

STATEMENT OF PASSING OVER INFORMATION

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

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

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



SOLD ON KĀPITI
real estate

6 October 2025

Elizabeth (Beth) Dugdale

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 155 Guildford Drive, 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:

155 Guildford Drive, 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	Elizabeth (Beth) Dugdale
LIM number	L251036
Application date	30/09/25
Issue date	06/10/2025

Property details

Property address	155 Guildford Drive, Paraparaumu
Legal description	LOT 9 DP 89035
Area (hectares)	0.0774

Valuation information

Valuation number	1526098100
Capital value	\$1,180,000
Land value	\$470,000
Improvements value	\$710,000

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 \$6,741.47
This includes Greater Wellington Regional Council rates.

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$500.47 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

04/07/23	BUILDING CONSENT 230427: Remove existing cladding & replace with weatherboards for resale value Code Compliance Certificate issued 21/03/24
24/08/00	BUILDING CONSENT 001118: NEW DWELLING Code Compliance Certificate issued 07/11/00

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: General Residential

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

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

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

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

District Plan Features and Overlays

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

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

This property was created via subdivision in 2000 under resource consent number RM990322 (22 Lot residential subdivision & associated earthworks). A copy of the Decision is provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which requires certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

There are no known easements.

Copies of the Deposited Plan (DP 89035) and Record of Title are provided with this LIM.

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

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

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

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 Horizontal Surface 50m AMSL, 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/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 Kapiti 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 land and road carriageway (Guildford Drive) 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.

Part of the property is adjacent to land which is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

The adjacent road carriageway (Guildford Drive) is 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.

The adjacent road carriageway (Guildford Drive) is adjacent to land which is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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

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

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

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

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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

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

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

155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: September 30, 2025

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 **WN56C/395**
Land Registration District **Wellington**
Date Issued 19 May 2000

Prior References
WN55C/971

Estate Fee Simple
Area 774 square metres more or less
Legal Description Lot 9 Deposited Plan 89035

Original Registered Owners
Graham William Luke and Annette Luke

Interests

Fencing Covenant in Transfer B054796.1 - 22.12.1989
B784491.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 19.5.2000 at 3.34 pm
Fencing Covenant in Transfer B784491.13 - 19.5.2000 at 3.34 pm
Land Covenant in Transfer B784491.13 - 19.5.2000 at 3.34 pm
Fencing Covenant with The Kapiti Coast District Council in Transfer B784491.13 - 19.5.2000 at 3.34 pm
10476086.1 Transmission to Graham William Luke as survivor(s) - 4.7.2016 at 12:47 pm
12564470.1 Transmission to Kathryn Jane Luke and Bryce John Williams as Executors - 4.10.2022 at 12:25 pm
12731713.1 Transfer to Gary Traveller and Dianne Debra Traveller - 26.5.2023 at 9:43 am
13199159.1 Transfer to Anaru Poihi Taunu Kerei and Elizabeth Anne Dugdale - 31.1.2025 at 4:37 pm
13199159.2 Mortgage to ASB Bank Limited - 31.1.2025 at 4:37 pm

Reference:
Prior CT: 55C/971
Document No.: B784491.7



REGISTER

56C/395

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 19th day of May Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that PRITCHARD GROUP LIMITED

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 774 square metres, more or less being LOT 9

DEPOSITED PLAN 89035



Fencing covenant in Transfer B054796.1 – 22.12.1989

B784491.6 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council.

B784491.13 Transfer to Pritchard Group Limited

Land covenant in Transfer B784491.13

Fencing covenant in Transfer B784491.13

B784491.13 Transfer to Pritchard Group Limited

Fencing covenant with The Kapiti Coast District Council in Transfer B784491.13

All 19.5.2000 at 3.34.

[Signature]

