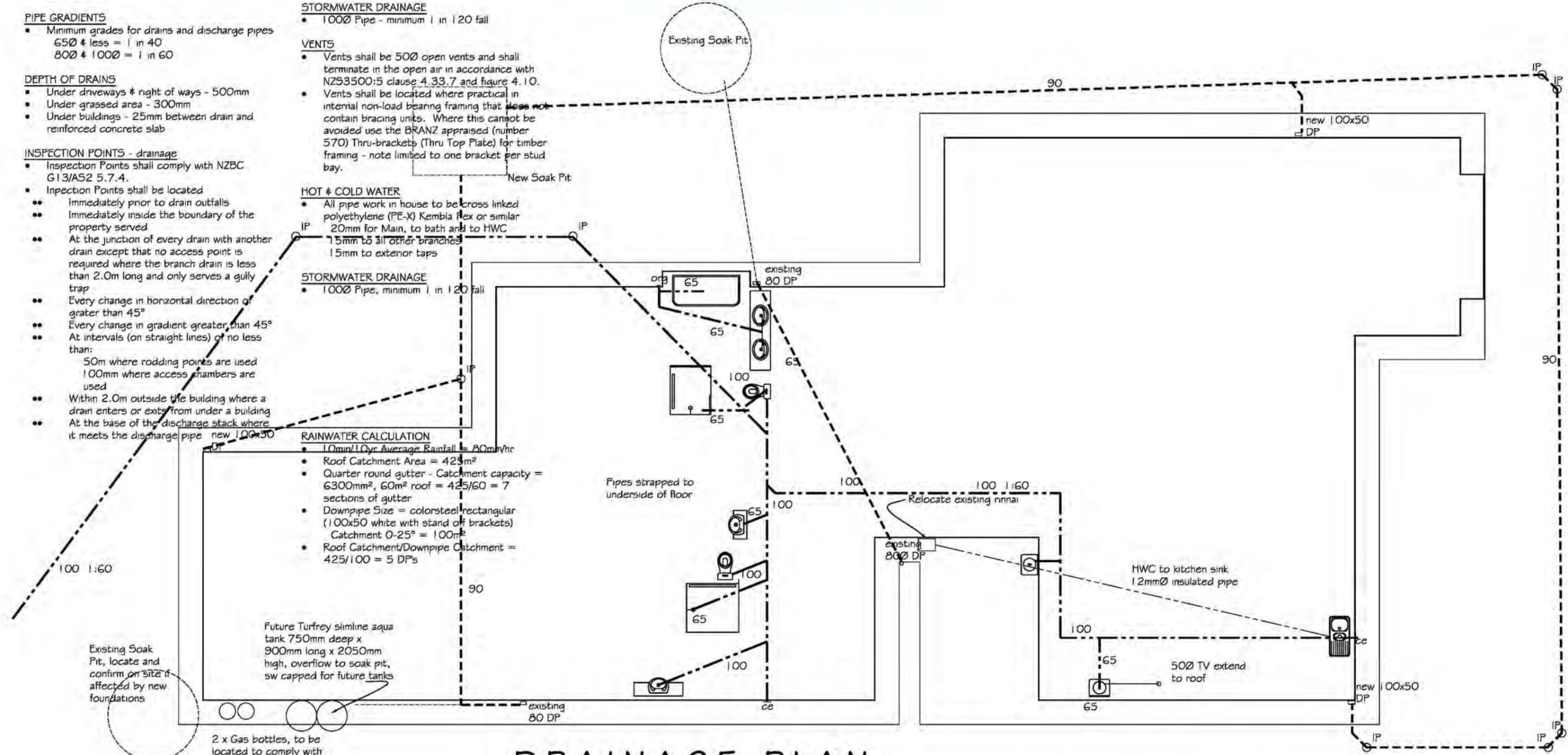
Future Turefy slimline aqua tank 750mm deep x 900mm long x 2050mm high, overflow to soak pit, sw capped for future tanks

2 x Gas bottles, to be located to comply with Appendix J NZS 5601.1

BC170844
Further Information Received
30/11/2017

A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL. ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER, STORMWATER AND WATER.

BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCILS SEWER.

