

19 May 2026

Hayden Walker

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 1 Inverell Place, Waikanae.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

1 Inverell Place, Waikanae

Document information

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

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

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

Application details

Applicant	Hayden Walker
LIM number	L260475
Application date	14/05/26
Issue date	19/05/26

Property details

Property address	1 Inverell Place, Waikanae
Legal description	LOT 2 DP 83624
Area (hectares)	0.0470

Valuation information

Valuation number	1494107700
Capital value	\$790,000
Land value	\$385,000
Improvements value	\$405,000

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

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

1. Rates

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

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

Current rates year	Current Rates Year 2025 to 2026
Annual rates	The annual rates for 2025/26 rating year are \$5,473.99 This includes Greater Wellington Regional Council rates
Next instalment date	09/06/26
Arrears for previous years	\$0.00
Water rates	\$629.14 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

25/03/99 BUILDING CONSENT 990108: NEW DWELLING
: Code Compliance Certificate issued 18/08/99

23/05/86 Building Permit D061628 CONSERVATORY, CANOPY 13-8 SQ M

22/05/67 Building Permit B115955 ADDITIONS/ALTERATIONS 252 SQ FT

Building Consent 990108 above was issued with a Code Compliance Certificate by a Private Certifier i.e. not Council.

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

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

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

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

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

District Plan Features and Overlays

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

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

This property is located within PRECINCT 8 - Waikanae Garden Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1997 under resource consent number RM950249. 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.

This property is shown to be subject to and/or appurtenant to a right of way, and rights to sewage and stormwater drainage, water, gas and electricity supply, and telephone transmission easements. Copies of the Deposited Plan (DP 83624) 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.

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

RESOURCE CONSENT RM950249: Rear yard encroachment.

RESOURCE CONSENT RM990047: Subdivision 2 Residential Lots.

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.

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

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](http://www.gw.govt.nz/search-selected-land-use-register).

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

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

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

Other Information

Part of the property is shown to be subject to a flood hazard in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

Part of the property is shown to be subject to 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. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

Stormwater discharges to the kerb and channel.

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. The water supply connection has multiple consumers using the one connection.

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

1 Inverell Place, Waikanae (LOT 2 DP 83624)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: May 14, 2026

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



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




R.W. Muir
Registrar-General
of Land

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

Identifier **WN50D/338**

Land Registration District **Wellington**

Date Issued 17 November 1997

Prior References

WN558/135

Estate Fee Simple
Area 470 square metres more or less
Legal Description Lot 2 Deposited Plan 83624

Original Registered Owners

Robert Eric Paterson and Pamela Dorothy Paterson

Interests

Subject to water rights created by Transfer 253279

B626879.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 17.11.1997 at 3.00 pm

Subject to a right of way and rights to sewage & stormwater drainage, water, gas & electricity supply & telephone transmission rights over part marked D on DP 83624 specified in Easement Certificate B626879.5 - 17.11.1997 at 3.00 pm

Appurtenant hereto is a right of way and sewage & stormwater drainage, water, gas & electricity supply & telephone transmission specified in Easement Certificate B626879.5 - 17.11.1997 at 3.00 pm

The easements specified in Easement Certificate B626879.5 are subject to Section 243 (a) Resource Management Act 1991

6742880.1 Transfer to MCC Holdings Limited - 7.2.2006 at 9:00 am

6742880.2 Mortgage to ASB Bank Limited - 7.2.2006 at 9:00 am

7310341.1 Discharge of Mortgage 6742880.2 - 20.4.2007 at 9:37 am

7310341.2 Transfer to James Henry Page and Winifred Louisa Page - 20.4.2007 at 9:37 am

10677490.1 Transmission to Winifred Louisa Page as survivor(s) - 22.3.2017 at 9:57 am

10735799.1 Transfer to Anne Brosnahan - 24.3.2017 at 5:18 pm

10735799.3 Mortgage to Avanti Finance Limited - 24.3.2017 at 5:18 pm

10810033.1 Discharge of Mortgage 10735799.3 - 9.6.2017 at 12:28 pm

11446934.1 Transmission to John Clayton Meo as Executor - 22.5.2019 at 10:56 am

11479393.2 Transfer to Nelson Lariosa Quirante and Jaylyn Balingit Quirante - 10.7.2019 at 11:09 am

11479393.3 Mortgage to Mortgage Holding Trust Company Limited - 10.7.2019 at 11:09 am

12920243.1 Transmission of Mortgage 11479393.3 to ASB Bank Limited pursuant to Part 13 Companies Act 1993 - 2.2.2024 at 9:56 am

Reference:

Prior CT: 558/135

Document No.: B626879.4



REGISTER

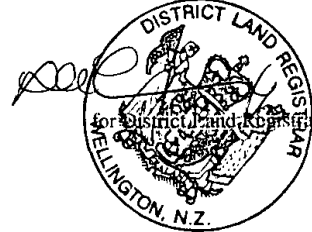
50D/338

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 17th day of November One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that PHOENIX CONTRACTING 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 470 square metres, more or less being LOT 2 DEPOSITED PLAN 83624



ca

Subject to water rights created by Transfer ²⁵³²⁷⁹ ~~327793~~

B626879.3 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council.

B626879.5 Easement certificate affecting Lots on DP 83624

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way, Sewage & Stormwater Drainage, Water, Gas & Electricity Supply & Telephone Transmission	1-A CT 50D/337	2
"	3-B CT 50D/339	2
"	4-C CT 50D/340	2
"	2-D	1, 3 & 4
Sewage Drainage	1-Z	2

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

DISCHARGED

B626879.6 Mortgage to Westpac Banking Corporation

All 17.11.1997 at 3.00. ^{16/14/1999} for RGL

[Signature]

For DLR

B717103.2 Transfer to Robert Eric Paterson and Pamela Dorothy Paterson 16.04.1999 at 12.11

[Signature]
For RGL

50D/338

Legal by T.312254

Legal by NZ.Gaz 1907p.946

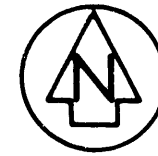
Legal by T.280534

Legal by T.325530

TE MOANA ROAD
30.18 Wide

Lot 5 2m²
Local Purpose Reserve (Separation)
To vest in Kapiti Coast District Council

Lot 6 2m²
Local Purpose Reserve (Separation)
To vest in Kapiti Coast District Council

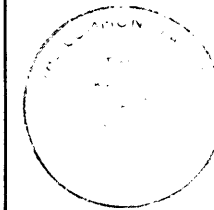


Approvals

[Signatures]