For RGL

B801156.1 Transfer to Aaron John Craig

B801156.2 Mortgage to ANZ Banking Group (New Zealand) Limited
All 08.09.2000

DISCHARGED
30/11/2000
[Signature]
for RGL

[Signature]
for RGL

B813182.2 Transfer to Graham William Luke and Annette Luke
30.11.2000 at 3.57

[Signature]
for RGL

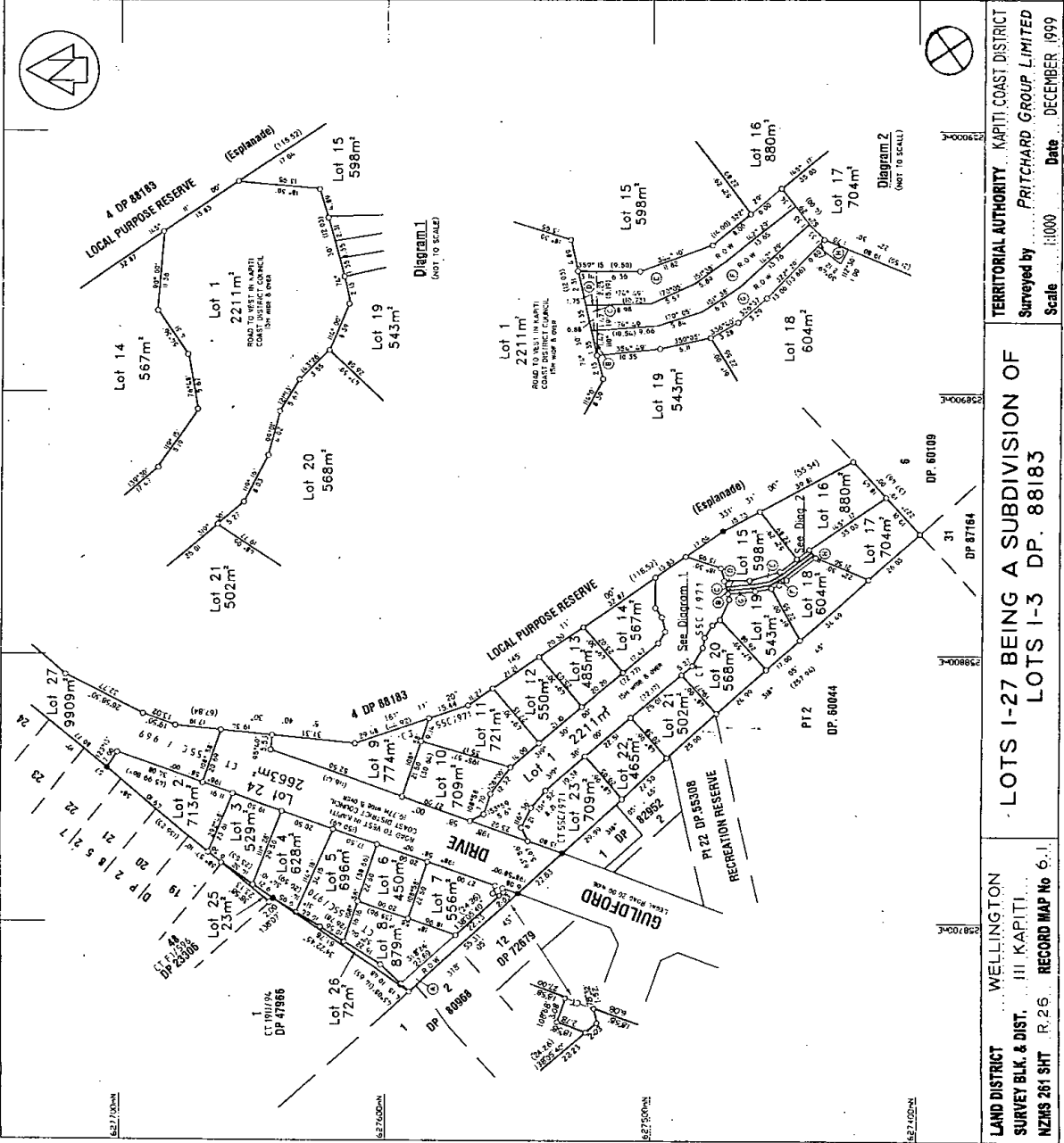
56C/395

APPROVALS SHEET 2 OF 2 RM 990322

SHOWN	SERVEN	GRANTEE	PURPOSE
A	LOT 18	KAPITI COAST DISTRICT COUNCIL	SEWAGE DRAINAGE
B	LOT 18	COMMUNICATIONS LIMITED	CABLE TV TELECOMMUNICATIONS
C	LOT 17	NATURAL GAS CORPORATION OF NEW ZEALAND LIMITED	GAS SUPPLY
D	LOT 18	POWERLINE LIMITED	TELEPHONE
E	LOT 18	POWERLINE LIMITED	ELECTRICITY
F	LOT 18	POWERLINE LIMITED	ELECTRICITY
G	LOT 18	POWERLINE LIMITED	ELECTRICITY
H	LOT 18	POWERLINE LIMITED	ELECTRICITY
I	LOT 18	POWERLINE LIMITED	ELECTRICITY
J	LOT 18	POWERLINE LIMITED	ELECTRICITY
K	LOT 18	POWERLINE LIMITED	ELECTRICITY
L	LOT 18	POWERLINE LIMITED	ELECTRICITY
M	LOT 18	POWERLINE LIMITED	ELECTRICITY
N	LOT 18	POWERLINE LIMITED	ELECTRICITY
O	LOT 18	POWERLINE LIMITED	ELECTRICITY
P	LOT 18	POWERLINE LIMITED	ELECTRICITY
Q	LOT 18	POWERLINE LIMITED	ELECTRICITY
R	LOT 18	POWERLINE LIMITED	ELECTRICITY
S	LOT 18	POWERLINE LIMITED	ELECTRICITY
T	LOT 18	POWERLINE LIMITED	ELECTRICITY
U	LOT 18	POWERLINE LIMITED	ELECTRICITY
V	LOT 18	POWERLINE LIMITED	ELECTRICITY
W	LOT 18	POWERLINE LIMITED	ELECTRICITY
X	LOT 18	POWERLINE LIMITED	ELECTRICITY
Y	LOT 18	POWERLINE LIMITED	ELECTRICITY
Z	LOT 18	POWERLINE LIMITED	ELECTRICITY

CLASS I SURVEY
 Total Area 2.8708 ha.
 Comprised in CT 55C/969 (ALL) 55C/970 (ALL) 55C/971 (ALL)

1. ROBERT CHAMBERLAIN SURVEYING
 being a person entitled to practice as a registered surveyor, certify that
 (a) The survey was conducted in accordance with the Survey Act 1980 and the Survey Regulations 1980, and that the survey was conducted in accordance with the Survey Act and the Survey Regulations.
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 (x) The survey was conducted in accordance with the Survey Act and the Survey Regulations, and that the survey was conducted in accordance with the Survey Act and the Survey Regulations.
 (y) The survey was conducted in accordance with the Survey Act and the Survey Regulations, and that the survey was conducted in accordance with the Survey Act and the Survey Regulations.
 (z) The survey was conducted in accordance with the Survey Act and the Survey Regulations, and that the survey was conducted in accordance with the Survey Act and the Survey Regulations.



LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. III KAPITI
 NZMS 261 SH1 R.26 RECORD MAP No 6.1

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
 Surveyed by PRITCHARD GROUP LIMITED
 Scale 1:1000 Date DECEMBER 1999

APPROVALS

David Kennedy Pritchard
Signed by
Pritchard Group
Limited by its
directors.

Stuart Edward Pritchard
REGISTERED OWNERS

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 3rd DAY OF FEBRUARY 2000, SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON AND SUBJECT TO THE AMALGAMATION CONDITIONS SET OUT HEREON

Peter
AUTHORISED OFFICER

Stuart Edward Pritchard
AUTHORISED OFFICER

AMALGAMATION CONDITIONS

THAT LOT 25 HEREON BE TRANSFERRED TO THE OWNER OF LOT 48 UP 23306 (CT F1/595) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

THAT LOT 26 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 47966 (CT 19D/94) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS. (SEE B756119.1)

C.T. ISSUED

LOT No	C.T. ISSUED	LOT No	C.T. ISSUED
LOT 1	ROAD	LOT 14	56C/400
LOT 2	56C/388	LOT 15	56C/401
LOT 3	56C/389	LOT 16	56C/402
LOT 4	56C/390	LOT 17	56C/403
LOT 5	56C/391	LOT 18	56C/404
LOT 6	56C/392	LOT 19	56C/405
LOT 7	56C/393	LOT 20	56C/406
LOT 8	56C/394	LOT 21	56C/407
LOT 9	56C/395	LOT 22	56C/408
LOT 10	56C/396	LOT 23	56C/409
LOT 11	56C/397	LOT 25	56C/410
LOT 12	56C/398	LOT 26	56C/411
LOT 13	56C/399	LOT 27	56C/412

NOTE FOR EASEMENT SCHEDULES SEE SHEET 2

CLASS I SURVEY

Total Area 2.8708 ha

Comprised in CT 55C/969 (ALL)
CT 55C/970 (ALL) CT 55C/971 (ALL)

I, ROBERT GRAHAM LONGLEY
being a person entitled to practise as a registered surveyor, certify that
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1988.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Dated at Otaki this 1st day of February 2000
Signature *Robert Graham Longley*

Field Book *224 (3C)* Traverse Book *622 (25A) 21*

Reference Plans DP 23306, 28527, 41096, 41097, 55308, 60044, 60109, 66344, 68169, 72611, 72612, 87164, 88183, 80 31208, DP 88183

