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

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



SOLD ON KĀPITI
real estate

15 August 2025

Robert M. Menzies

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 8 Middleton Road, Paraparaumu.

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:

8 Middleton Road, Paraparaumu

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	Robert M. Menzies
LIM number	L250871
Application date	12/08/25
Issue date	15/08/2025

Property details

Property address	8 Middleton Road, Paraparaumu
Legal description	LOT 41 DP 6238 CT 438/73
Area (hectares)	0.0650

Valuation information

Valuation number	1527336300
Capital value	\$1,250,000
Land value	\$600,000
Improvements value	\$650,000

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

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Attachments

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

1. Rates

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

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

Current rates year	Current Rates Year 2025 to 2026
Annual rates	The annual rates for 2025/26 rating year are \$7,390.13 This includes Greater Wellington Regional Council rates
Next instalment date	09/09/25
Arrears for previous years	\$0.00
Water rates	\$427.49 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

- 06/09/21 BUILDING CONSENT 210511: Re-clad and re-roof of existing house, vertical weatherboard and exterior plaster system on cavity construction, roofing : Code Compliance Certificate issued 29/03/23
AMENDMENT 210511A: Cladding change from the previous consenting of Rockcote and Abodo cladding systems.
AMENDMENT 210511B: Moisture damaged timber discovered in western elevation when cladding removed. Anticipate more will be revealed as reclad progresses. Structural elements to be replaced (framing and lintels).
- 23/08/04 BUILDING CONSENT 040930: Retaining wall and overhead glazing : Code Compliance Certificate issued 22/03/06
- 21/01/99 BUILDING CONSENT 981473: ALTERATIONS TO DWELLING : Code Compliance Certificate issued 13/11/01
- 27/05/94 BUILDING CONSENT 941857: INTERNAL GARAGE ALTERATIONS : Code Compliance Certificate issued 13/06/94
- 09/07/58 Building Permit 15982 ADDITIONS & ALTERATIONS
- 16/05/50 Building Permit 7045 SHED

Code Compliance Certificate is issued for the complete building consent, and this includes any amendments to that building consent.

No other building files have been identified for this property.

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](https://www.kapiti.coast.govt.nz/Operative-District-Plan-2021) ([kapiticoast.govt.nz](https://www.kapiti.coast.govt.nz/))

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

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

District Plan Features and Overlays

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

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

This property was created via subdivision in 1923.

A copy of the Deposited Plan (DP 6238) 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.

Below is a list of resource consents issued for this property and further detail can be found in the decision letters provided with this LIM.

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

RESOURCE CONSENT 980512: Demolish rear of existing dwelling, excavate 230 M3 unstable material, alterations to existing dwelling.

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 contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (12625) Totara, 8 Middleton Road.

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 Grass Runway Takeoff/Approach OLS, Distance 3000m 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).

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the areas residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

The adjacent (Middleton Road) and adjoining (Seaview Road and Bluegum Road) road carriageways are shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

The adjacent (Middleton Road) and adjoining (Seaview Road and Bluegum Road) road carriageways are shown to be subject 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.

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 discharges 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

8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 438/73)



Date Printed: August 12, 2025

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20 Metres

0 10 20
Scale @ A4 - 1:500





**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 WN438/73
Land Registration District Wellington
Date Issued 22 November 1933
Prior References
WN421/63

Estate Fee Simple
Area 650 square metres more or less
Legal Description Lot 41 Deposited Plan 6238
Original Registered Owners
Robert Martin Menzies and Sharron Anne Menzies

Interests

Fencing Agreement in Transfer 209045
B330910.3 Mortgage to Westpac Banking Corporation - 2.2.1994 at 2.59 pm
B704704.1 Variation of Mortgage B330910.3 - 2.2.1999 at 11.30 am
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B330910.3 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am
9579649.10 Variation of Mortgage B330910.3 - 22.11.2013 at 12:15 pm
10793491.1 Variation of Mortgage B330910.3 - 17.5.2017 at 12:16 pm

438/73
(Land and Easements - 4)
(Form B)

NEW ZEALAND.



Reference: Vol. 421, Folio 63
Transfer No. 219900
Application No.
Order for N/C No.

Register-book,
Vol. 438 folio 73.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twenty-second day of November, one thousand nine hundred and thirty-three
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON (Witness) that
JESSIE STAPLES of Wellington Married Woman

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 rights 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 TWENTY FIVE AND SEVEN TENTH PERCENTS more or less situate in the Township of Paraparaumu Beach Extension No. 1 being part of Huarara West B No. 7 Subdivision No. 3 and being also Lot 41 on Deposited Plan No. 6238



W. G. Haine
Assistant District Land Registrar.

Minimum mortgage required by the Land
Mortgage Amendment Act, 1913: 40 feet.

Mortgage agreement contained in Transfer No. 209045

W. G. Haine A.L.R.

No mortgage 222100 Jessie Staples to
the Trustees New Zealand Central

DISCHARGE District No. 86 of Dechables produced
21st November 1933 at 11:32 am. Witness of
PROCESSED 21.11.33 J.H.C. [Signature]

Transfer 232539 Jessie Staples to
Jennetta Ramsay of Marton Spinal
produced 21st April 1937 at 10:32 am

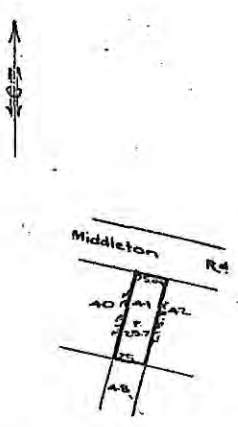
Witness of [Signature]

Marriage of Marriage of Dorothy Alice
Jennetta Thompson (widow) above named as
Jennetta Ramsay to William George Thompson
of Martonville Farmer produced 1st September
1954 at 10:22 am

[Signature] A.L.R.

Transfer 381854 Dorothy Alice
Jennetta Thompson to Harry Thomas
Viale of Wye Hill Butcher, filed
9th March 1955 at 1:44 p.m.

[Signature] A.L.R.



Scale: 2 Chains to an inch.

EQUIVALENT METRIC
AREA IS 650m²

CONTINUED

②

438/73

DISCHARGED Mortgage 198343 to I. Tomas Veale to Edith V. ... 5.11.1966 at 2.58 p.m.

B548662.1 Application vesting Mortgage B330910.3 in Westpac Banking Corporation 18.11.1996 at 9.08

Transfer to 696704 to Lloyd Frank ... of Paraparaumu Beach, Retired - 26.1.1967 at 12.15 p.m.

B704704.1 Variation of Mortgage B330910.3 2.2.1999 at 11.30

Mortgage 696905 DISCHARGE ... 19.4.1973

Price

Transfer 798343 to Donald Keating ... of Wellington, Salesman - 11.9.1969 at 9.26 a.m.

DISCHARGED Mortgage 798343 to Cyril Frank ... 11.9.1969 at 9.27 a.m.

THIS REPRODUCTION ON METALIC SCALE CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952. J. Shields A.L.R.

Settled under the Joint Family Home Act, 1964 on Donald Keating Price abovenamed and Vicki Anne Price his wife 07.12.1970 at 1.57 p.m. Application 47988 A.L.R.

Transfer 959250 to Colin Charles Kenward of Wellington, Retired - 13.2.1973 at 9.29 o.c. A.L.R.

B.235023.1 Transfer to Laurence Sinclair Siegert of Paraparaumu, Engineer - 27.5.1992 at 9.07 a.m. A.L.R.

B.235023.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 27.5.1992 at 9.07 a.m. A.L.R.

B.330910.2 Transfer to Robert Martin Menzies, Manager and Sharron Anne Menzies, Home Executive both of Paraparaumu - 2.2.1994 at 2.59 p.m. A.L.R.

B.330910.3 Mortgage to Trust Bank Wellington Limited - 2.2.1994 at 2.59 p.m. A.L.R.

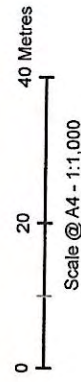
Operative District Plan 2021 - Zones and Precincts

8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 438/73)



Key to map symbols

- High Density Residential Zone
- Town Centre Zone

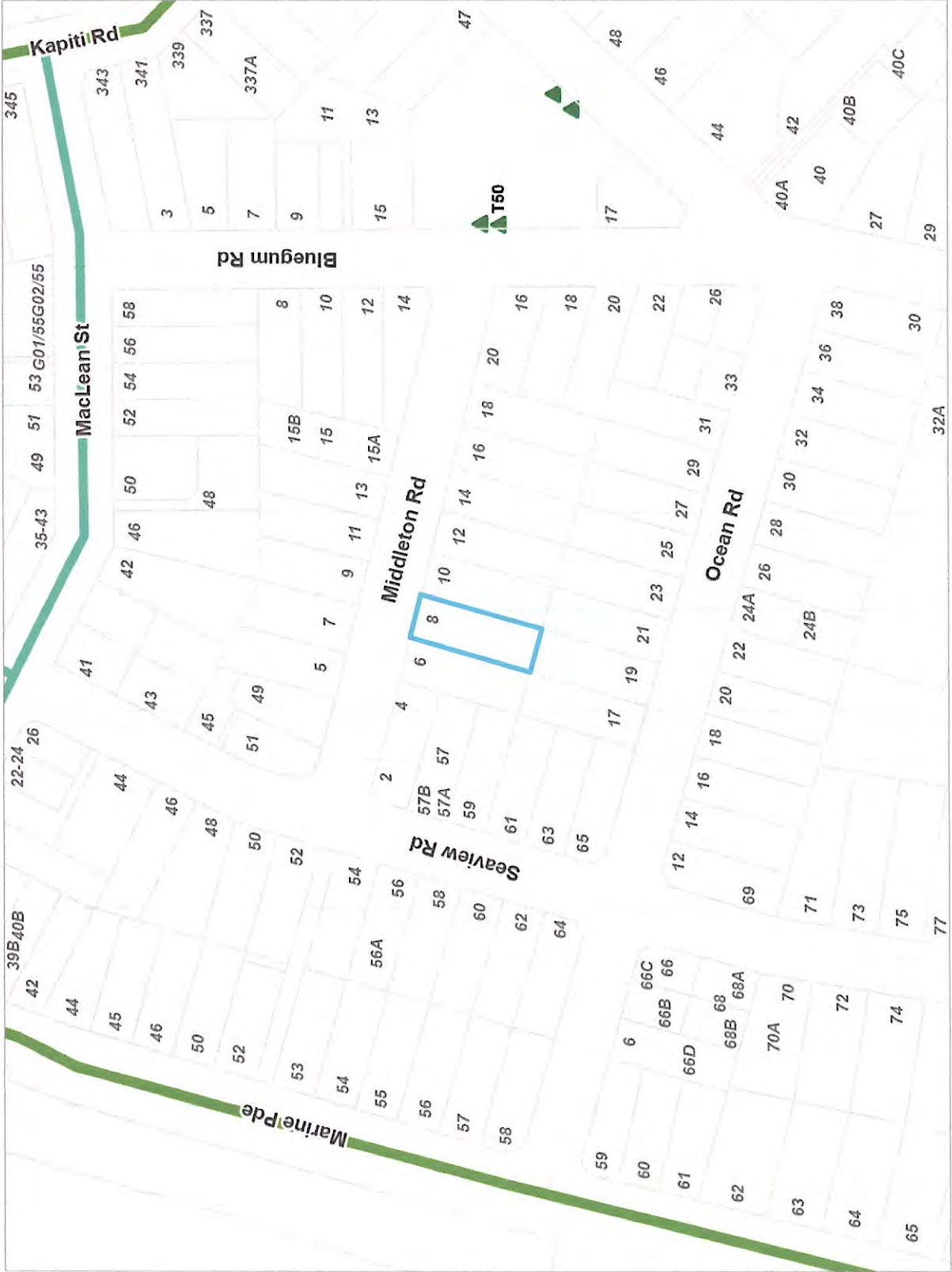


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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 418/73)