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 25th DAY OF September 1996
SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON
THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:



[Signature]
MAYOR

[Signature]
GENERAL MANAGER

Note: Subject to existing water rights created by T.253279 - undefined

36
DP 14701

LOT 1
470m²

LOT 2
470m²

33
DP 14701

LOT 4
539m²

LOT 3
539m²

PT 38
DP 14701

MEMORANDUM OF EASEMENTS

Purpose	Servient Tenement	Shown	Dominant Tenement
RIGHT OF WAY SEWAGE & STORMWATER DRAINAGE, WATER, GAS & ELECTRICITY SUPPLY, & TELEPHONE TRANSMISSION	LOT 1	A	LOT 2,3,4
	LOT 3	B	LOT 1,2,4
	LOT 4	C	LOT 1,2,3
	LOT 2	D	LOT 1,3,4
SEWAGE DRAINAGE	LOT 1	Z	LOT 2,3,4

NEW CT ALLOCATED

LOT	CT	Lot	CT
LOT 1	50D - 337	Lot 5	50D - 556
LOT 2	50D - 338	Lot 6	50D - 557
LOT 3	50D - 339		
LOT 4	50D - 340		

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. IX KAITAWA
NZMS 261 SHT RECORD MAP No

LOTS 1 - 6 BEING A SUBDIVISION OF
LOTS 34 & 35 DP 14701

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN LTD
Scale 1 : 200 Date SEPT 1996

Total Area 2022m²
Comprised in C.T. 558/135 (All)

I, Edward Charles Meldrum of Waikanae
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1961 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof
Dated at PARAPARAUMU this 30th day of January 1997 Signature *[Signature]*

Field Book Reg 9 (3) Travers Book 558 p.42, 43
Reference Plans DP 14701
Examined *[Signature]* Correct

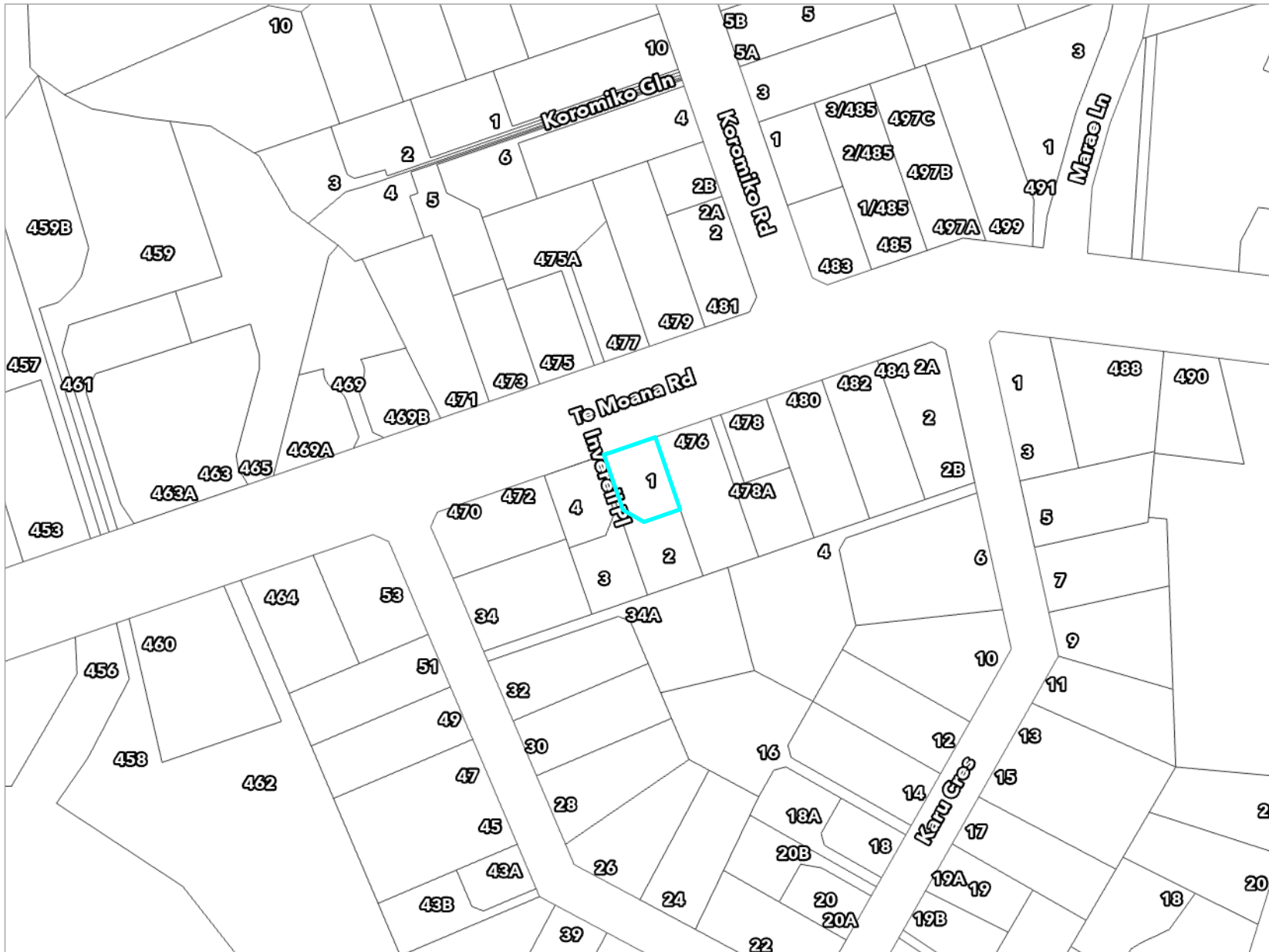
Approved as to Survey
7.1.3.197
[Signature] Chief Surveyor

Deposited this 7th day of December 1997
[Signature] District Land Registrar

File 17017 LTT
Received 5.2.97
Instructions 83624

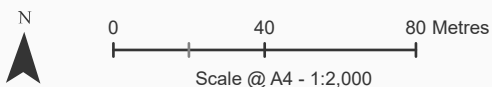
Operative District Plan 2021 - Designations & Miscellaneous Features