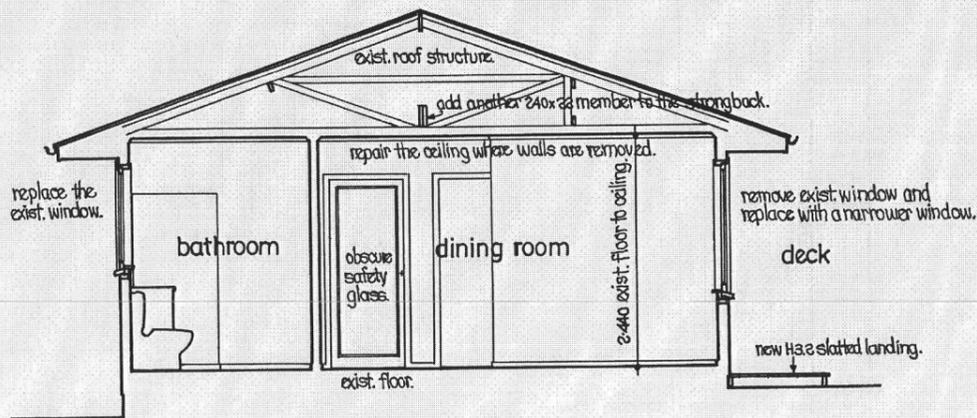


DRAINAGE PLAN
Scale 1:100

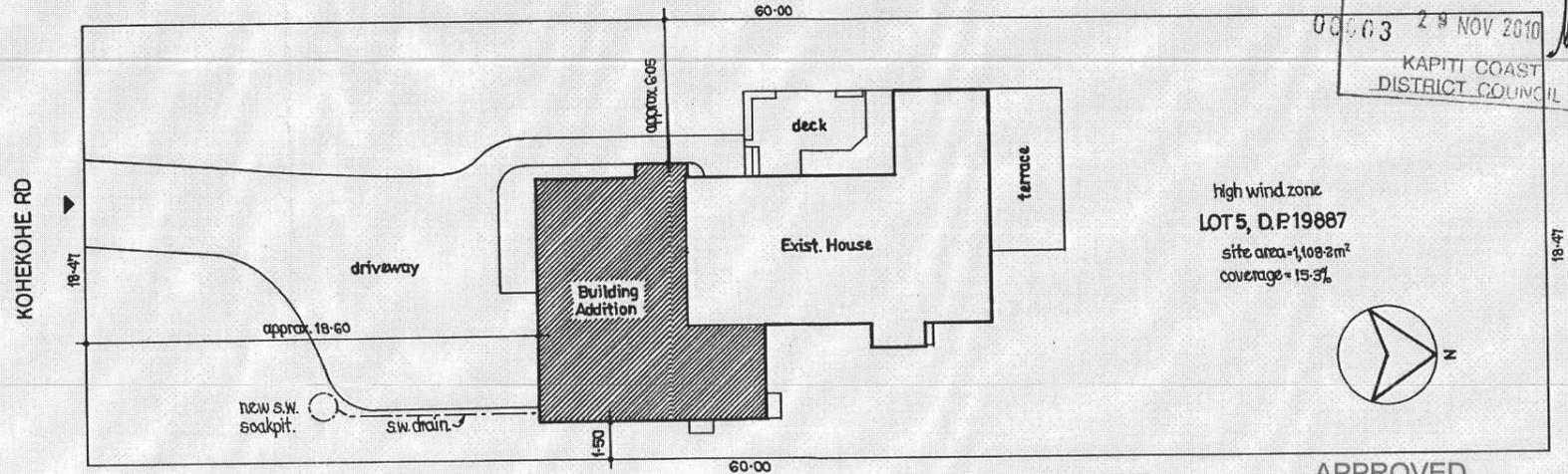
<p>KAPITI ARCHITECTURAL DESIGN LTD www.kapitidesign.co.nz DESIGNED FOR LIVING P: 04 905 7380 M: 0275 114 744 E: rochelle@kapitidesign.co.nz</p>	<p>DO NOT SCALE OFF DRAWINGS These drawings are copyright. Drawings are to be read in conjunction with specification, contract documentation & other consultants drawings and specifications. Contractor to verify all dimensions on site prior to commencing work. Contact designer if in doubt.</p>	<p>Proposed Additions & Alterations For Mr & Mrs Hyndman At 65 Kohekohe Road WAIKANAE BUILDING CONSENT</p>	<p>Revisions: A 18/08/17 building consent B 29/11/17 RFI</p>	<p>Designer: R Dennis</p>	<p>Project Number: 473</p>
	<p>Date: February 2017</p>		<p>Scale: 1:100</p>	<p>Drawing Number: 2 Of 24 (A3 Original)</p>	
	<p>Revision: B</p>				