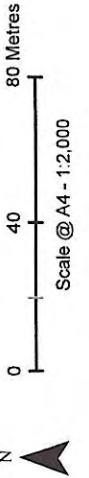


Key to map symbols

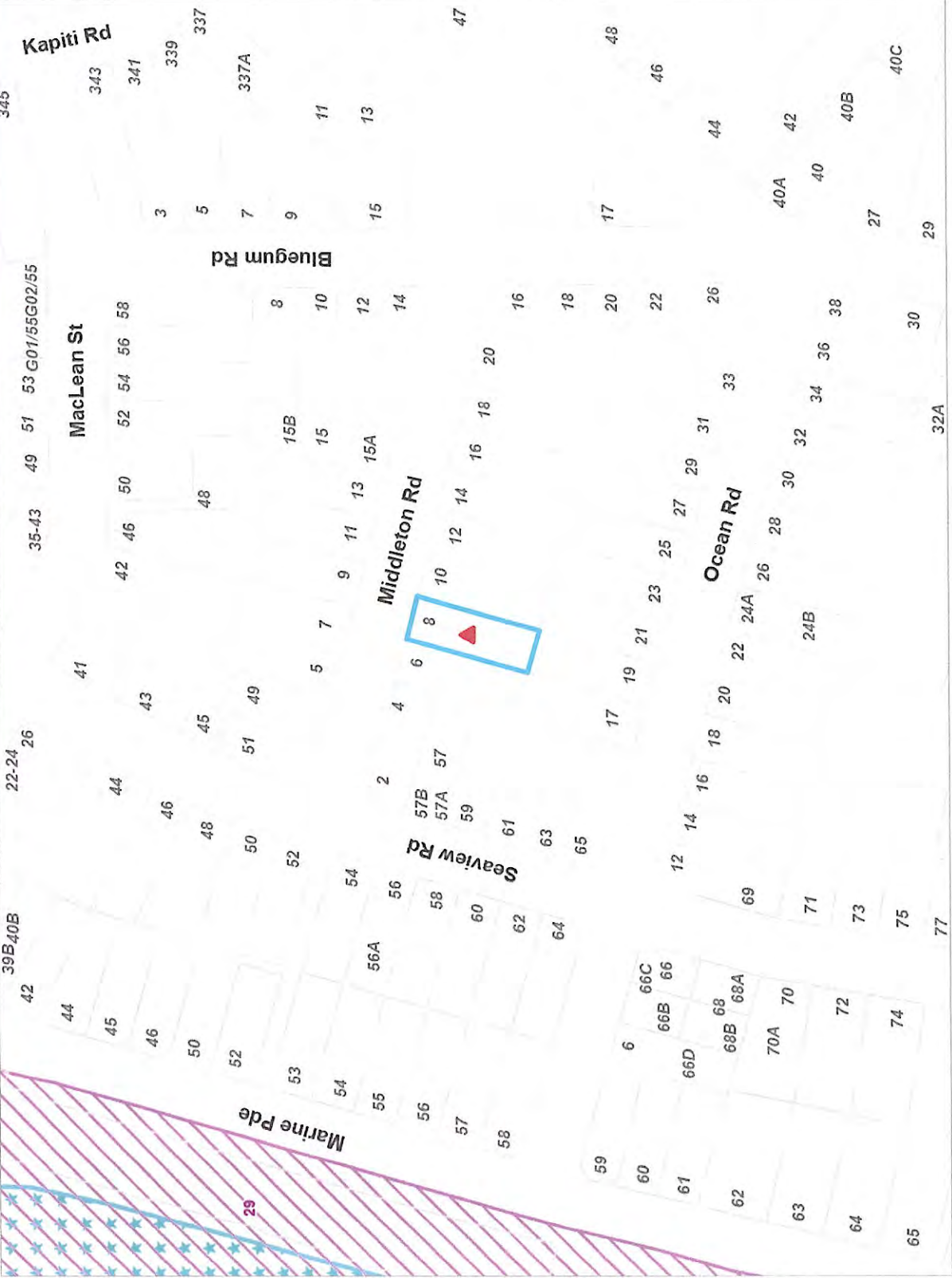
-  Major Community Connectors
-  Centres Route
-  Notable Trees
-  Coastal Environment

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




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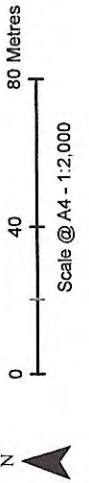


Key to map symbols

-  Special Amenity Landscapes
-  Areas of High Natural Character
-  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.

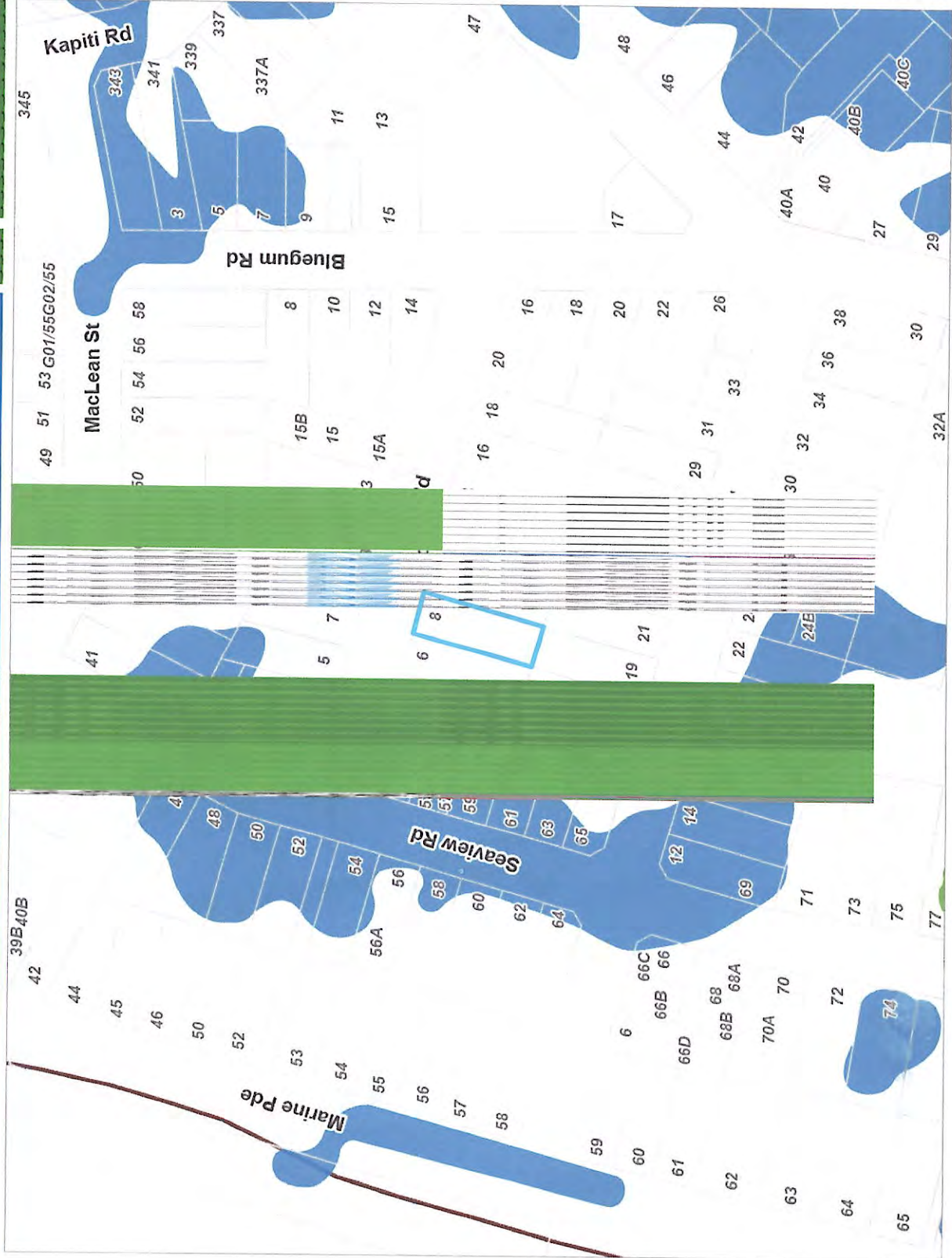
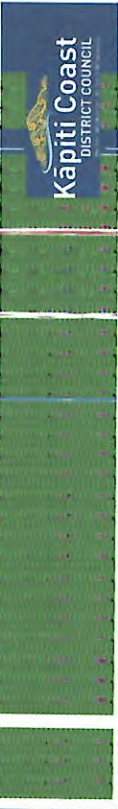
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Operative District Plan 2021 - Natural Hazards

8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 438/73)