1 Inverell Place, Waikanae (LOT 2 DP 83624)



Key to map symbols

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

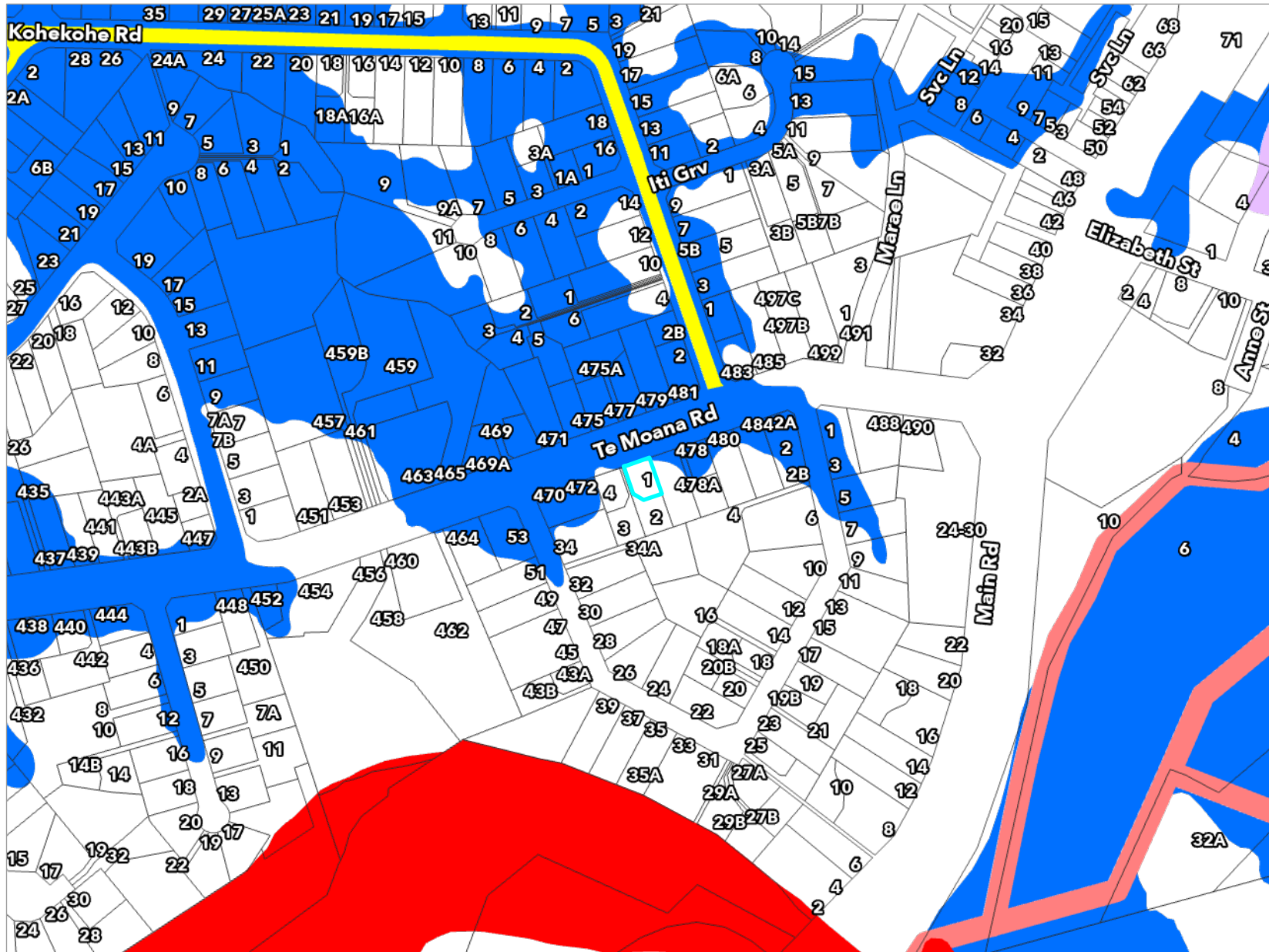


Date Printed: May 14, 2026

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Latest Flood Hazards

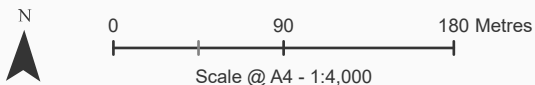
1 Inverell Place, Waikanae (LOT 2 DP 83624)



Key to map symbols

-  River Corridor
-  Stream Corridor
-  Overflow Path
-  Ponding
-  Shallow Surface Flow

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



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Resource Consents Map

1 Inverell Place, Waikanae (LOT 2 DP 83624)



Key to map symbols

 Resource Consents

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



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: May 14, 2026

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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
000094	473 Te Moana Road, Waikanae	1494142700	LOT 26 DP 14025	SC	RELOCATE DWELLING FROM 6 KOROMIKO ROAD, WAIKANAE	N	N	s.224 Issued	2/5/2000	30/3/2000
140212	470 Te Moana Road, Waikanae	1494107900	PT LOTS 36 37 DP 14701 CT 738/24	LC	To establish and operate a Home Occupation (art gallery)	N	N	Objection Decision Issued	12/5/2015	29/10/2014
950249	2 Inverell Place, Waikanae	1494107702	LOT 4 DP 83624 CT 50D/340	SC	2 RESIDENTIAL LOTS	N	N	s.221 Consent Notice	26/9/1995	14/8/1995
970360	2 Karu Crescent, Waikanae	1494107100A	FLAT 1 DP 69290 1/2 INT 1043 M2 BEING	SN	SECOND STAGE CROSS LEASE	N	N	s.223 Approval	15/12/1997	15/10/1997
990241	2A Karu Crescent, Waikanae	1494107100B	FLAT 2 DP 85408 ON LOT 29 DP 14701 -HAVI	LC	OPERATE A COMMERCIAL HAIRDRESSING BUSINESS IN A	N	N	Decision Issued	6/7/1999	28/6/1999
990047	1 Inverell Place, Waikanae	1494107700	LOTS 1 2 4 DP 83624	LD	REAR YARD ENCROACHMENT	N	N	Decision Issued	4/3/1999	16/2/1999