gas fitter to provide a compliance certificate to council

RECEIVED
 00003 29 NOV 2010
 KAPITI COAST DISTRICT COUNCIL



1:50 SECTION 3-3.



1:200 SITE PLAN.

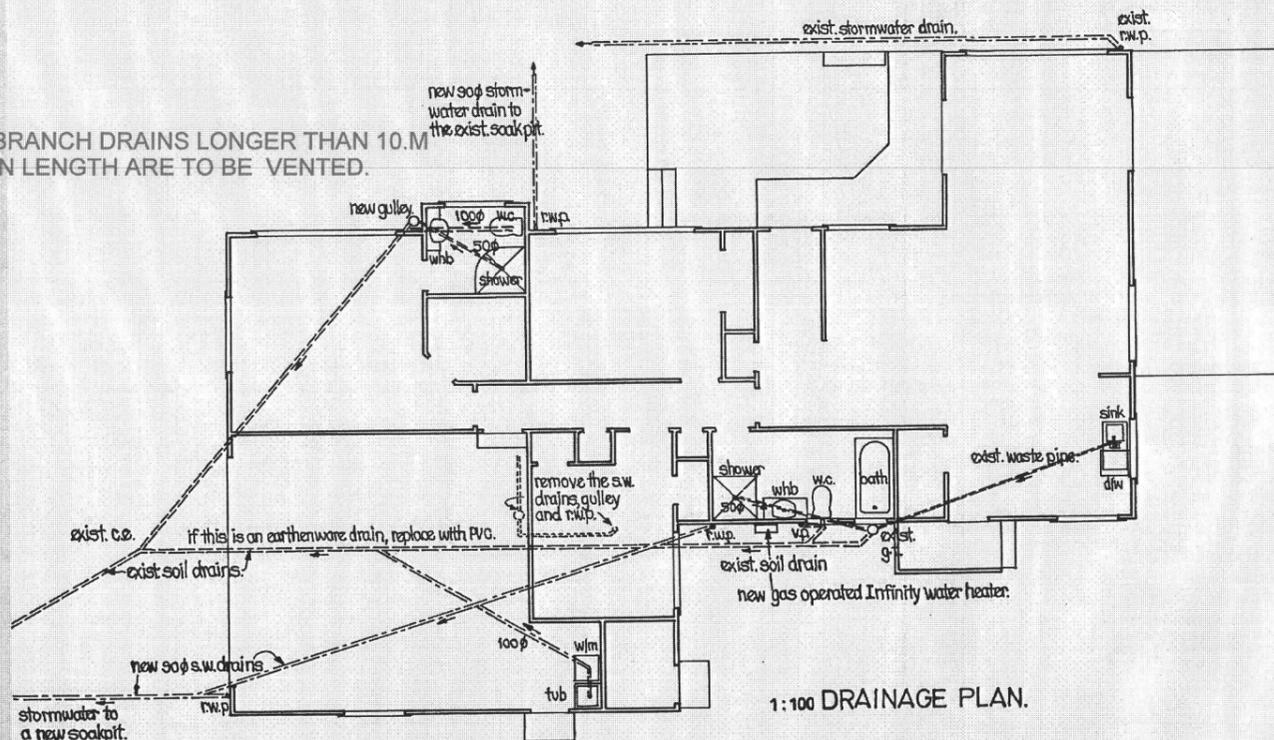
APPROVED BY
 PLANNING
 Janice Lee
 8/12/2010