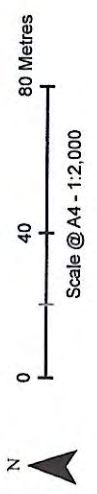


Key to map symbols

- Fill Control Area
- Ponding Area
- 20m Building Line Restriction

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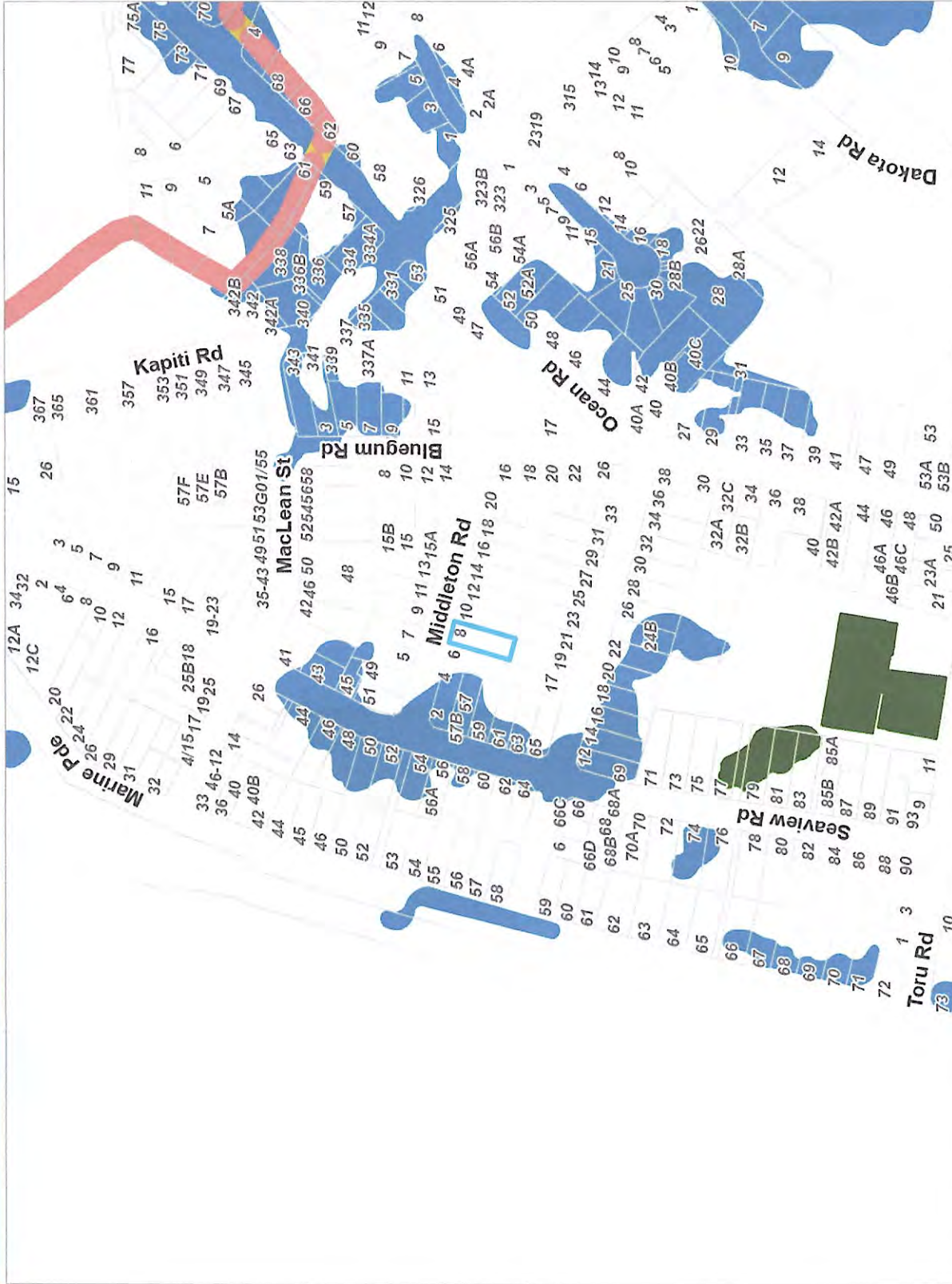
Latest Flood Hazards

8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 438/73)

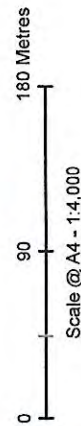


Key to map symbols

- Stream Corridor
- Overflow Path
- Fill Control
- Ponding



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



Scale @ A4 - 1:4,000

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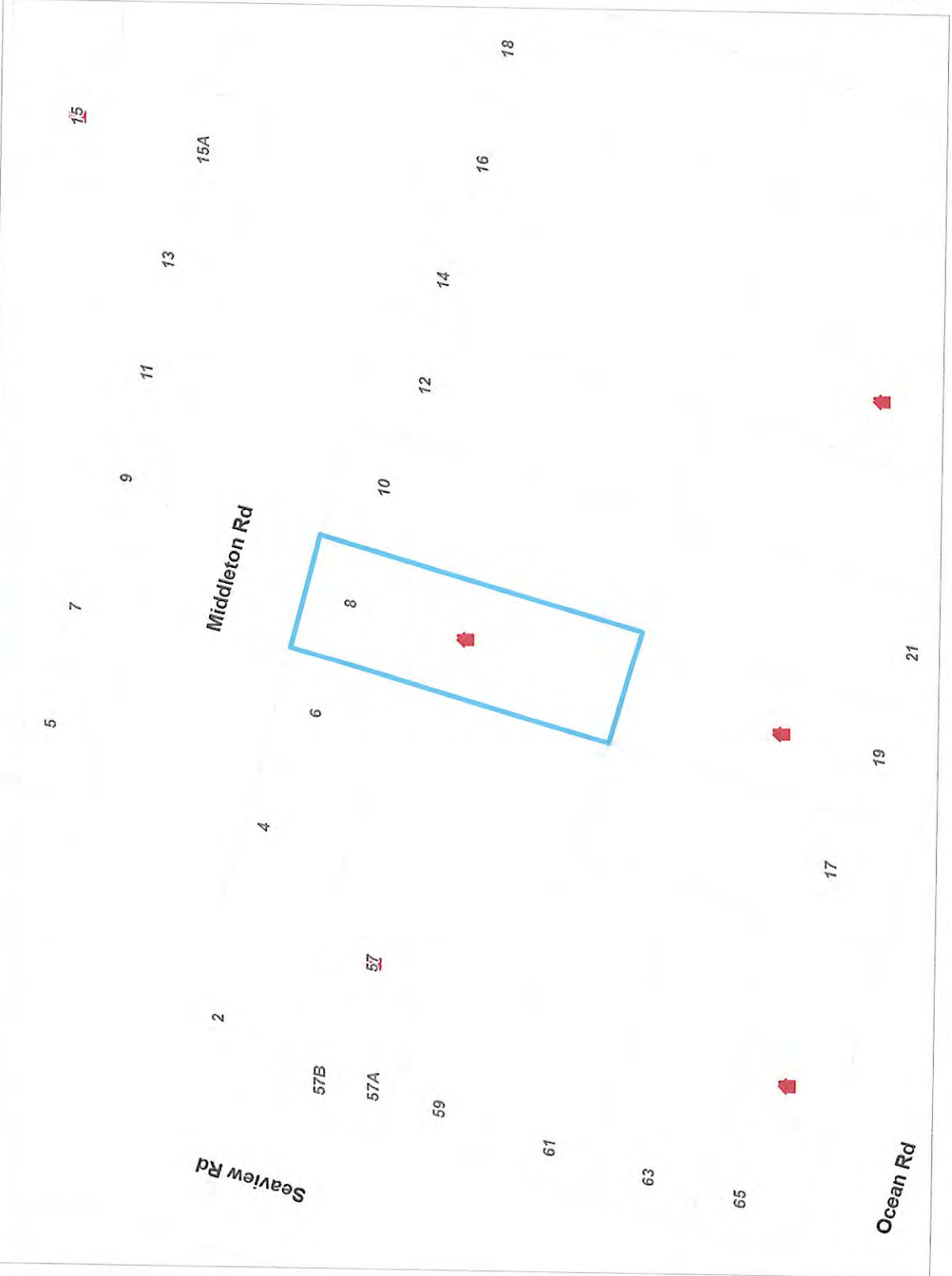
Resource Consents Map

8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 438/73)

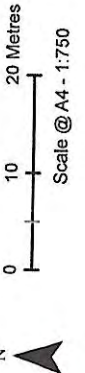


Key to map symbols

 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.



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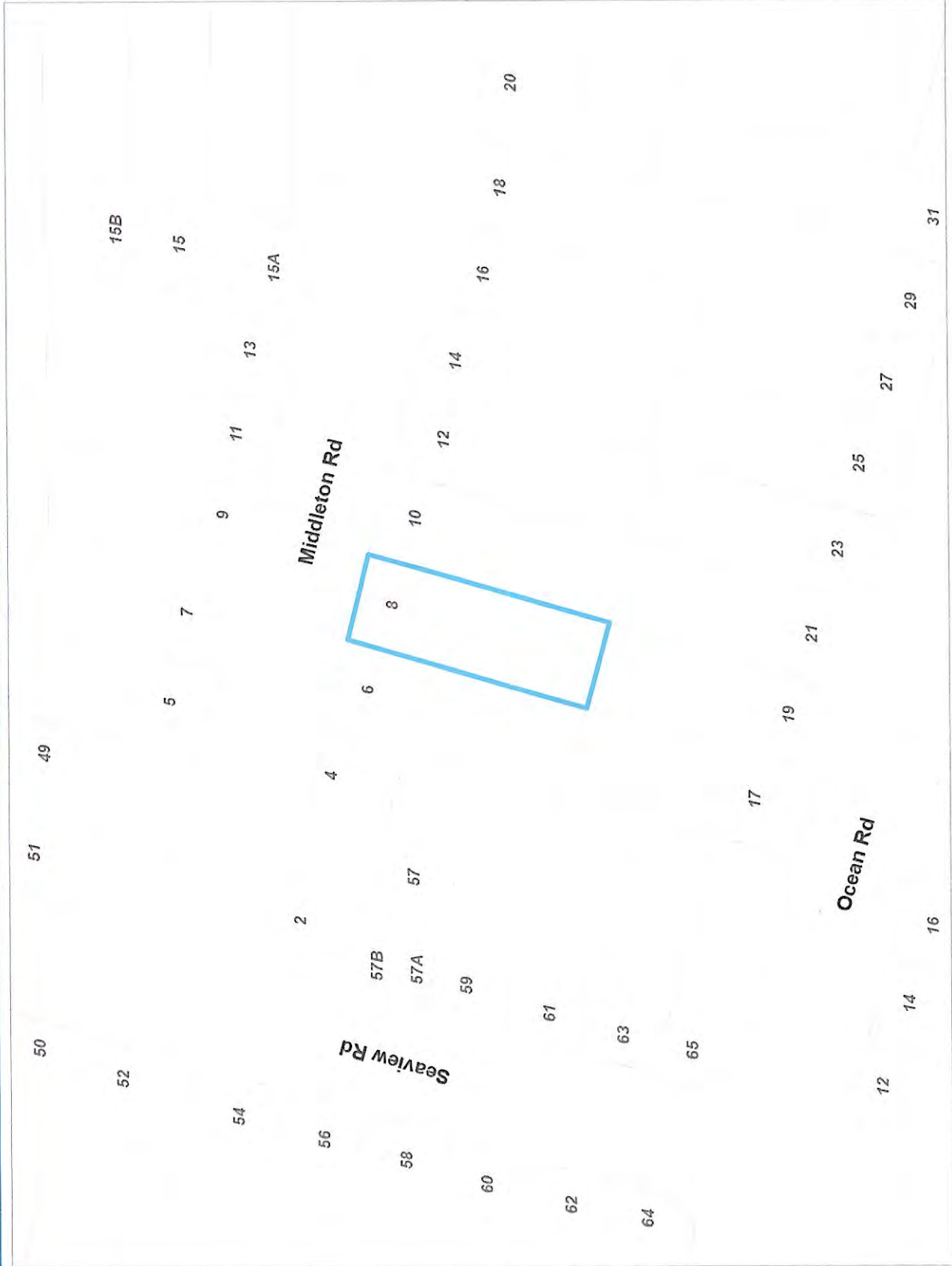
Resource Consents Report