Health and Alcohol Licenses

1 Inverell Place, Waikanae (LOT 2 DP 83624)



Key to map symbols

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



0 20 40 Metres

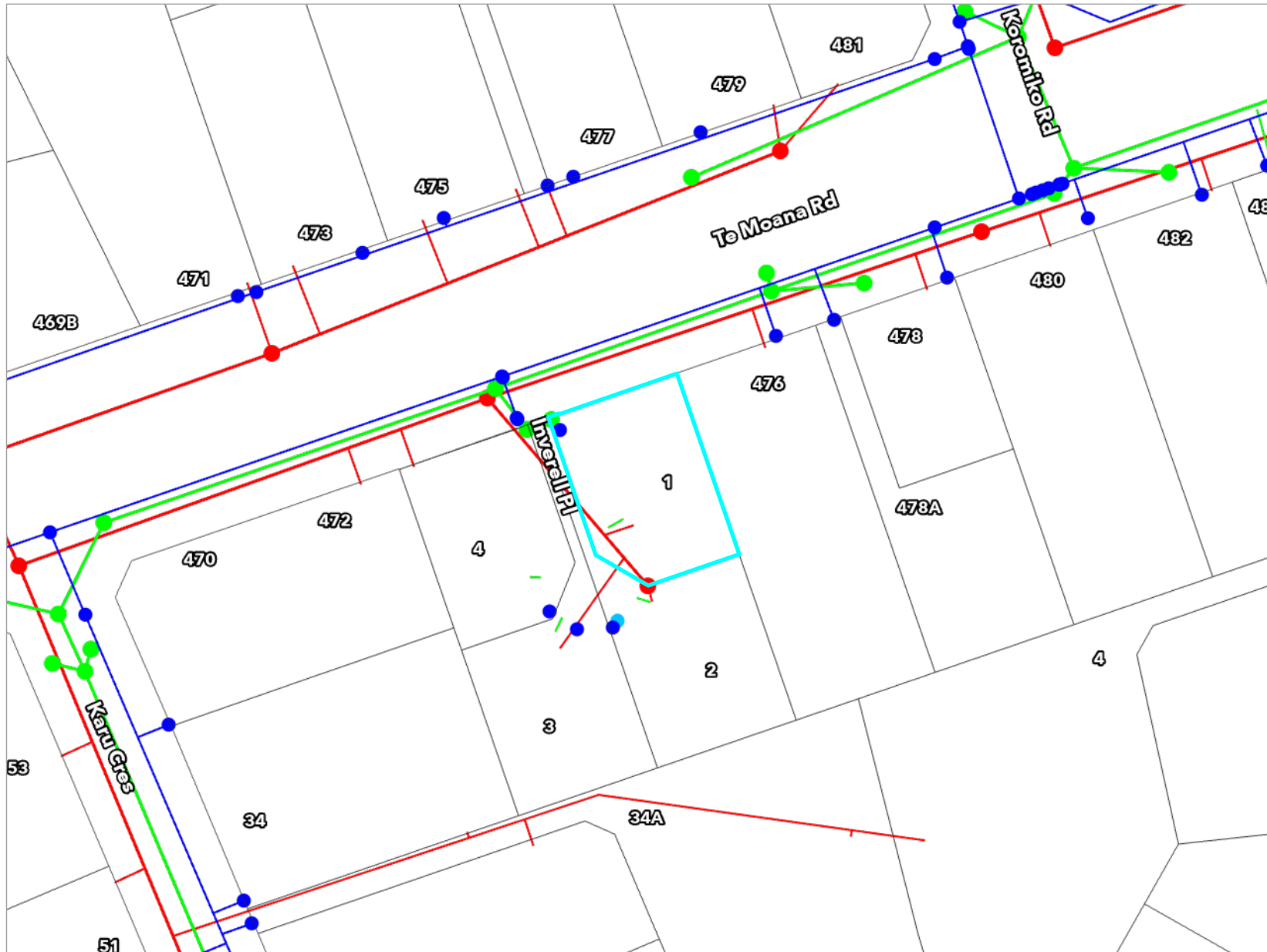
Scale @ A4 - 1:1,000

Date Printed: May 14, 2026

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Services Network

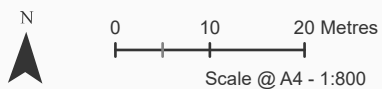
1 Inverell Place, Waikanae (LOT 2 DP 83624)



Key to map symbols

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

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



Date Printed: May 14, 2026

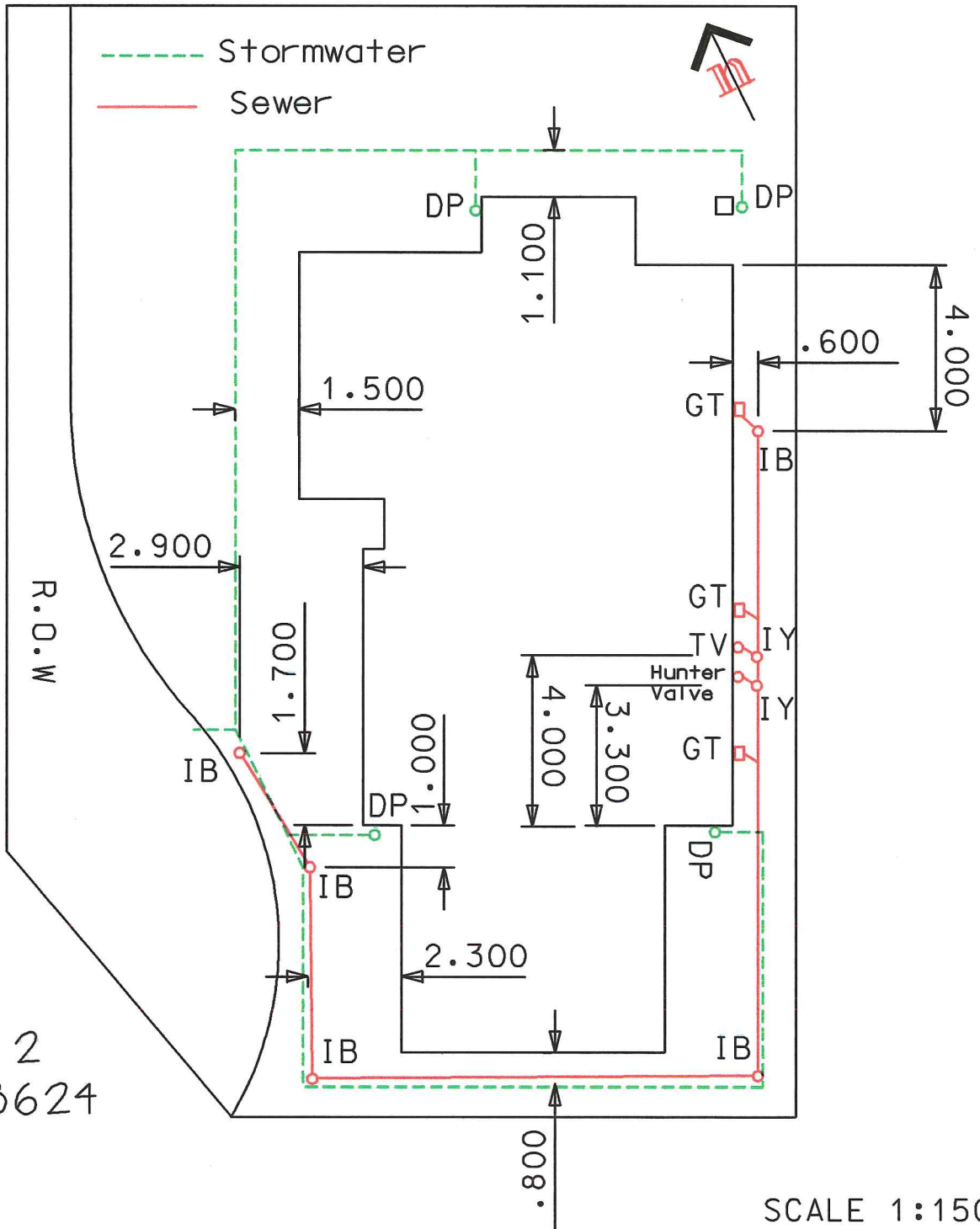
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TE MOANA ROAD