Examined *Survey*

Approved as to Survey

1 3 2000 *Robert Graham Longley* Chief Surveyor

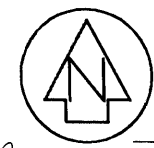
Deposited this 1st day of February 2000

for Registrar General of Land

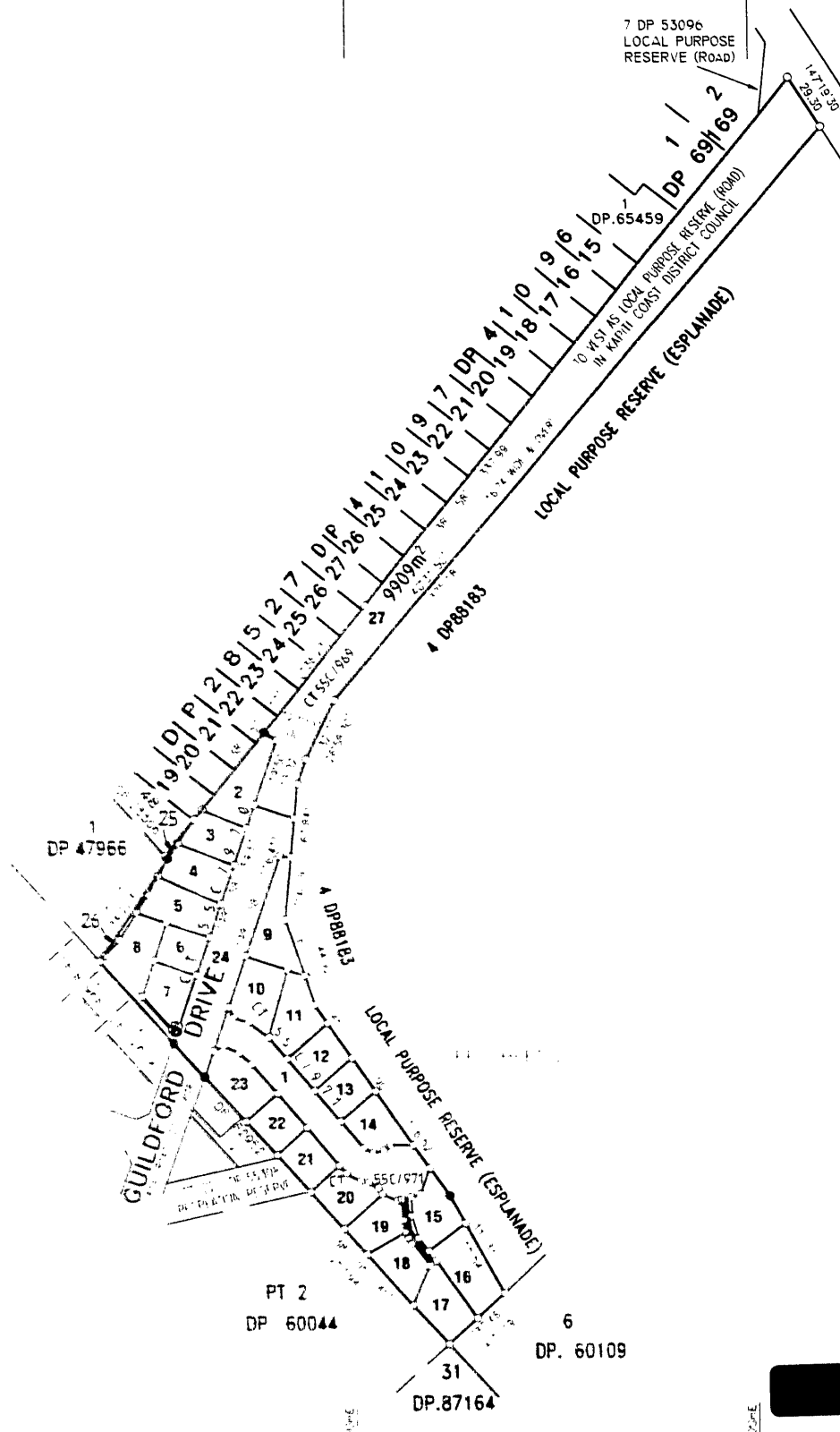
89035

7 DP 53096 LOCAL PURPOSE RESERVE (ROAD)

LEGAL ROAD 20.12 & OVER MAZENGARB ROAD



APPROVED *[Signature]*
General Manager
for Kapiti Coast District Council
Registered Proprietor of Lot 1 DP 88183

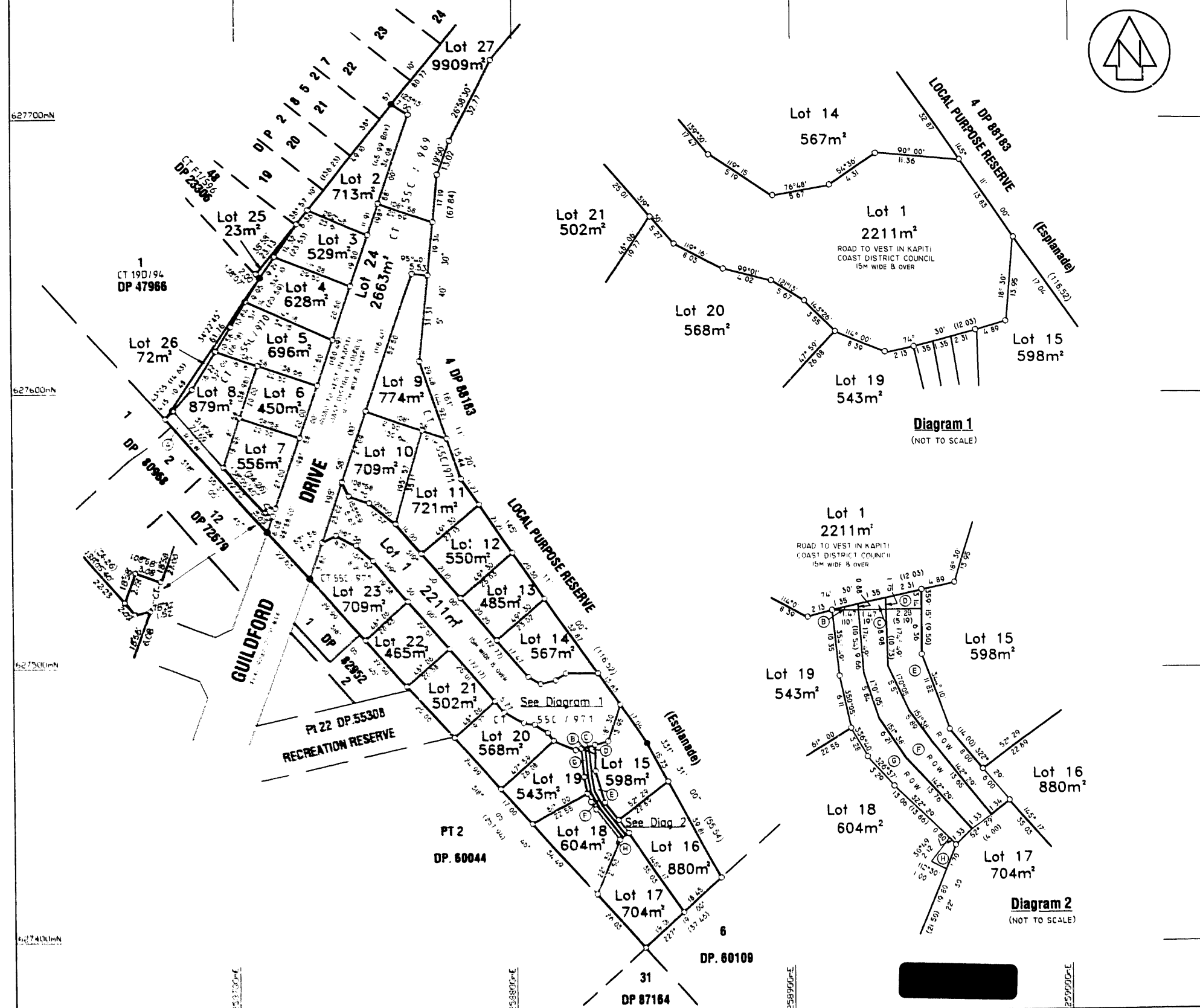
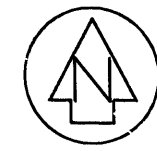


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LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS 261 SHT R.26 RECORD MAP No 6.1

LOTS 1-27 BEING A SUBDIVISION OF
LOTS 1-3 DP. 88183

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by PRITCHARD GROUP LIMITED
Scale 1:2000 Date DECEMBER 1999