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
030013	51 Seaview Road, Paraparaumu	1527338400	LOT 1 DP 322132 C/T8 8272	SN	CONVERSION OF THREE CROSS LEASES TO FREE HOLD TITLES,	N	N	s.224 Issued	21/2/2003	16/1/2003
030246	15 Middleton Road, Paraparaumu	1527337700B	FLAT 2 DP 69495 ON LOT 29 DP 6238 -HAVIN	SN	ALTERATIONS TO CROSS LEASE PLAN - EXISTING FLAT	N	N	s.223 Approval	15/9/2003	5/9/2003
050307	65 Seaview Road, Paraparaumu	1527335600	LOT 34 DP 6238	LD	Retaining wall and fence exceeding 2 meters in	N	N	Decision Issued	21/11/2005	27/10/2005
060264	19 Ocean Road, Paraparaumu	1527335400	LOT 48 DP 6238 CT 407/221	LD	Proposed additions to dwelling encroaching height	N	N	Decision Issued	13/9/2006	5/9/2006
080233	19 Ocean Road, Paraparaumu	1527335400	LOT 48 DP 6238 CT 407/221	LD	Proposed deck extension with front yard encroachment at	N	N	Decision Issued	12/11/2008	22/10/2008
150182	65 Seaview Road, Paraparaumu	1527335600	LOT 34 DP 6238 CT 41B/496	LD	Construction of a double garage/sleepout encroaching the	N	N	Decision Issued	28/9/2015	16/9/2015
890002	57 Seaview Road, Paraparaumu	1527336000B	BAL LAND 1/2 INT 589 M2 BEING LOT 38	LC	TO ERECT A SECOND DWELLING ON A SITE OF 589 SQ.M.	Y	Y	Decision Issued	2/4/1990	14/11/1989

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
940014	57 Seaview Road, Paraparaumu	1527336000B	FLAT 2 DP 80591 ON LOT 38 DP 6238 HAVING	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	18/2/1994	31/1/1994
240150	25 Ocean Road, Paraparaumu	1527335100	LOT 51 DP 6238	SD	Demolition of two existing dwellings and establishment of 12	N	N	Decision Issued	12/3/2025	13/9/2024
960284	49 Seaview Road, Paraparaumu	1527338401	LOT 2 DP 322132 C/T 88273	LC	TO OPERATE A SERVICEING AND REPAIRS BUSINESS	N	N	Decision Issued	14/8/1996	24/7/1996
980512	8 Middleton Road, Paraparaumu	1527336300	LOT 41 DP 6238 CT 438/73	LD	DEMOLISH REAR OF EXISTING DWELLING, EXCAVATE 230 M3 UNSTABLE	N	N	Decision Issued	21/1/1999	8/12/1998

Health and Alcohol Licenses

8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 438/73)



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

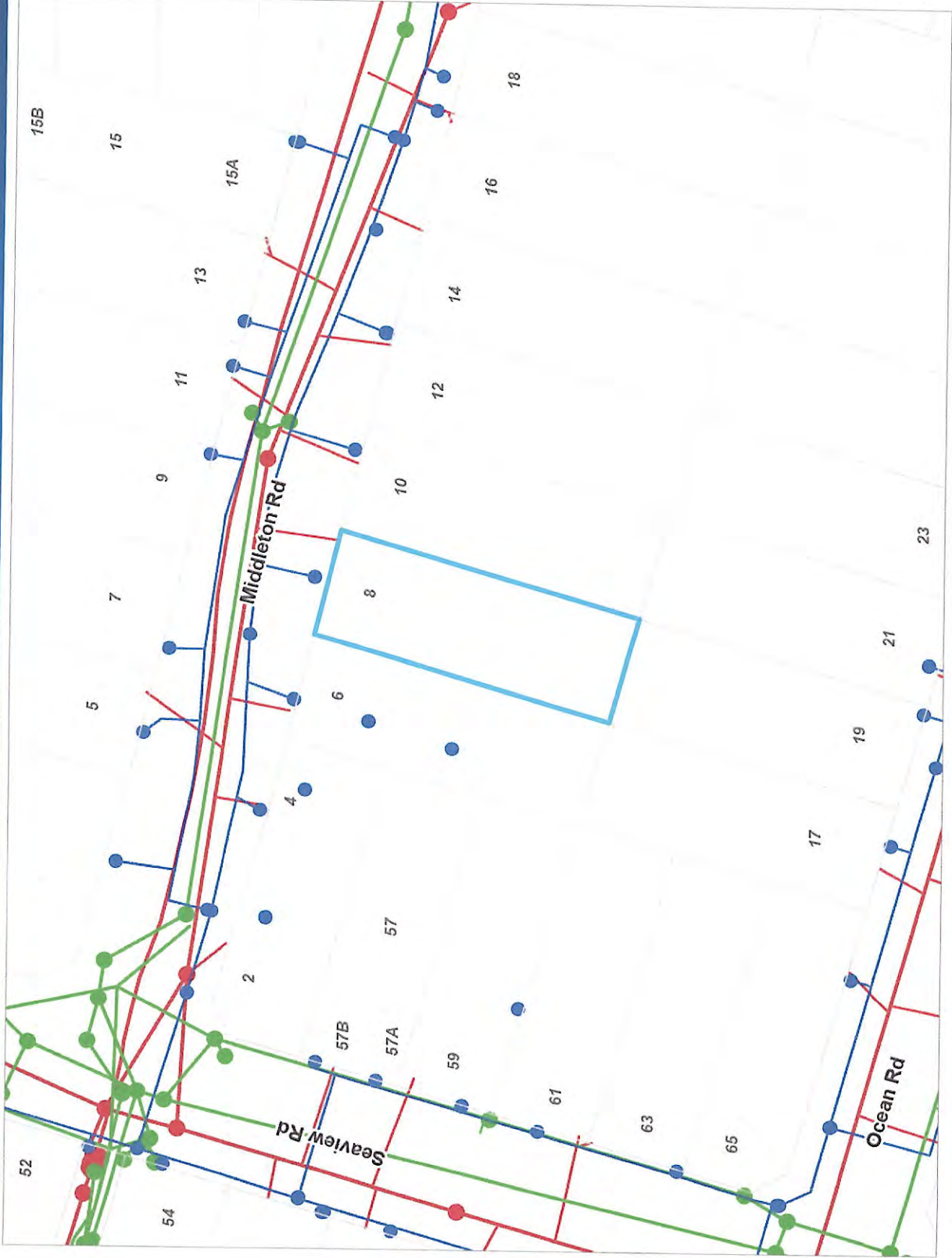
Scale @ A4 - 1:1,000

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Services Network

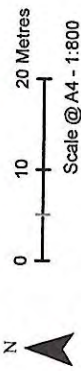
8 Middleton Road, Paraparaumu (LOT 41 DP 6238 CT 438/73)



Key to map symbols

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

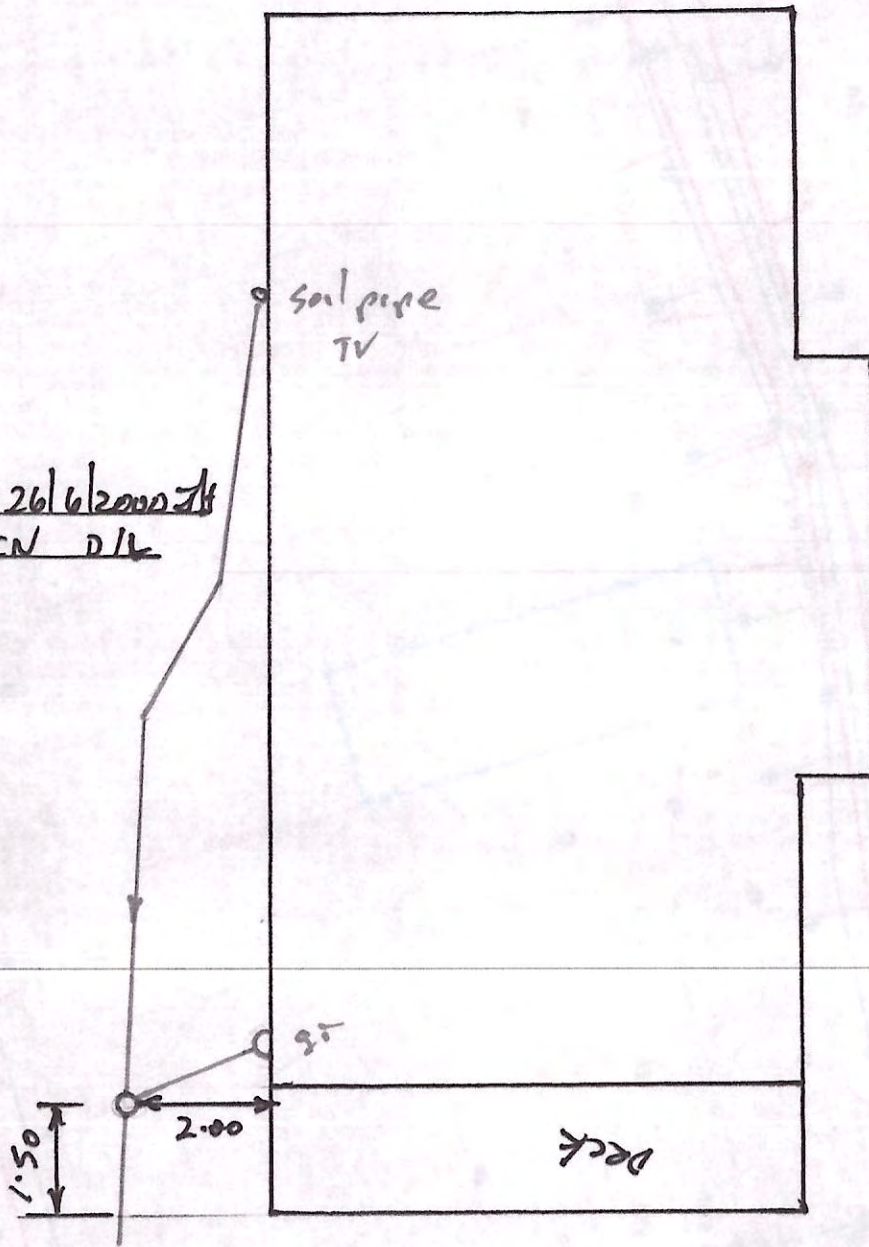
The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