INVERELL PLACE

R.O.W

LOT 2
DP 83624



SCALE 1:150

ENVIRO + PLUS – Drainage Plan
Inverell Place, Waikanae

Registered Drainlayer

ORIGINAL
SHEET
SIZE

A4

BUILDING
CONSENT No

DATE 5/99

15 September 1995

Cuttriss McKenzie Martin Ltd
PO Box 1445
PARAPARAUMU

Dear Sir

**SCHEME PLAN 950249 PROPOSED SUBDIVISION AT 474 TE MOANA ROAD,
WAIKANAE FOR MR G HODGSON**

I advise that pursuant to Section 105 of the Resource Management Act 1991, Council has approved Scheme Plan 950249 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 Regulatory Services Manager.
2. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
3. The payment of Council engineering fees of \$513 (GST inclusive).
4. The subdivider 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 heavy duty concrete vehicle crossing shall be provided for the right of way frontage at Te Moana Road. Alternative forms of paving or sealing may be acceptable.
6. Stormwater disposal from the lots and the right of way shall be to the satisfaction of the Subdivisional Engineer.
7. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
8. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
9. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections.
10. The subdivider shall provide and install pipes for gas supply to service the subdivision.
11. 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 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.
12. 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.
13. The existing dwelling is to be demolished and/or removed.
14. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
15. The payment of reserves contribution of \$6,000 (being 7.5% of \$80,000 the value of Lots 3 and 4).
16. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
17. A separation strip shall be created along the frontage of Lots 1 and 2 with Te Moana Road to prevent vehicle access to the site, except by the ROW designation.

18. The existing vehicle access points shall be reinstated to Council requirements. This will involve kerb repairs, and re-shaping, soiling and sowing of the berm areas and the removal of any pavement material.
19. The Developer shall obtain a building consent before carrying out any alterations to existing services or the removal of buildings, within the lots.
20. A bench mark, level reference point, with respect to mean sea level, shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
21. Council shall issue a S.221 consent notice noting that the native trees on Lots 3 and 4 shall be protected from felling, cutting, burning or removal.
22. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Yours faithfully:

A Guerin
PLANNER, POLICY

NL

Legal by T.312254

Legal by NZ Gaz 1907p.946

Legal by T.280534

Legal by T.325530

TE MOANA ROAD

30.18 Wide

Lot 6
Local Purpose Reserve (Separation)
2 m² To vest in Kapiti Coast District Council

Lot 5
Local Purpose Reserve (Separation)
2 m² To vest in Kapiti Coast District Council

Al. Bay Disc.

Pursuant to Section 239(b) Resource Management Act 1991, the Kapiti Coast District Council hereby consents to the water easement created by Transfer 253279 remaining with Lots 5 and 6 being Local Purpose Reserves.

Dated this 28th day of January 1998

[Signature]
General Manager

33

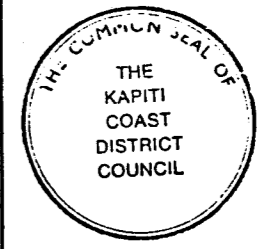
DP 14701

Approvals

[Signature]

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 25th DAY OF September 1996.
SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON
THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:



[Signature]
MAYOR

[Signature]
GENERAL MANAGER

Note: Subject to existing water rights created by T. 253279 - undefined

Total Area 2022m²
Comprised in C.T. 558/135 (All)

I, Edward Charles Meldrum of Waikanae
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at PARAPARAUMU this 30th day of January 1997. Signature *[Signature]*

Field Book Reg. 9 (3) Traverse Book 558 p. 42, 43
Reference Plans DP 14701
Examined *[Signature]* Correct

Approved as to Survey
7.1.3.1997
[Signature] Chief Surveyor

Deposited this 17th day of February 1997.
[Signature] District Land Registrar

File 17017 LTT
Received 5.2.97
Instructions 83624

MEMORANDUM OF EASEMENTS			
Purpose	Servient Tenement	Shown	Dominant Tenement
RIGHT OF WAY SEWAGE & STORMWATER DRAINAGE, WATER, GAS & ELECTRICITY SUPPLY, & TELEPHONE TRANSMISSION	LOT 1	A	LOT 2,3,4
	LOT 3	B	LOT 1,2,4
	LOT 4	C	LOT 1,2,3
	LOT 2	D	LOT 1,3,4
SEWAGE DRAINAGE	LOT 1	Z	LOT 2,3,4

NEW CT ALLOCATED			
LOT 1	50D - 337	Lot 5	50D - 556
LOT 2	50D - 338	Lot 6	50D - 557
LOT 3	50D - 339		
LOT 4	50D - 340		

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. IX KAITAWA
NZMS 261 SHT RECORD MAP No

LOTS 1 - 6 BEING A SUBDIVISION OF LOTS 34 & 35 DP 14701

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN LTD
Scale 1 : 200 Date SEPT 1996

MANAGER, PLANNING

SCHEME PLAN:

950249

APPLICANT:

MR G HODGSON

SITE:

474 Te Moana Road, Waikanae
(Lots 34 and 35 DP14701)

ZONING:

Residential E (N.C.C. District Scheme)

PROPOSAL:


Subdivision of a 2023m² property comprising two
allotments of 1000 m²+ into four lots each being greater
than 450m² inclusive of Access (lots 1 and 2 are 400m² and
lots 3 and 4 460m² excluding the proposed common access)
The existing buildings are to be removed.