MEMORANDUM OF EASEMENTS

SHOWN	SERV TEN	GRANTEE	PURPOSE
		KAPITI COAST DISTRICT COUNCIL	SEWAGE DRAINAGE
A	LOT 8	SATURN COMMUNICATIONS LIMITED	CABLE TV TELECOMMUNICATIONS
B,G	LOT 18	NATURAL GAS CORPORATION OF NEW ZEALAND LIMITED	GAS SUPPLY
C,F	LOT 17	TELECOM NEW ZEALAND LIMITED	TELEPHONE
D,E	LOT 16	HOROWHENUA ENERGY LIMITED	ELECTRICITY
DOM TEN			
A	LOT 8	LOT 26 & LOT 1 DP47966	R.O.W. ELECTRICITY WATER AND GAS SUPPLY CABLE TV TELEPHONE SEWAGE DRAINAGE
B,G	LOT 18	LOTS 16 & 17	ELECTRICITY WATER AND GAS SUPPLY CABLE TV TELEPHONE SEWAGE DRAINAGE
C,F	LOT 17	LOTS 16 & 18	ELECTRICITY WATER AND GAS SUPPLY CABLE TV TELEPHONE SEWAGE DRAINAGE
D,E	LOT 16	LOTS 17 & 18	ELECTRICITY WATER AND GAS SUPPLY CABLE TV TELEPHONE SEWAGE DRAINAGE
B	LOT 18	LOT 15	SEWAGE DRAINAGE
C	LOT 17		
D	LOT 16	LOT 15	SEWAGE DRAINAGE
H	LOT 18		
		LOT 17	TELEPHONE WATER DRAINAGE ELECTRICITY

CLASS I SURVEY

Total Area 2.8708 ha

Comprised in CT 55C/969 (ALL) CT 55C/970 (ALL) 55C/971 (ALL)

I, ROBERT GRAHAM LONGLEY being a person entitled to practice as a registered surveyor, certify that (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998. (b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Dated at Otaki this 16th day of February 2000
 Signature Robert Graham Longley

Field Book 264 43(1) Traverse Book 624 p 254-264
 Reference Plans DP's 23306, 28527, 41096, 41097, 47966, 55308, 60044, 60109, 66344, 69169, 72679, 80968, 87164, 87164, 88183, 88522 & SO 31208.
 Examined Correct

Approved as to Survey

1 3 2000
 Deputy Chief Surveyor

Deposited this 17th day of February 2000
 for Registrar General of Land

File Murphy/Drew
 Received 21/2/2000
 Instructions
 89035

LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. III KAPITI
 NZMS 261 SHT R.26 RECORD MAP No 6.1

LOTS 1-27 BEING A SUBDIVISION OF
 LOTS 1-3 DP. 88183




TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
 Surveyed by PRITCHARD GROUP LIMITED
 Scale 1:1000 Date DECEMBER 1999