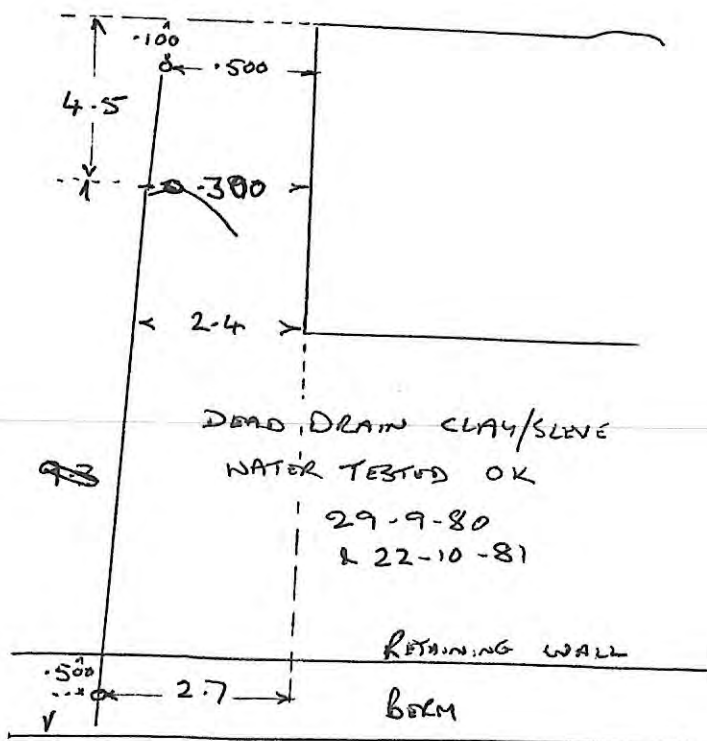
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PVC
TESTED 26/6/2000 JH
SCOTT BOBIN D/L



8 MIDDLETON RD



8 MIDDLETON RD



Bldg file ✓

FILE: RM 980512

21 January 1999

Robert & Sharron Menzies
PO Box 231
PARAPARAUMU

Dear Mr & Mrs Menzies

**RESOURCE CONSENT TO DEMOLISH REAR OF EXISTING DWELLING,
EXCAVATE 230 M³ OF UNSTABLE MATERIAL, AND MAKE ALTERATIONS TO
DWELLING, AT 8 MIDDLETON ROAD, PARAPARAUMU, BEING LOT 41 DP 6238**

I refer to the above planning application and enclose your Resource Consent.

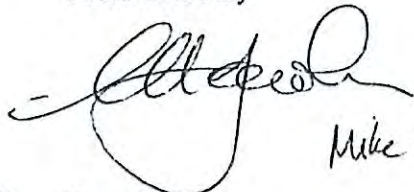
Would you please note that if you do not concur with the conditions of your consent you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard. Please note that the deposit for an objection is \$250.00 plus an extra \$90.00 should Council's Subdivisional Engineer need to be involved. If the objection is upheld the fee would be refunded in full; if upheld in part half the fee would be refunded.

You are advised that under Section 125 of the Resource Management Act 1991 you are required to give effect to the consent within 2 years. Alternatively a longer period may be fixed upon application by you within 3 months of the expiry if the following criteria are met:

1. Substantial progress has been made in giving effect to the consent.
2. The written approval of all adversely affected persons has been obtained.

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Yours faithfully



Mike Jacobson

for **Dan Rodie**
RESOURCE CONSENTS PLANNER
for
Chris Shaw
RESOURCE CONSENTS MANAGER



RESOURCE CONSENT NUMBER: RM 980512

That in consideration of section 105 and pursuant to sections 104 and 108 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Land Use Consent to:

MR R & MRS S MENZIES

To demolish rear of existing dwelling, excavate 230 m³ of unstable material, and make alterations to dwelling, at 8 Middleton Road, Paraparaumu, being Lot 41 DP 6238, subject to the following conditions:

1. The Consent Holder shall ensure that the works are constructed in accordance with the Plans submitted with the application.
2. The Consent Holder shall notify Council in writing of the date construction work is to commence at least three days beforehand.
3. Encroachment onto adjacent land owned by others is not permitted without having first obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
4. The removal of soil support from adjacent lots is not permitted.
5. Testing and certification of compaction/filling and the stability of batter slopes shall be carried out by a suitably qualified person experienced in soils engineering.
6. The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.
7. If any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging, then a separate application must be made for a building consent.
8. Where the existing land or vegetative cover is disturbed, suitable ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand and other material does not become a nuisance.
9. The Subdivisional Engineer may require the immediate erection of suitable fabric fencing to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlou cloth or similar).
10. The consent holder shall ensure that any uncovered soil/sand shall be kept moist to prevent dust nuisance for adjacent property owners.

11. The consent holder shall obtain a building consent before carrying any alterations to existing services or buildings within the lot.
12. The payment of an engineering fee of \$90.00 GST inc but refer to notes 1 to 7 of the engineering fee structure adopted by Council as from the 1 July 1998 previously circulated to all developers representatives.
13. Should a waahi tapu or other cultural site be unearthed during earthworks the operator and/or owner shall:
- (a) cease operations;
 - (b) inform local iwi;
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) take appropriate action, after discussion with NZHPT, Council and Tangata Whenua, to remedy damage and/or restore the site.
- Note: In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), authority from the NZ Historic Places Trust is required is the site is to be modified in any way.
14. The soils engineer will be required to supervise the work and certify in writing to Council, that these conditions have been complied with.
15. Hours of operation are restricted to:
- | | |
|----------------|--------------------|
| 8am – 6 pm | Mondays to Fridays |
| 8:30 am – 6 pm | Weekends |
16. These conditions may be reviewed by the Council where there is a need to deal with those matters referred to in section 128 of the Resource Management Act 1991.

ISSUED: 21 January, 1999

SIGNED:



Mike Jacobson
RESOURCE CONSENT PLANNER

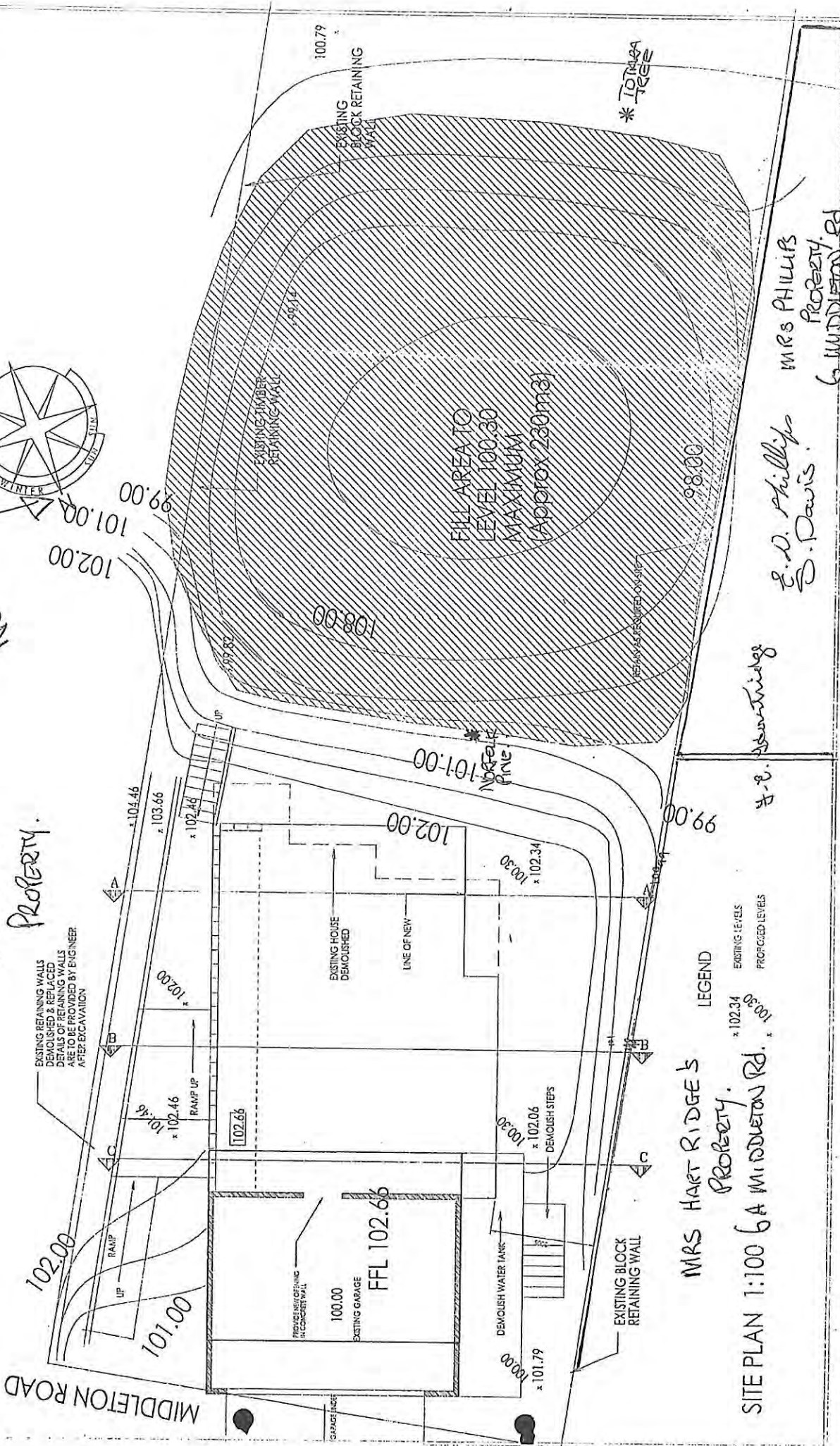
10 MIDDLETON RD.
MRS DAVIS
Property.

MRS HART RIDGE'S
Property.
SITE PLAN 1:100 6A MIDDLETON RD.