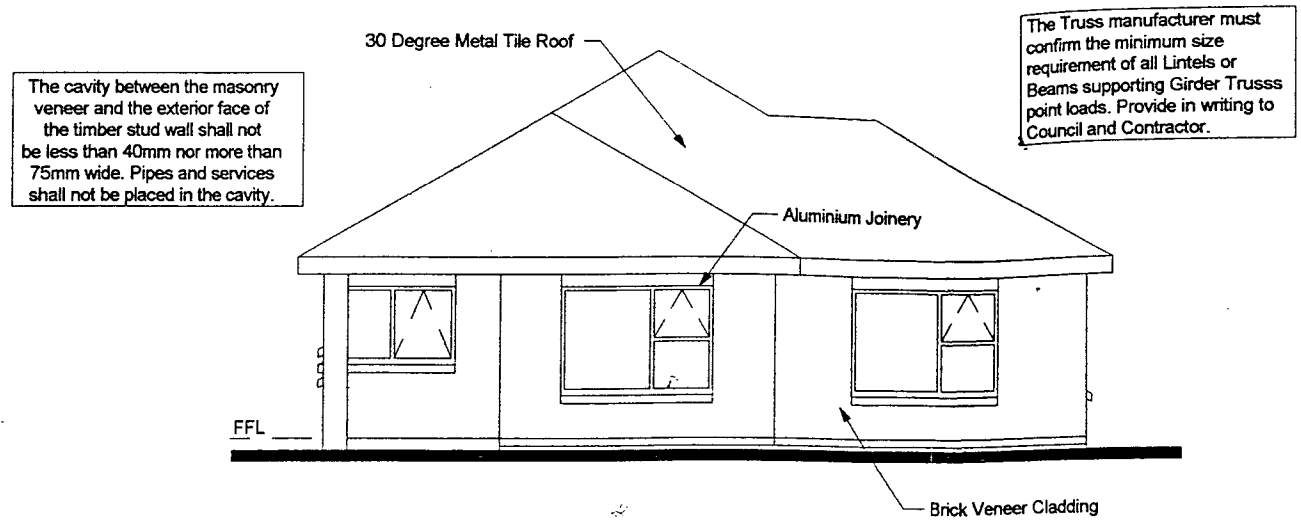
COMMENT:

Each lot is capable of subdivision into two lots
in terms of the Transitional District Plan (and Proposed
District Plan). The proposal utilises the combined area
to create a more practicable and environmentally
suitable arrangement of lots with a common access.
Significant trees at the rear of the property should be protected.