Operative District Plan 2021 - Zones and Precincts

155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

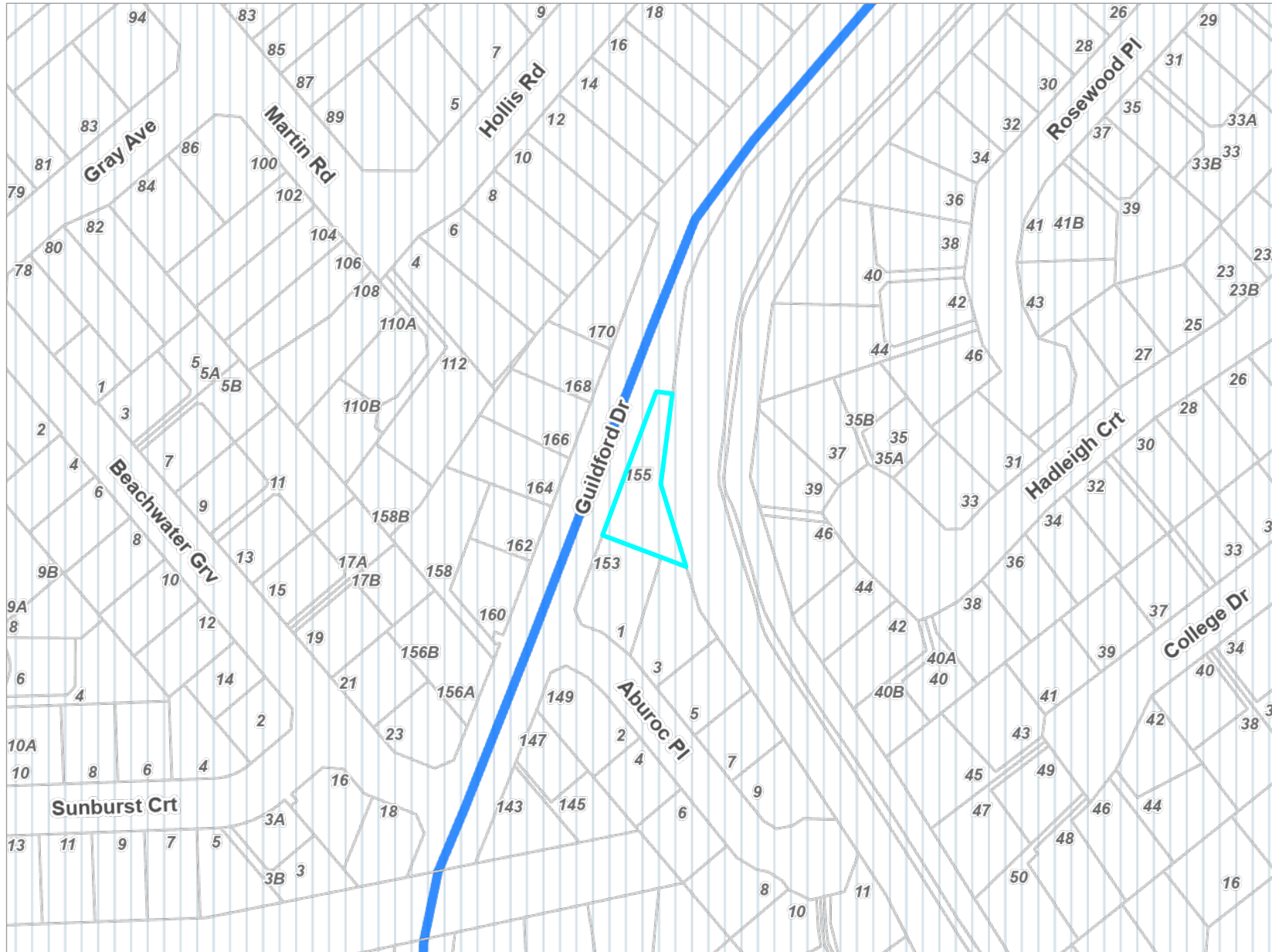
Scale @ A4 - 1:1,000

Date Printed: September 30, 2025



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

155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



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

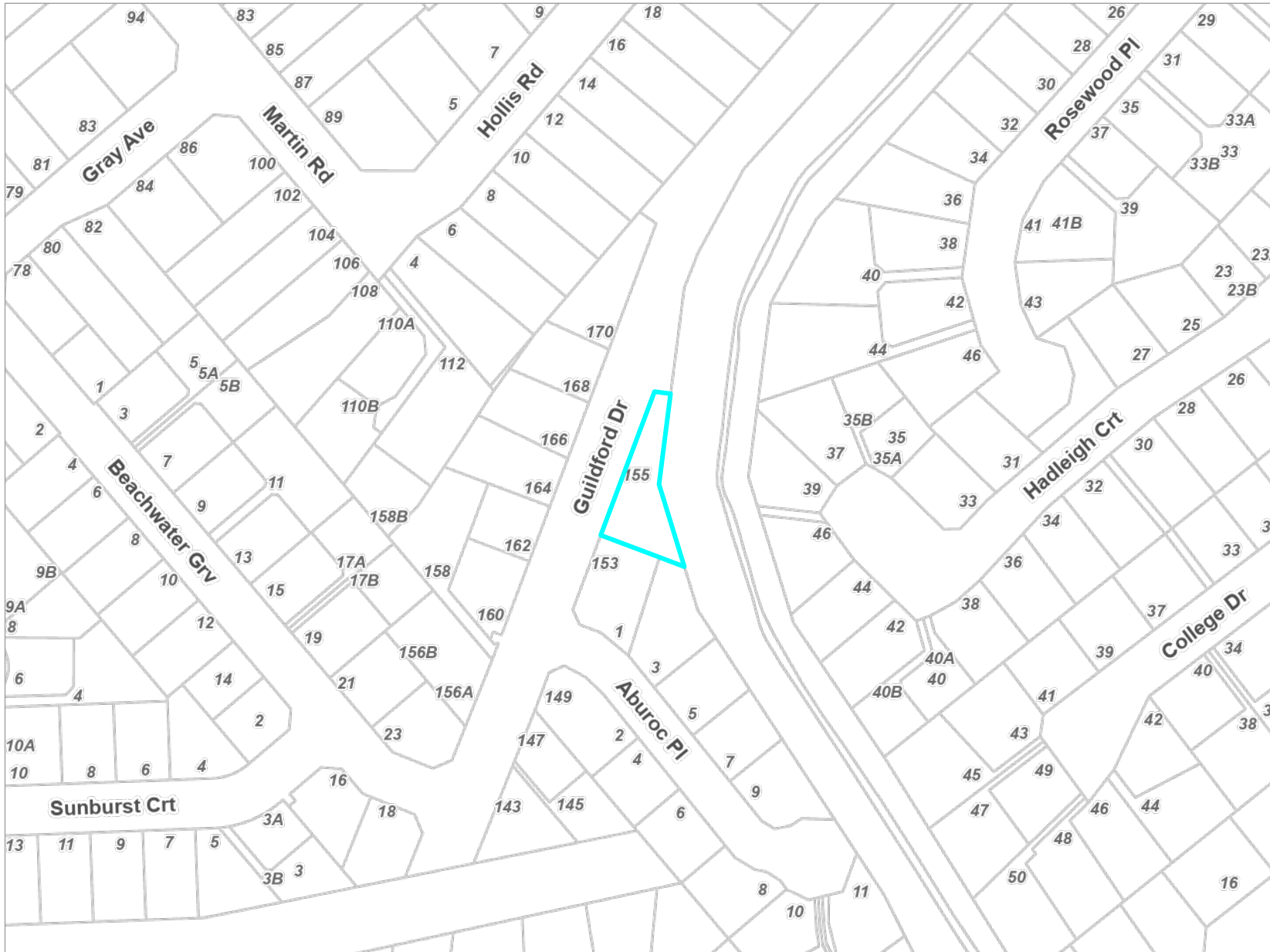
Scale @ A4 - 1:2,000

Date Printed: September 30, 2025

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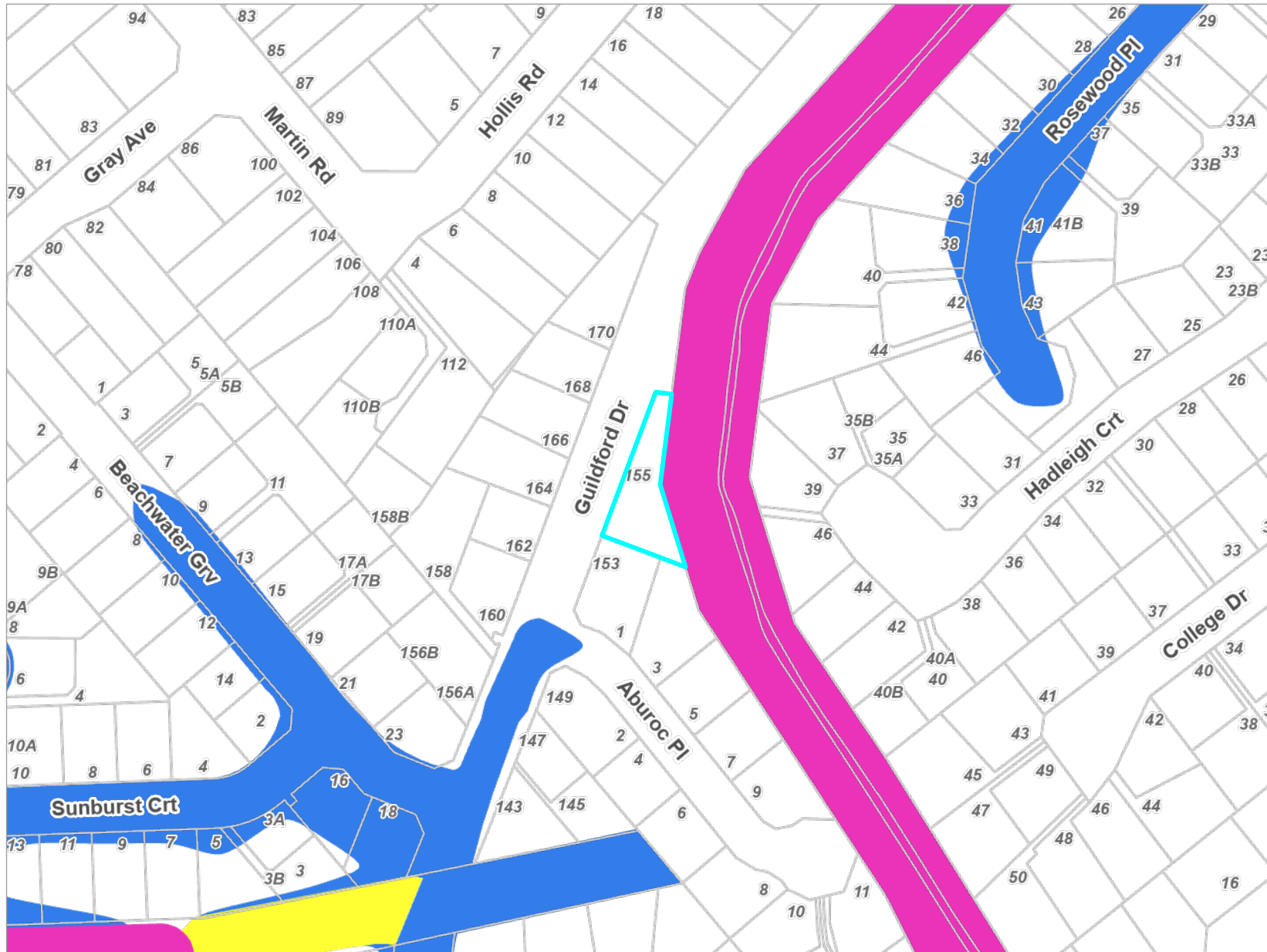
Operative District Plan 2021 - Designations & Miscellaneous Features

155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)






Operative District Plan 2021 - Natural Hazards

155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



Key to map symbols

-  Stream Corridor
-  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.