PROPOSED ADDITIONS TO MENZIES RESIDENCE - 8 MIDDLETON ROAD - PARAPARAUMU BEACH

E.D. Phillips
S. Davis
Property.
6 MIDDLETON Rd

PLANNERS DRAUGHTING & DESIGN (1991) LTD
70-80A 150R PARAPARAUMU BEACH
AUCKLAND 1010
PHONE (09) 499 5801



LEGEND
 * 102.34 EXISTING LEVELS
 * 100.30 PROPOSED LEVELS

EXISTING RETAINING WALLS
DEMOLISHED & REPLACED
DETAILS OF RETAINING WALLS
ARE TO BE PROVIDED BY ENGINEER
AFTER EXCAVATION

EXISTING HOUSE
DEMOLISHED

LINE OF NEW

PROPOSED FINISHING
IN CONCRETE WALL

EXISTING GARAGE
FFL 102.66

DEMOLISH WATER TANKS

DEMOLISH STEPS

EXISTING BLOCK
RETAINING WALL

E.C. Stourbridge

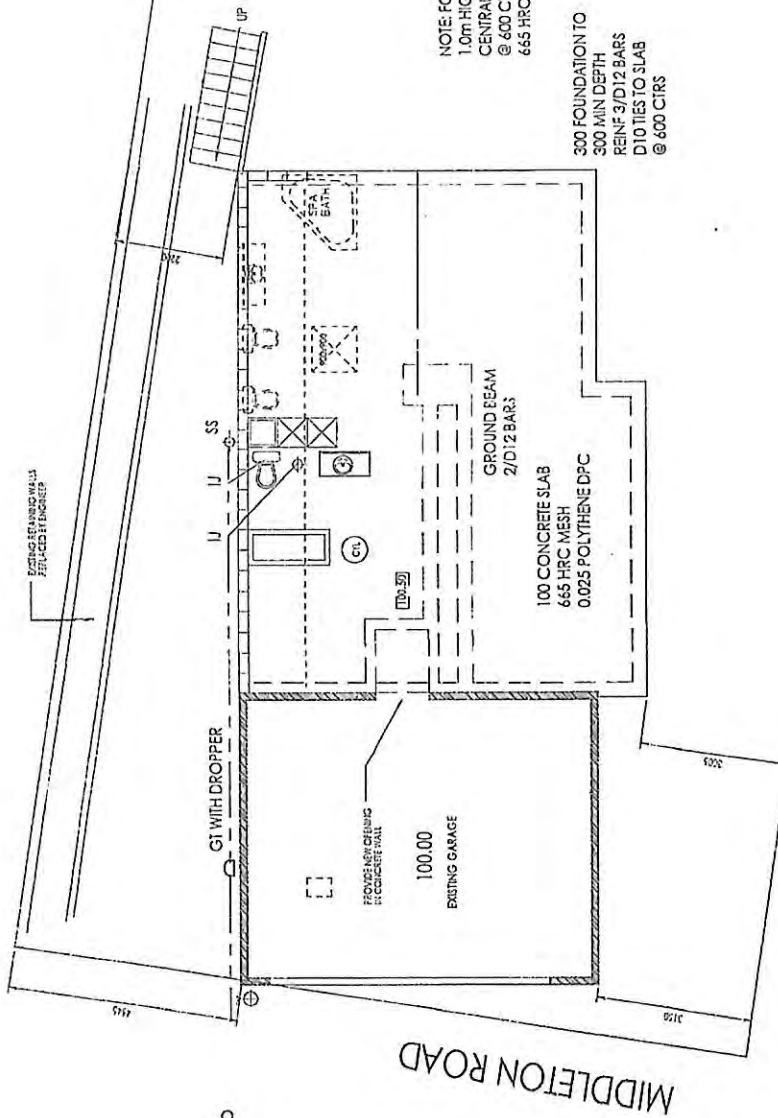
* TOPIARY TREE

REINFORCED CONCRETE

FILL AREA TO
LEVEL 100.30
MAXIMUM
(Approx 230m²)

MIDDLETON ROAD

NORTH



MAKE CONNECTION TO
COUNCIL MAINS TO
APPROVAL

MIDDLETON ROAD

NOTE: FOUNDATIONS OVER
1.0M HIGH TO BE REINFORCED
CENTRALLY WITH D12 BARS
@ 600 CTRS EACH WAY OR
665 HRC MESH

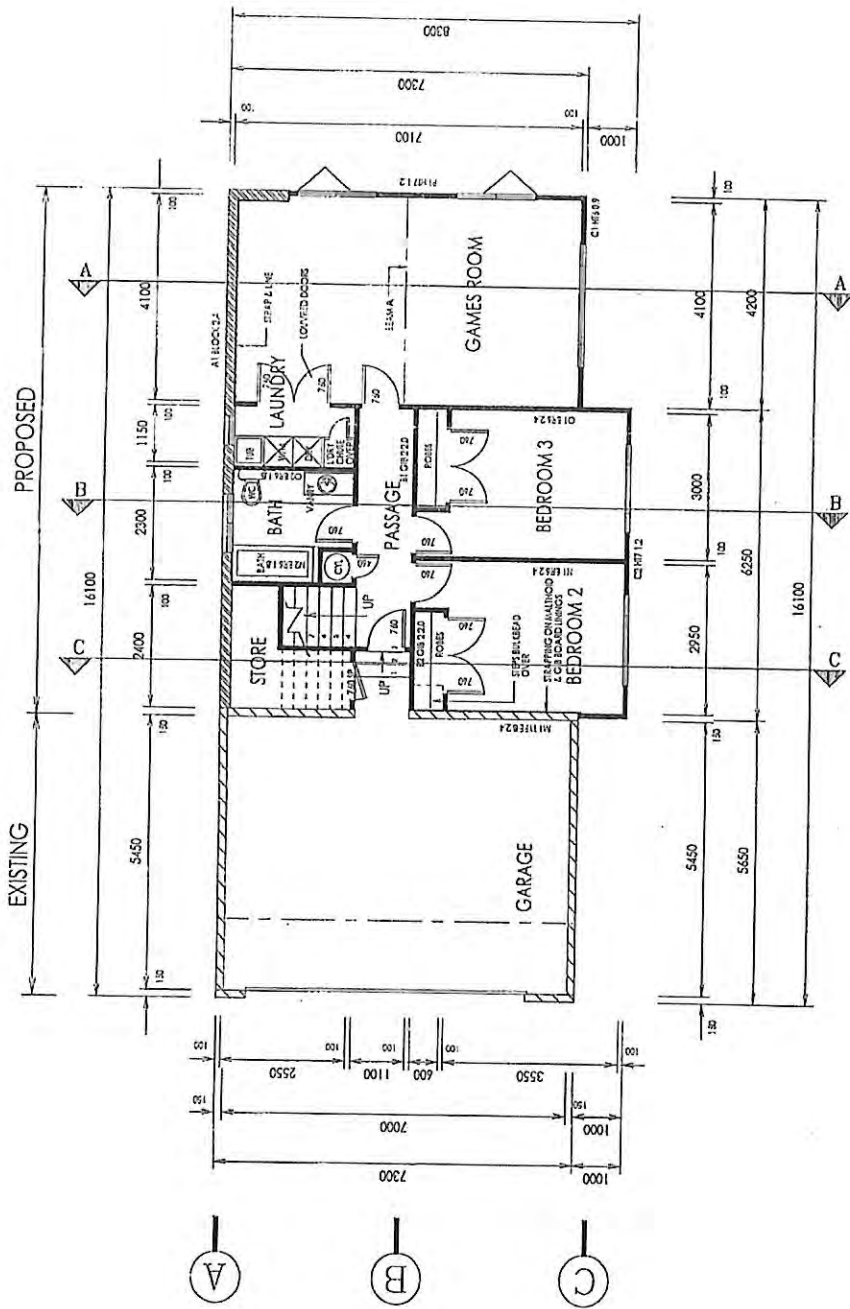
300 FOUNDATION TO
300 MIN DEPTH
REINF 3/D12 BARS
D10 TIES TO SLAB
@ 600 CTRS

100 CONCRETE SLAB
665 HRC MESH
0.025 POLYTHENE DPC

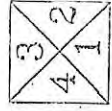
GROUND BEAM
2/D12 BARS

FOUNDATION & DRAINAGE PLAN 1:100

PROPOSED ADDITIONS TO MENZIES RESIDENCE - 8 MIDDLETON ROAD - PARAPARAUMU BEACH



LOWER FLOOR PLAN 1:100

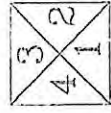
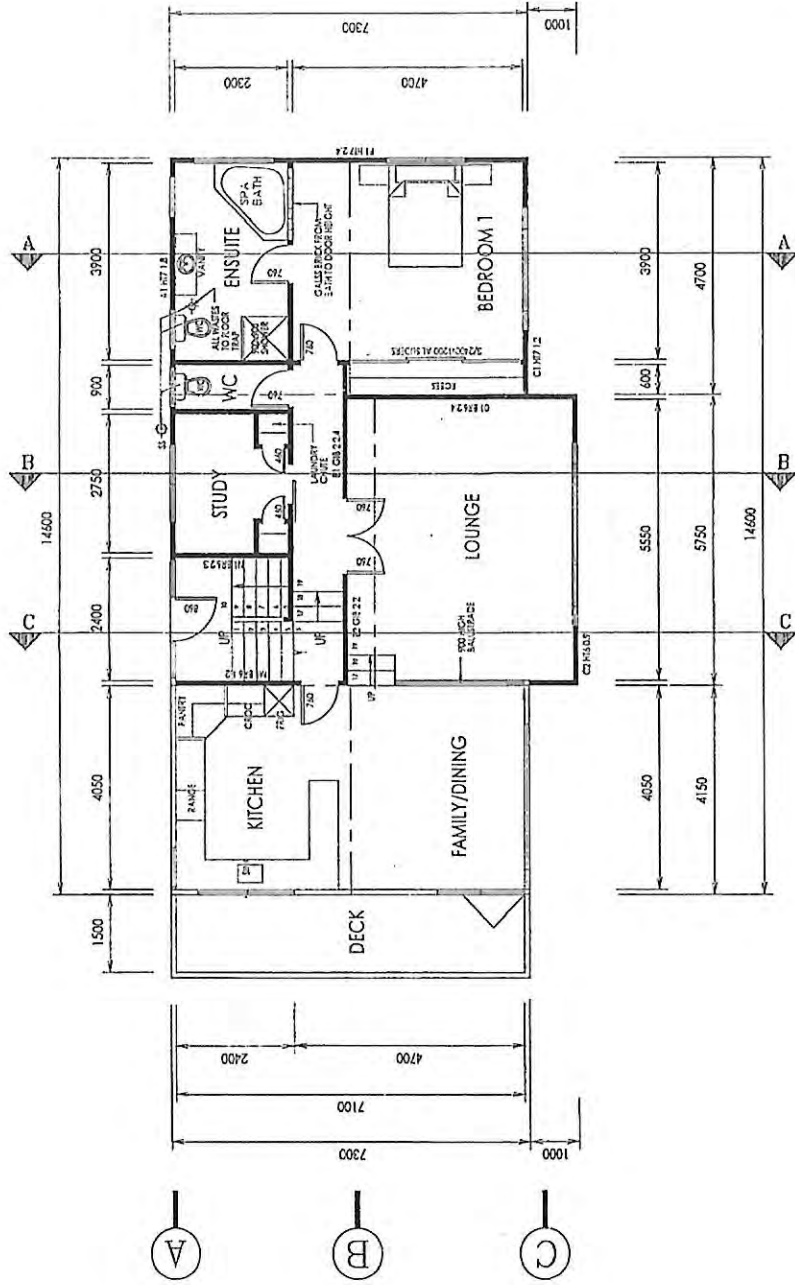