DECISION

APPROVED/ ~~DECLINED~~

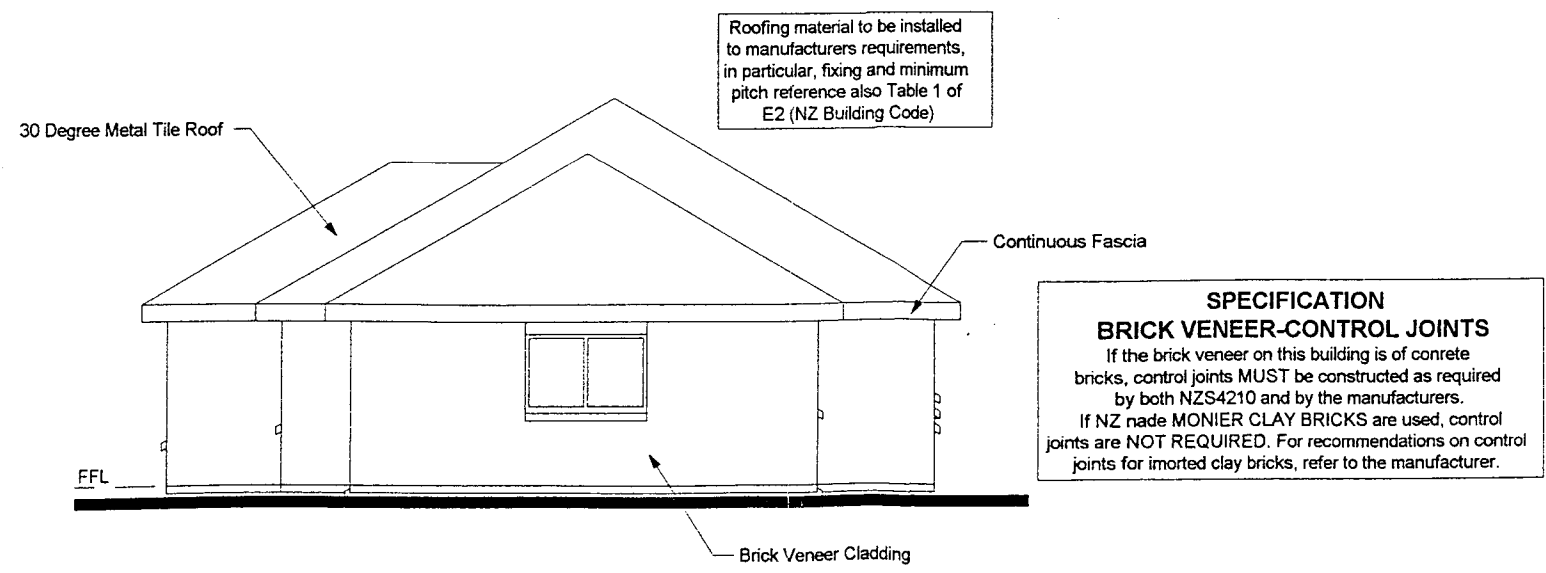

8/9/95



NORTH ELEVATION - Scale 1:100

ENVIRO+PLUS

BUILDING CERTIFICATION



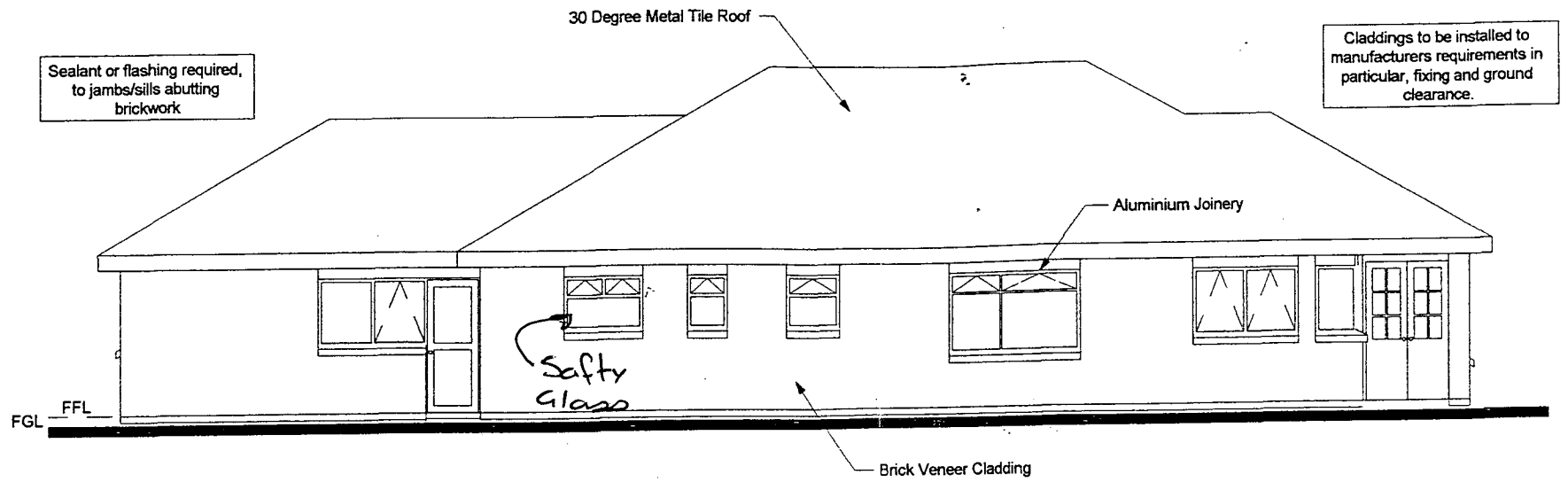
SOUTH ELEVATION - Scale 1:100

Proposed New Dwelling for: Patterson

Prepared by: **THE TPIAN WORKS**

Drawn: S Neale
 Date: 1-1-99
 Issue: A
 Date: 1-1-99

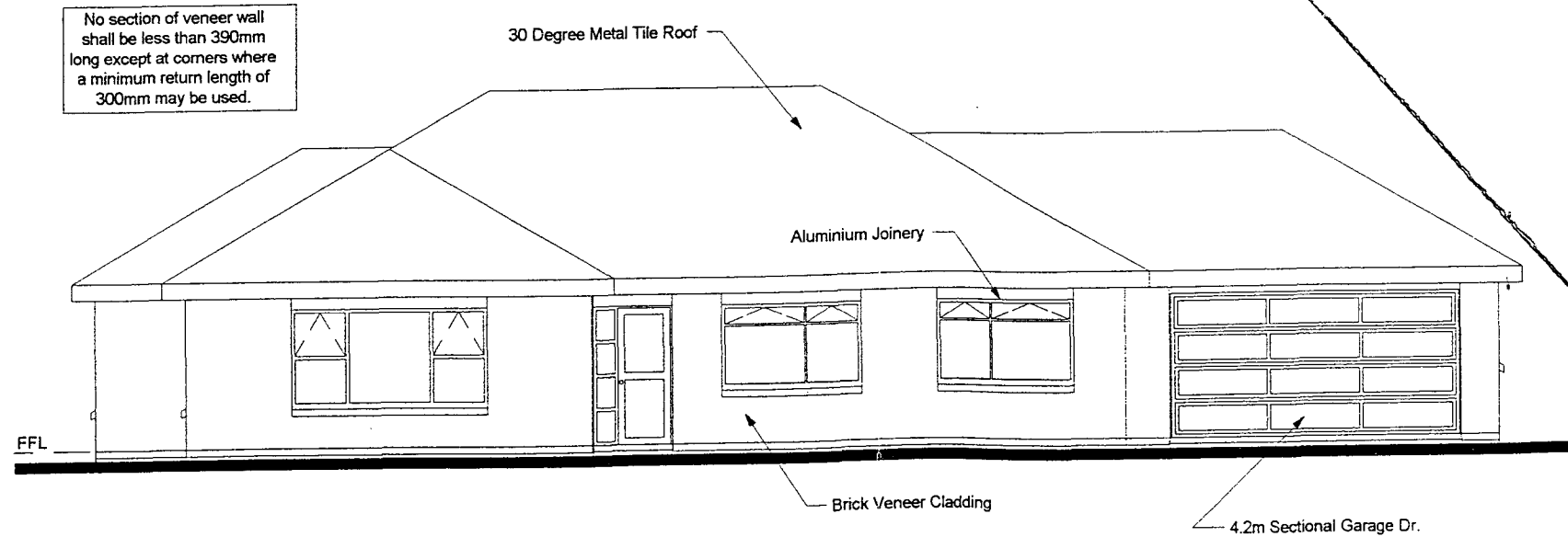
A3



EAST ELEVATION - Scale 1:100

ENVIRO+PLUS

BUILDING CERTIFICATION



WEST ELEVATION - Scale 1:100

Proposed New Dwelling for: Patterson
 Prepared by: TPIAN WORKS
 Drawn: S Neale
 Date: 1-1-99
 Issue: A
 Date: 1-1-99

A3

N

26.190m @ 159°21'30"

1,500

1,520

Proposed Dwelling

17.120m @ 69°21'30"

13.190m @ 69°21'30"

4,158

Driveway

8.000m Rad

4,500

Lot 2
DP 83624
Area = 470m²

11.000m Rad

ENVIRO+PLUS

BUILDING CERTIFICATION

9.340m @ 159°21'30"

R.O.W Easement

INVERELL PLACE

Jason Fatchey

SITE PLAN - Scale 1:100

Proposed New Dwelling for: Patterson
Prepared by:

THE
TPIAN WORKS
Date: 1-1-99
Issue: 1-1-99

A
A3

LE MOANA ROAD

To State Highway No.1

KARU CRESENT

KOROMIKO ROAD

N

TE MOANA ROAD

LOT 2
DP 83624

INVERELL PLACE

ENVIRO+PLUS
BUILDING CERTIFICATION

KARU CRESENT

To Waikanae Beach

LOCALITY PLAN - Not to Scale

Proposed New Dwelling for: Patterson

Prepared by: TPIAN WORKS

Drawn: S Neale

Date: 1-1-99

Issue: A

Date: 1-1-99

43

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

APPLICANT: Pheonix Contracting

LOCATION: 2 Inverell Place, Waikanae

LEGAL DESCRIPTION: Lot 2 DP 83624

ZONE: Proposed Residential
Transitional Residential E

ACTIVITY STATUS: Proposed Discretionary
Transitional Discretionary

FURTHER INFORMATION REQUESTED: N/A

RECEIVED:

DATE DUE: 16 March 1999

DATE CONSIDERED: 4 March 1999

NEIGHBOURS CONSENT: obtained from:

Lot 4 Inverell Place - J Fahey

PERSON WHO DETERMINED APPLICATION AS NON-NOTIFIED: Dan Rodie and
Natasha Hayes

PROPOSAL: Construct a new dwelling which encroaches the 3 metre rear yard.