0 40 80 Metres

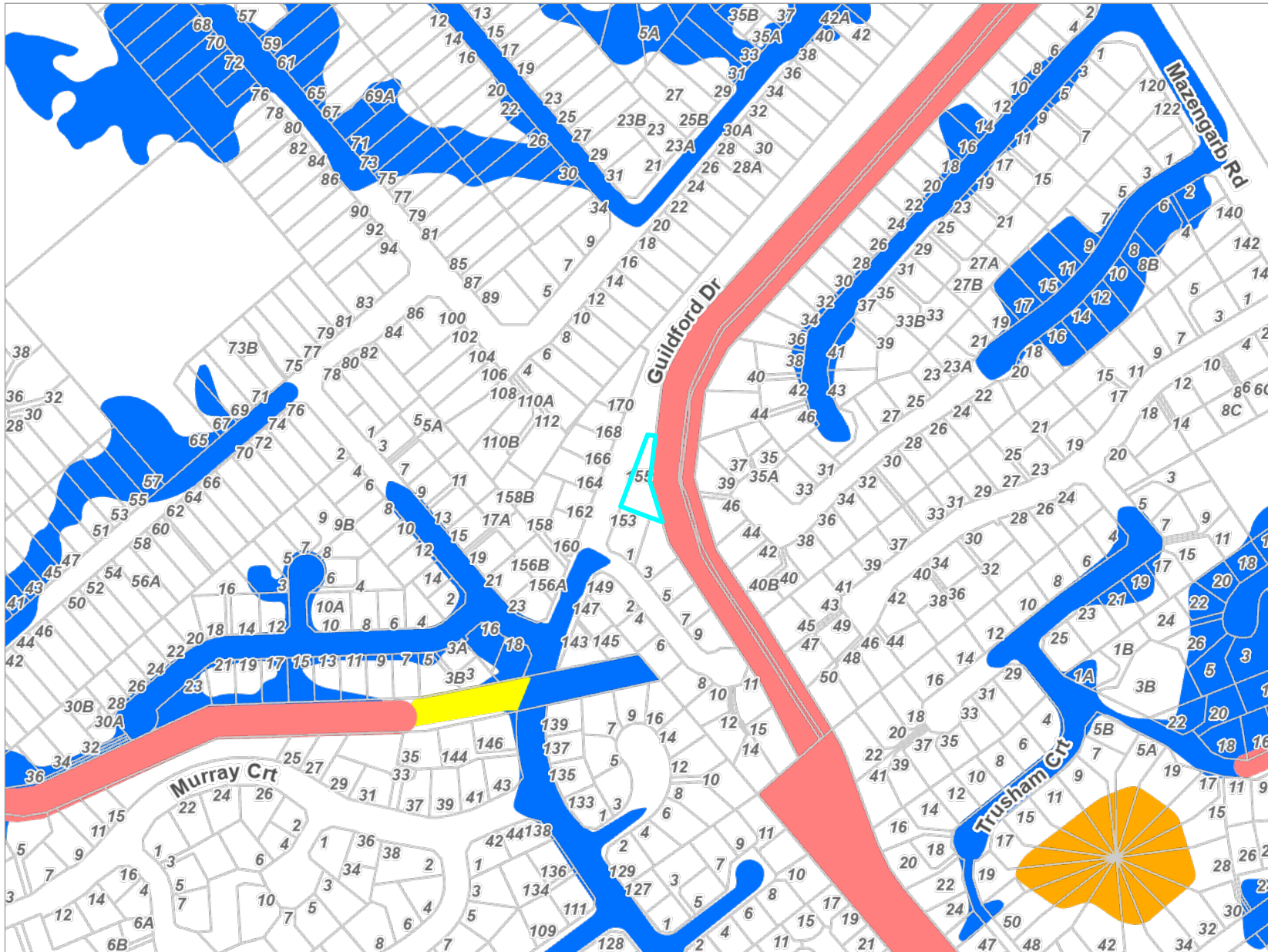
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Date Printed: September 30, 2025





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Latest Flood Hazards

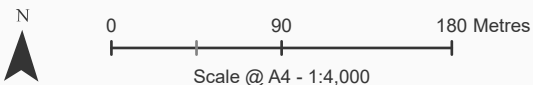
155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Storage
-  Ponding

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



Date Printed: September 30, 2025

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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
000076	112 Martin Road, Paraparaumu	1527136700	LOT 1 DP 47966 CT 19D/94	SC	SUBDIVISION CREATING ONE ADDITIONAL LOT	N	N	s.224 Issued	7/4/2000	13/3/2000
050057	19 Beachwater Grove, Paraparaumu	1527257810	LOT 9 DP 72679 CT 39B/546	LD	Construction of carport that encroaches height	N	N	Decision Issued	24/3/2005	11/3/2005
060278	7 Aburoc Place, Paraparaumu	1526098108	LOT 13 DP 89035	LD	To build a conservatory encroaching rear yard	N	N	Decision Issued	22/9/2006	13/9/2006
960256	147 Guildford Drive, Paraparaumu	1527257814	LOT 1 DP 82952	SD	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	1/8/1996	9/7/1996
960470	156A Guildford Drive, Paraparaumu	1527257813A	FLAT 1 DP 87840 ON LOT 12 DP 72679	SD	SECOND STAGE CROSSES LEASE FOR LOT 12 DP 72679	N	N	s.224 Issued	8/12/1998	15/11/1996
950159	17A Beachwater Grove, Paraparaumu	1527257809	LOT 1 DP 80968	LC	2 ADDITIONAL LOTS	N	N	Decision Issued	27/7/1995	12/6/1995
970177	42 Hadleigh Court, Paraparaumu	1526089911		SD	ONE ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	20/6/1997	23/5/1997
980499	40 Hadleigh Court, Paraparaumu	1526089910	LOT 10 DP 80012	LD	TWO ADJOINING THREE BEDROOM UNITS ON ONE PROPERTY	N	N	Decision Issued	17/12/1998	25/11/1998

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
990183	40 Hadleigh Court, Paraparaumu	1526089910	LOT 10 DP 80012	SC	RESIDENTIAL SUBDIVISION ONE ADDITIONAL LOT, BOTH LOTS	N	N	s.224 Issued	10/6/1999	20/5/1999
990322	155 Guildford Drive, Paraparaumu	1526098100	LOT 9 DP 89035	SC	22 LOT RESIDENTIAL SUBDIVISION AND ASSOCIATED	N	N	s.224 Issued	9/9/1999	16/8/1999

Health and Alcohol Licenses

155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



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.



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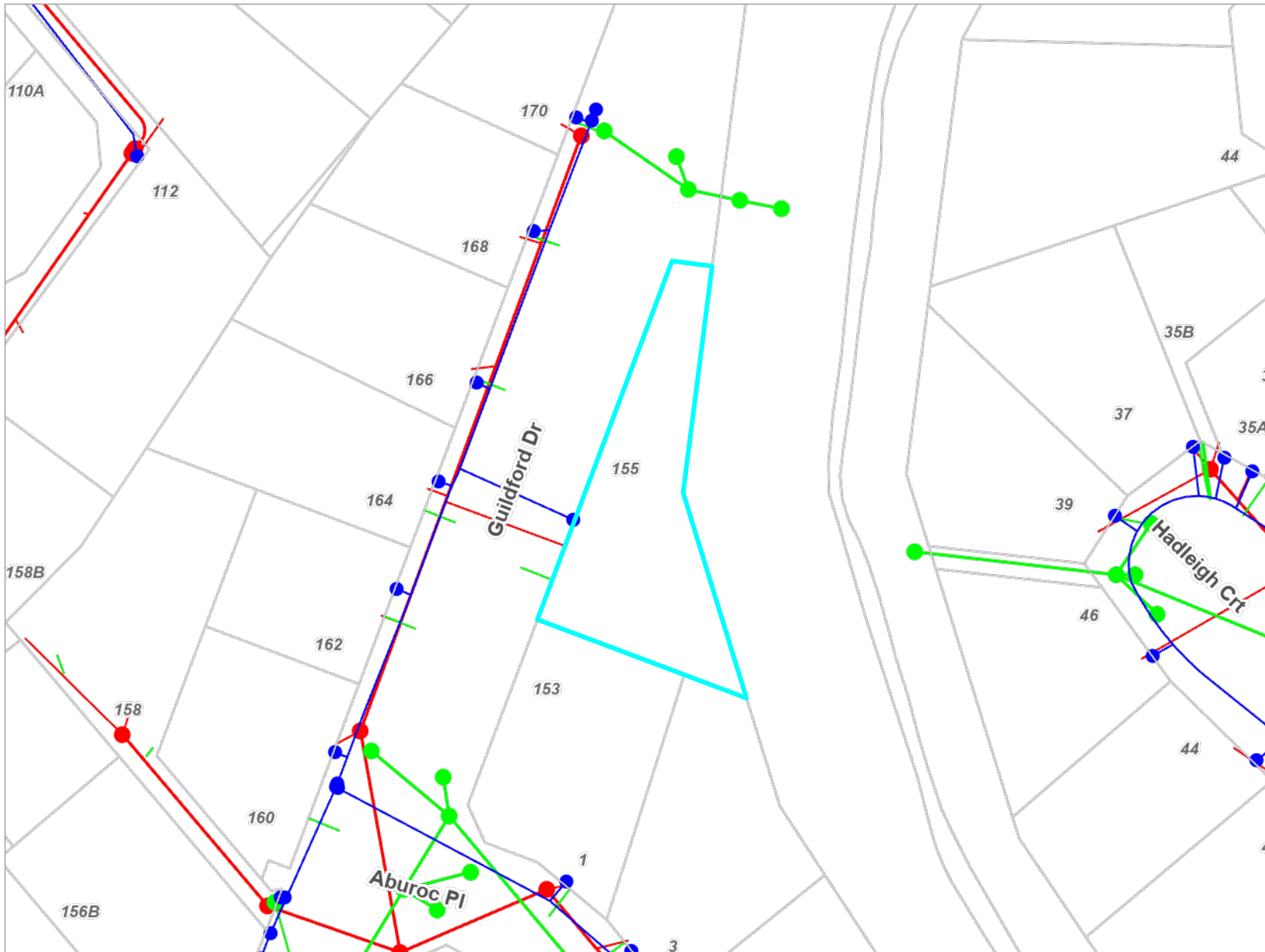
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Date Printed: September 30, 2025