ELEVATIONS

PROPOSED ADDITIONS TO MENZIES RESIDENCE - 8 MIDDLETON ROAD - PARAPARAUMU BEACH

PLANNERS DRAUGHTING & DESIGN (1991) LTD
 P.O. BOX 1502 PARAPARAUMU BEACH

RAY WILSON Head (arch) mntsd
 PHONE (04)298 5081

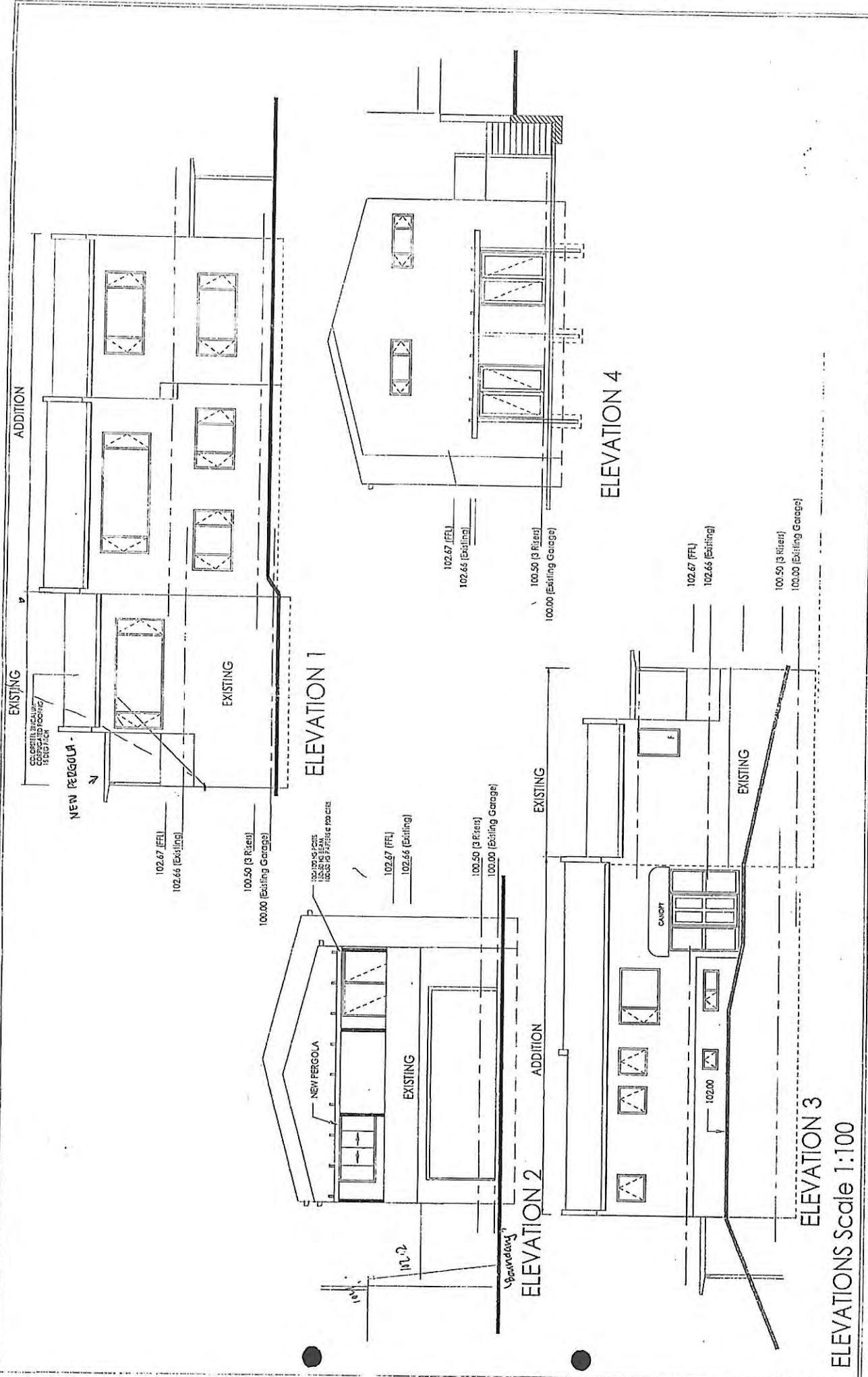


ELEVATIONS

UPPER FLOOR PLAN 1:100

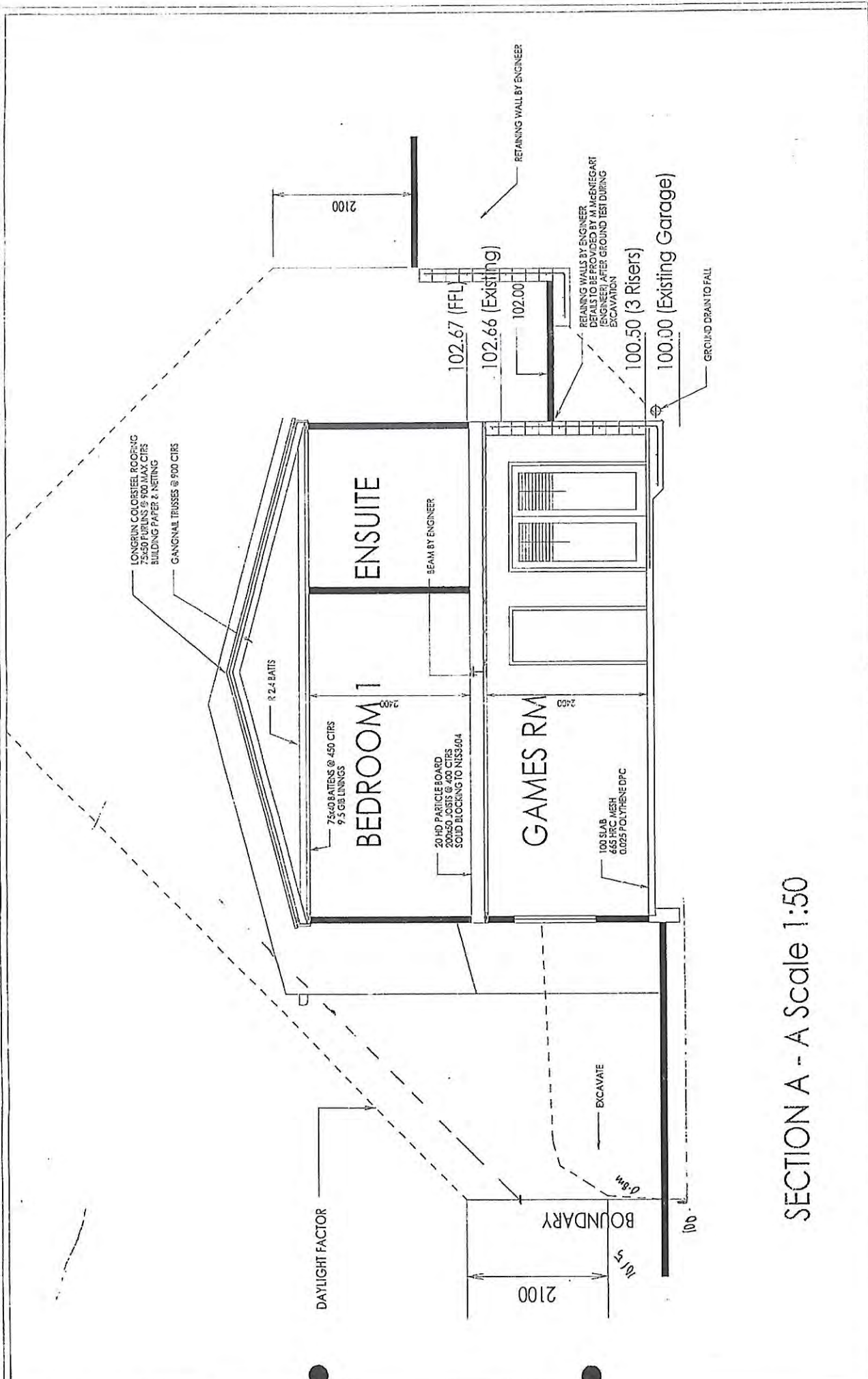
PROPOSED ADDITIONS TO MENZIES RESIDENCE - 8 MIDDLETON ROAD - PARAPARAMU BEACH

PLANNERS DRAUGHTING & DESIGN (1997) LTD
 P.O. BOX 1502 PARAPARAMU BEACH
 RAY WILSON ARCH (ARCH) MENZIES
 PHONE (04)208 5081