APPROVED BY
 PLUMBING AND DRAINAGE
 Simon C
 7/12/2010

A drainage inspection is required

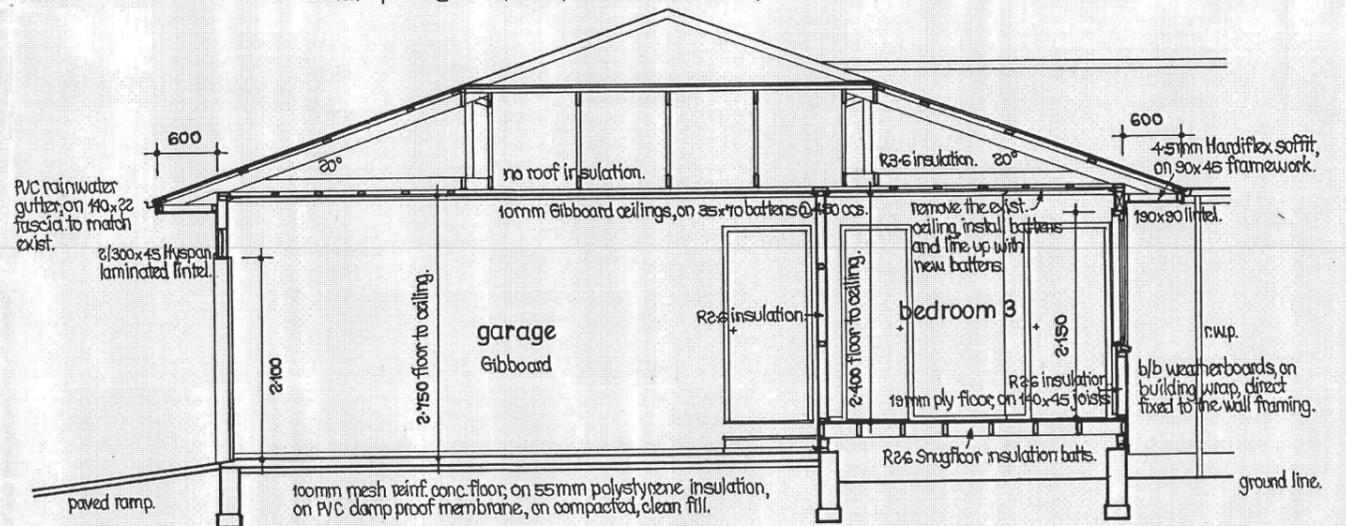
CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING ALL STORMWATER AND WASTE

BRANCH DRAINS LONGER THAN 10.M IN LENGTH ARE TO BE VENTED.



1:100 DRAINAGE PLAN.

galv. corrug. iron roof sheets, to match exist, on Thermakraft 213 building paper, on galv. wire mesh, on 45x90 purlins @ 900 ccs, on nailplated trusses and built-up rafters @ 900 ccs.



1:50 SECTION 2-2.

MINIMUM SIZE DRAIN 65MM SWEPT "Y" JUNCTIONS TO BE USED

Water test all drainage under the slab at the time of the prelab plumbing inspection.

NOVEMBER 2010

drawing no 706/3

House Alterations At 65 Kohekohe Road, Waikanae, For C. & J. Lee.

DENNIS WALTON
 ARCHITECT
 17 RAUMATI ROAD
 RAUMATI BEACH
 PHONE 04-2999083
 FAX 04-2990808

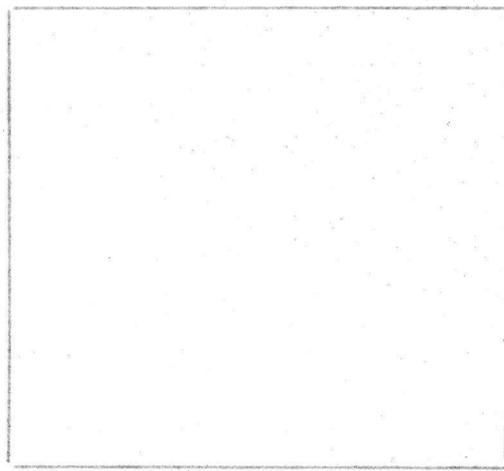
WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

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

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

Frontage to 65 Koko Koko Rd Road

GARAGE



21.0m x 11.5m

R. Jackson

22-2-82

Trees
& SHRUBS

21.0m x 11.5m

Koko Koko Rd

4 m³ sump/soakpit