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Services Network

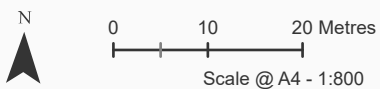
155 Guildford Drive, Paraparaumu (LOT 9 DP 89035)



Key to map symbols

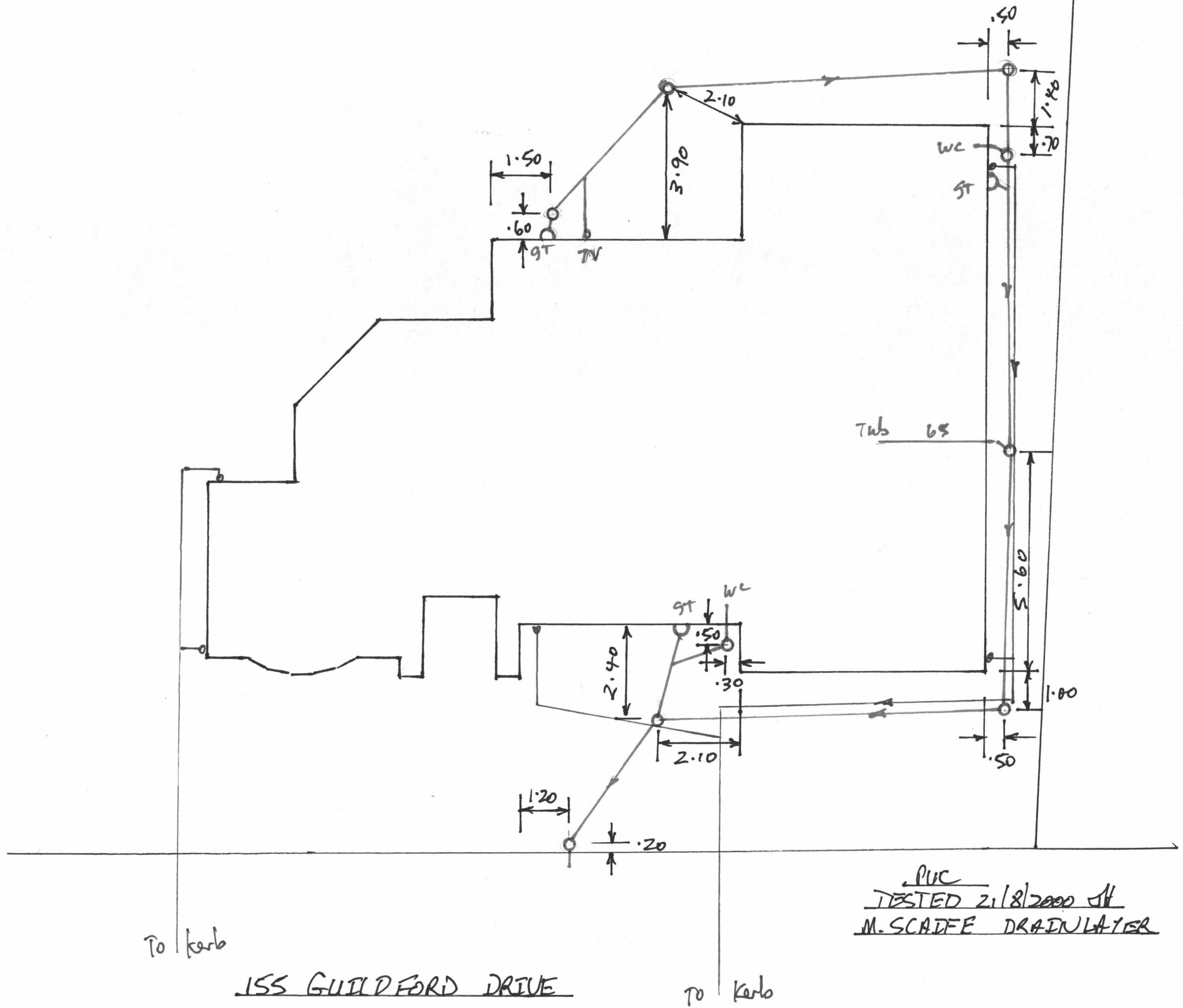
- WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