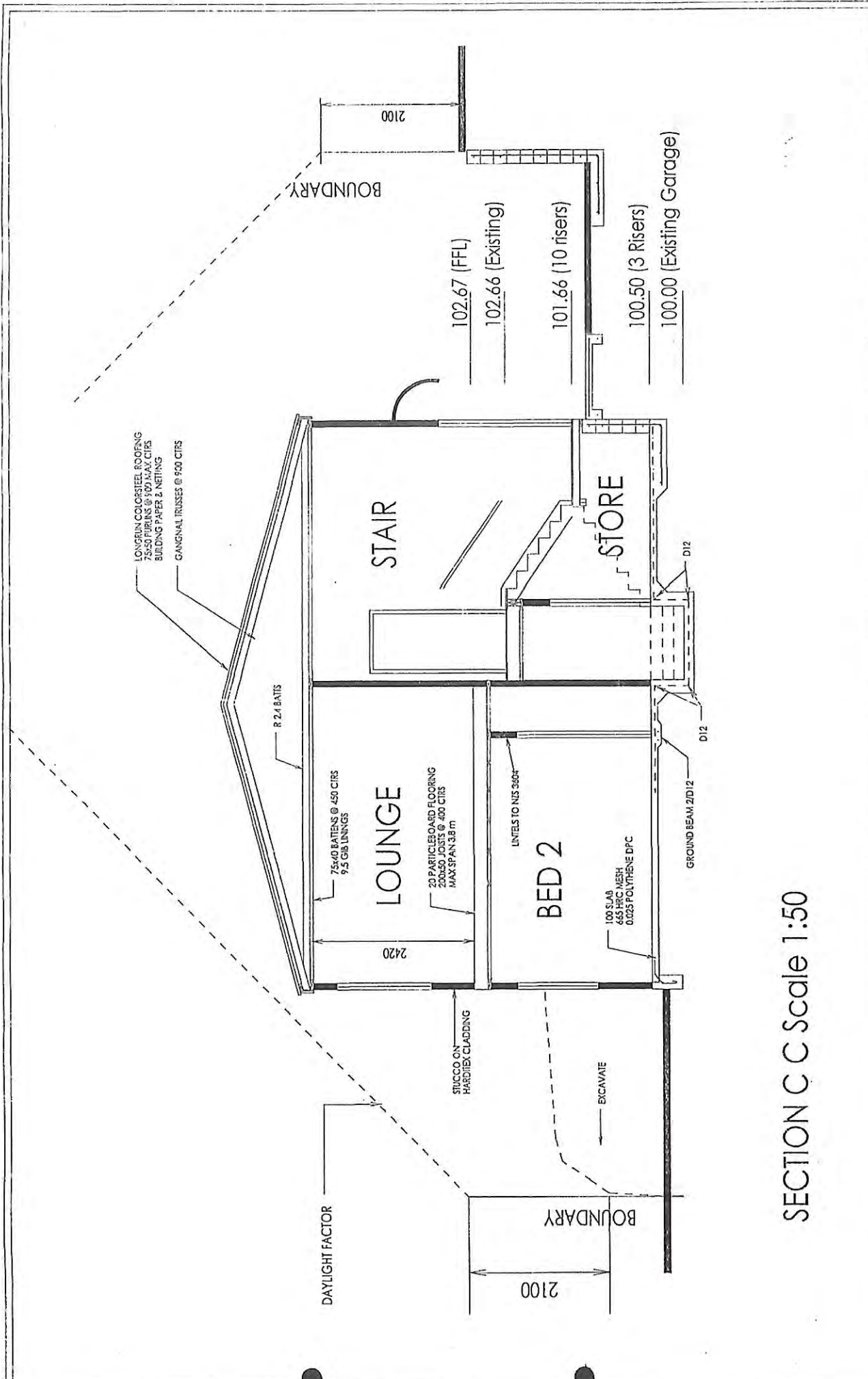
ELEVATIONS Scale 1:100

PROPOSED ADDITIONS TO MENZIES RESIDENCE - 8 MIDDLETON ROAD - PARAPARAUMU BEACH



SECTION A - A Scale 1:50

PROPOSED ADDITIONS TO MENZIES RESIDENCE - 8 MIDDLETON RD - PARAPARAUMU BEACH



SECTION C C Scale 1:50

RM: 980512

**APPLICATION FOR RESOURCE CONSENT NON NOTIFIED
PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991**

APPLICANT: Robert & Sharon Menzies

LOCATION: 8 Middleton Road, Paraparaumu

LEGAL DESCRIPTION: Lot 41 DP 6238

OWNER: As above

ZONE: Transitional Residential C

Proposed Residential

ACTIVITY STATUS: Transitional: Non-complying

Proposed: Discretionary

DATE DUE: 2 February 1999

DATE CONSIDERED: 18 January 1999

NEIGHBOURS CONSENT: Obtained from:

Sally Davis - 10 Middleton Road
E D Phillips - 6 Middleton Road
F E Hartridge - 6A Middleton Road

PLANNERS WHO DETERMINED APPLICATION AS NON NOTIFIED: Dan Rodie
and Mike Jacobson

1.0 SITE DESCRIPTION AND PROPOSAL:

The subject site is located above road level on the southern side of Middleton Road, Paraparaumu Beach. There is a right-of-way, which crosses in front of 8 Middleton Road, parallel to the road. This is the access-way to 10 and 12 Middleton Road.

At the rear of the site, behind the existing house, the ground level drops approximately 2 metres. The neighbouring properties to the south and east (10 Middleton Road) have ground levels approximately 1 metre higher than the existing rear yard ground level of the subject site. The existing house on the subject site is two storeyed, the front of which is along the subject property's front boundary.

The applicants have been intending to make additions to the rear of the house, but have subsequently found that the ground under the rear of the existing house is unstable and is adversely affecting neighbouring properties. The Applicant's have therefore decided to demolish the rear part of their house, excavate approximately 230 m² of unstable material and use it to fill the hollow area in the rear of the subject site which will relieve any pressures on neighbouring properties that have resulted from the currently unstable land. The Applicants then propose to make alterations at the rear to replace the demolished section, and undertake some alterations/refurbishment to the front of the house. As a part of the design of these extensions, a new canopy is to be placed onto the existing deck at the front of the house.

2.0 TRANSITIONAL DISTRICT PLAN:

Under the Kapiti Coast District Council Transitional District Plan (Kapiti Section), the proposed activity requires a resource consent for a **non-complying activity** as the proposed canopy does not comply with the following Predominant Use Standards of the Residential C Zone:

"4.2.3 (1) *Maximum Height 8.0*

Provided that buildings shall not project beyond a building envelope constructed by recession planes from points 2.1 metres above internal boundaries" ...inwards at an angle of 45 degrees.

The dispensation allowed for recession planes under Ordinance 14.2(4)(i) is an increase by a maximum of 20% (ie an angle of 54 degrees). The proposed canopy does not comply with this dispensation either, as it is located right on the front boundary, and no recession plane could be complied with in this particular case.

In addition, the Kapiti Coast District Council Transitional District Plan (Kapiti Section) does not specifically refer to earthworks. Prior to the commencement of the Resource Management Act 1991, the Kapiti Coast District Council Earthworks Bylaw controlled earthworks. This earthworks bylaw is still operative, and the applicant therefore requires an Earthworks Permit.

3.0 PROPOSED DISTRICT PLAN:

Under the Kapiti Coast District Council Proposed District Plan, the proposed activity requires a resource consent for a **discretionary activity** as it does not comply with the following permitted activity standards for the Residential Zone:

"D.1.2.1 Permitted Activity Standards

EARTHWORKS

(iii) ...no earthworks shall involve the disturbance of more than 50 m³ (volume) of land and shall alter the existing ground level by more than 1 metre, measured vertically...

HEIGHT IN RELATION TO BOUNDARY

All buildings must fit within a height envelope which is made up of "recession planes" which incline inwards and upwards from all the property's boundaries. Each recession plane commences at a point 2.1 metres above the property boundary and inclines inwards at an angle of 45 degrees. Where there is a right-of-way or an access strip immediately adjacent to and on the other side of the property boundary, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way access strip."

With respect to the earthworks, the volume proposed exceeds the 50 m³ requirement by approximately 180 m³.

In terms of the new canopy on the existing deck, as stated above, this will not comply with the recession plane requirement as the house is located right at the boundary. The adjacent access-strip is for access to 10 and 12 Middleton Road and the canopy will not have implications in terms of the access. Even if recession plan was measured from a point half way across the access strip, the canopy would not comply with the recession plane requirement.

The new extensions proposed for the rear of the house comply with the height, height in relation to boundary, yard, and coverage requirements of the Proposed District Plan.

4.0 SECTION 94 ANALYSIS:

Section 94 defines which applications for resource consents do not require to be notified under Section 93. With respect to this resource consent application for a discretionary/non-complying activity, Section 94(2) states that:

An application for a resource consent need not be notified in accordance with Section 93, if the application relates to a discretionary activity or a non-complying activity and -

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which consent is sought will be minor, and*
- (b) Written approval has been obtained from any person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.*

5.0 ASSESSMENT:

ey
The canopy proposed as an extension to the existing deck faces a right-of-way access strip. This part of the house does not currently comply with the recession plane requirements and it is ~~not~~ considered that the canopy will not make a considerable difference to the existing situation.

According to the engineer employed by the applicant, the proposed earthworks are required for the following reasons:

1. The front side deck to the house has dropped 50 mm over the past 2 years and the earth/sand is putting considerable pressure on the neighbours garage boundary wall.
2. The concrete and stone wall running adjacent to the pathway to the rear of the section along the eastern boundary is undermined and is breaking away.
3. The neighbour to the east of the rear section has a ground level 1 metre higher than that of the subject property, and the boundary fence is subsiding.

As nearly all of the neighbours have properties at a higher level than that of the subject property, the proposed earthworks will level the subject property to the height of the nearest neighbours section height.

According to the applicant's engineer, by moving the 230 m³ of earth, pressure will be released from the neighbouring garage wall, removing the danger of the wall collapsing and will even up the pressure on the fence at the back of the property.

The long term effects on the surrounding neighbours can therefore be considered as beneficial. The written consent of each of the neighbours concerned has been obtained.

During the earth moving phase, potential effects could include noise, and dust. The applicant has noted that they will ensure that the sand remains moist to prevent dust nuisance. A construction operating time shall be imposed as a condition of consent to ensure least noise disturbance.

It is therefore considered that the potential adverse effects on the environment from the proposed activity are no more than minor, or can be avoided, remedied or mitigated by appropriate resource consent conditions.

6.0 RECOMMENDATION:

That in consideration of Section 105(2A) and pursuant to Sections 104 and 108 of the Resource Management Act 1991, the application for Resource Consent made by R & S Menzies for the non-notified discretionary activity for the excavation of 230 m³ of material from under existing house to fill in hollow at rear of section, and to make alterations to the house as shown on the plan which accompanied the resource consent be **granted** subject to the attached conditions:

7.0 CONDITIONS:

1. The Consent Holder shall ensure that the works are constructed in accordance with the Plans submitted with the application.
2. The Consent Holder shall notify Council in writing of the date construction work is to commence at least three days beforehand.
3. Encroachment onto adjacent land owned by others is not permitted without having first obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
4. The removal of soil support from adjacent lots is not permitted.
5. Testing and certification of compaction/filling and the stability of batter slopes shall be carried out by a suitably qualified person experienced in soils engineering.
6. The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.
7. If any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging, then a separate application must be made for a building consent.
8. Where the existing land or vegetative cover is disturbed, suitable ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand and other material does not become a nuisance.
9. The Subdivisional Engineer may require the immediate erection of suitable fabric fencing to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlun cloth or similar).
10. The consent holder shall ensure that any uncovered soil/sand shall be kept moist to prevent dust nuisance for adjacent property owners.
11. The consent holder shall obtain a building consent before carrying any alterations to existing services or buildings within the lot.

12. The payment of an engineering fee of \$90.00 GST inc but refer to notes 1 to 7 of the engineering fee structure adopted by Council as from the 1 July 1998 previously circulated to all developers representatives.
13. Should a waahi tapu or other cultural site be unearthed during earthworks the operator and/or owner shall:
 - (a) cease operations;
 - (b) inform local iwi;
 - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
 - (d) take appropriate action, after discussion with NZHPT, Council and Tangata Whenua, to remedy damage and/or restore the site.

Note: In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

1. The soils engineer will be required to supervise the work and certify in writing to Council that these conditions have been complied with.
2. Hours of operation are restricted to:

8am – 6 pm	Mondays to Fridays
8:30 am – 6 pm	Weekends
3. These conditions may be reviewed by the Council where there is a need to deal with those matters referred to in section 128 of the Resource Management Act 1991.

8.0 REASONS FOR DECISION:

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this non notified discretionary/non-complying activity consent decision are as follows:

1. There are considered to be little or no adverse effects relating to the proposal.
2. Approval has been obtained from all affected parties.
3. Granting of the consent will not contravene the Act's focus of sustainable management of physical and natural resources.

APPLICATION: APPROVED

Report Written By:

Mike Jacobson
Resource Consent Planner

Campbell Thomson
Resource Consent Planner