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



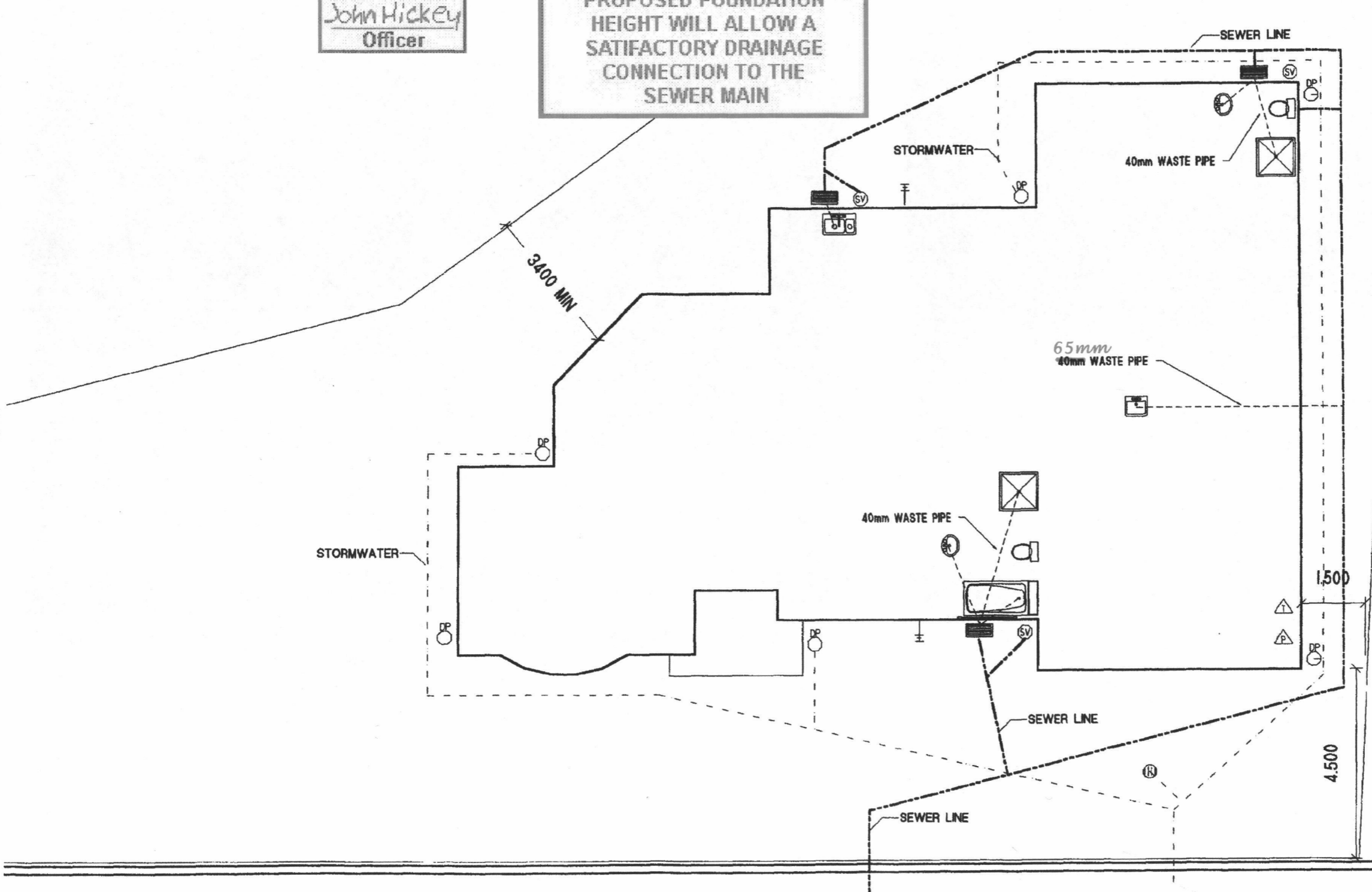
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APPROVED
BY PLUMBING
& DRAINAGE
John Hickey
Officer

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



SECHICELS

SPOUTING DOWNPIPE	WATER TOBY	GULLY TRAP	HOSETAP
INSPECTION POINT	SEWER VENT	POWER ENTRY	GAS ENTRY
INSPECTION BEND	SUMP POINT	PHONE ENTRY	

Lot 9 Guildford Drive DESIGN NETWORK

DATE 7 JULY 2000
SCALE 1:100
PAGE #
DATA PLAN SERVICES

FILE: RM 990322

9 September, 1999

Pritchard Group Ltd
20 Addington Road
R D 1
OTAKI

Dear Mr Percy

**RM 990322: SUBDIVISION CONSENT FOR 100 MAZENGARB ROAD,
PARAPARAUMU FOR PRITCHARD GROUP LTD**

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

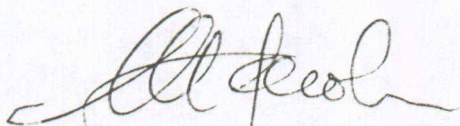
Would you please note that if you do not concur with the conditions of your consent you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice 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
RESOURCE CONSENTS PLANNER
for Chris Shaw, RESOURCE CONSENTS MANAGER



RESOURCE CONSENT NUMBER: RM 990322

That pursuant to section 105, and in consideration of sections 104, 108 and 220 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant Subdivision and Land Use Consents to:

PRITCHARD GROUP LTD, 20 ADDINGTON ROAD, R D 1, OTAKI

To create 22 residential lots on part of 100 Mazengarb Road, Paraparaumu (at the end of The Drive), being Pt Lot 8 DP 60109, as described in the application documents and shown on Plans Pritchard Group Ltd: "Plan of Proposed Subdivision of Lots 1,2 and 3 RM 990159" and "Plan of Proposed Earthworks for Proposed Subdivision of Lots 1,2 and 3 RM 990159" submitted to Council with Application RM 990322, subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.
2. Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
3. The payment of Council engineering fees of \$211.50 (GST inclusive) per new residential lot created but refer to notes 1 to 7 of the engineering fees adopted by Council as from the 1 July 1998 plus a one only \$90.00 (GST inclusive) site inspection/internal reporting fee..
4. The Developer shall either:
 - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

5. A financial contribution of \$384.00 (GST inclusive) for every new residential lot created towards a Community Facilities fund.
6. A financial contribution of \$710.00 (GST inclusive) towards a Water Services Fund (Water supply \$302, Sewage \$408) for every new residential lot created.
7. A financial contribution of \$95,720 (GST inclusive) towards reserves, being 7.5% of the value of the 21 least valuable residential lots, plus GST.
8. A sign post and/or name plate shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road name is to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development).

Three road names per street shall be forwarded to Council for approval.

9. Roads to vest shall be formed, metalled and two-coat sealed, provided with kerb and channel, footpaths and turning circle where necessary. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$4.50 (GST inclusive) per sqm of the area for first-coat seal. Alternatively, a prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be two metres wide and completed to the satisfaction of the Subdivisional Engineer and shall include the planting of approved trees or shrubs.

Road geometry shall be :-

- (a) The Drive extension, overall width 20 metres minimum, carriageway width 11 metres minimum.
- (b) New cul-de-sac, overall width 15 metres minimum, carriageway width 6 metres minimum.

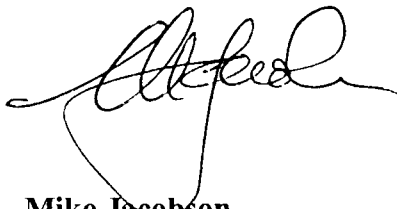
10. A (heavy duty) concrete vehicle crossing shall be provided to serve the rights of way.
11. A concrete vehicle crossing shall be provided to serve lot 2.
12. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any surface water trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.
13.
 - (a) 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.
 - (b) The removal of soil support from adjacent lots is not permitted.
 - (c) All batters shall be self-supporting.
 - (d) 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.
 - (e) 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.
 - (f) 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).
 - (g) Except as otherwise provided by the Code for Subdivision and Development, all lots shall be at or above R.L 4.95 MSL Wellington datum.
 - (h) If there is any likelihood of water courses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required.
14. Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer.
15. All sections shall have drive-on access no steeper than 1 in 5.

16. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
17. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
18. The Developer shall provide and install pipes for gas supply to service the subdivision.
19. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$4.50 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
20. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.
21. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.
22. The Developer shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).
23. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
24. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.

25. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.
26. All costs arising from any of the above conditions shall be at the expense of the Developer.

ISSUED: 9 September, 1999



Mike Jacobson
RESOURCE CONSENTS PLANNER
for Christopher P Shaw, Resource Consents Manager

CONO B784491.6 Cons

Cpy - 01/01, Pgs - 002.23/04/04, 17:45



DocID 410987399



KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLANS 89035,
THE SUBDIVISION LOTS 1 - 3 DP88183,
100 MAZENGARB ROAD, PARAPARAUMU,
FOR PRITCHARD GROUP LIMITED

The District Land Registrar at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:

1. That foundation design and construction for any new dwelling or additions and alterations to a dwelling on Lots 2 - 23 land transfer plan 89035 shall be in accordance with the recommendations within the geotechnical assessment prepared by Cuttriss Consultants Limited, dated November/December 1999 submitted to Council in relation to application No. RM990322 a copy of which is available in Council's Resource Consents Office.

Issued in respect of Application No. RM 990322. Dated this 5th day of April 2000.

AUTHORISED OFFICER


AUTHORISED OFFICER

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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
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