PROPOSED DISTRICT PLAN

Under the Proposed District Plan the site is located in the Residential zone. Permitted Activity Standards in this zone include the following:

Front site - 3 m rear yard, 3 m one side yard (for vehicular access), 1.5m all other side yards (<1.5 m on one side only with adjoining landowners written consent).

The proposed activity does not comply with the above standards and is therefore assessed as a discretionary activity.

TRANSITIONAL DISTRICT PLAN

The yard requirements for dwellings under the Transitional Plan are the same as those mentioned above and will therefore be assessed as a discretionary activity under this plan.

1. 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 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 -

*The consent authority is satisfied that the adverse effects on the environment of the activity for which consent is sought will be minor, and
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.*

The only party considered to be affected (adjoining the rear boundary) has given their written approval. Given the unusual shape of the site which effectively has two front yards there is no 'rear' yard in practical terms and access to the rear of the site is provided off Inverell Place.

The effects of the proposed dwelling are considered to be no more than minor. The application will therefore be assessed on a non-notified basis.

2. ASSESSMENT

The subject site is located on the corner of Te Moana Road and Inverell Place within a medium-high density residential development. The site is completely flat with no existing vegetation or other outstanding features. The adjoining property to the east is screened by a high iron fence. Numbers 1 and 3 Inverell Place, located to the west and south-west, have existing one storey dwellings. Number 4 Inverell Place, located to the south of the subject site, is a vacant lot. All of the lots within Inverell Place are currently owned by the applicant.

Due to the location of the subject site on the corner of a public road and a ROW, in practical terms the site has two side boundaries (south and east) and two front boundaries (north and west), however because the ROW is not vested as legal road the southern boundary can be considered a rear boundary under the Proposed District Plan. The proposal, shows a new dwelling being constructed which will be set back 4.5 metres from the front boundary, at least 2.4 metres from the ROW boundary and 1.5 metres from both side/rear boundaries. The dwelling can therefore be said to be encroaching the 3 metre rear yard.

As the purpose of the 3 metre side yard is to provide vehicular access to the rear of the site and this has been provided via access off Inverell Place, the effect of not having the 3 metre yard is mitigated. The extra set back required as a result of effectively having two front yards also provides for additional open space area and mitigates any effect on density caused by the rear yard encroachment. All other permitted activity standards such as height, yards, site coverage have been complied with.

Due to the nature and location of the proposed activity, there are considered to be little or nil effects and all potentially affected neighbours have given their approval.

3. RECOMMENDATION

That pursuant to Sections 104 and 108 of the Resource Management Act 1991, the application for Resource Consent made by Pheonix Contracting to encroach the rear yard requirements of the District Plan at 2 Inverell Place, Waikanae, as shown on the site and elevation plans labeled 'Proposed New Dwelling For Patterson' dated 1/1/99 which accompanied the resource consent RM990047 be granted subject to the attached conditions for the following reasons:

4. CONDITIONS:

1. The building design, location and appearance shall be in accordance with the site and elevation plans labeled 'Proposed New Dwelling For Patterson' dated 1/1/99 submitted with the resource consent application RM990047.

5. REASONS FOR DECISION:

- There are considered to be little or no adverse effects relating to the proposed
- Granting of the consent will not contravene the Act's focus of sustainable management of natural and physical resource.

APPLICATION: APPROVED



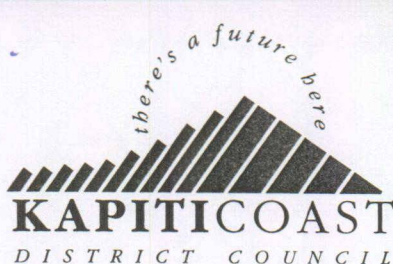
Natasha Hayes
RESOURCE CONSENTS PLANNER

A handwritten signature in black ink, appearing to read "Dan Rodie". The signature is fluid and cursive, with a large initial "D" and "R".

Dan Rodie
Senior Resource Consents Planner



RC File Copy.



RESOURCE CONSENT NUMBER: RM 990047

That 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 Resource Consent to:

PHOENIX CONTRACTING OF 2 INVERELL PLACE, WAIKANAE.

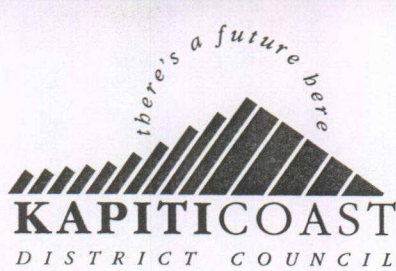
To construct a dwelling which encroach the 3 metre rear yard requirement at 2 Inverell Place, Waikanae (Lot 2 DP 83624), as shown on the plans dated 1 January 1999 which accompanied the resource consent application RM 990047 subject to the following conditions:

1. The building design, location and appearance shall be in accordance with the site and elevation plans labeled 'Proposed New Dwelling For Patterson' dated 1/1/99 submitted with the resource consent application RM990047.

ISSUED: 4 March 1999

Natasha Hayes
RESOURCE CONSENTS PLANNER
for
Christopher P Shaw
RESOURCE CONSENTS MANAGER

RC File Copy -



FILE: RM 990047

4 March, 1999

Phoenix Contracting
c/-Steve Stradling
62 Potts Road
RD1
LEVIN

Dear Steve

RM 990047 : RESOURCE CONSENT TO CONSTRUCT A DWELLING WHICH ENCROACHES THE 3 METRE REAR YARD AT 2 INVERELL PLACE (LOT 2 DP 83624), WAIKANAE.

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

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 \$250.10 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

A handwritten signature in black ink, appearing to read 'Natasha Hayes', with a long horizontal stroke extending to the right.

Natasha Hayes
RESOURCE CONSENTS PLANNER
for
Chris Shaw
RESOURCE CONSENTS MANAGER



CONO B626879.3 Conser

Cpy - 01/01.Pgs - 002.10/01/06.14:58



DocID: 41149R00R


KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 83624
THE SUBDIVISION OF LOTS 34 & 35 DP 14701,
474 TE MOANA ROAD, WAIKANAE
FOR PHOENIX CONSTRUCTION LTD

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 specific foundation design by a registered engineer will be required for any new dwelling on Lots 1, 2, 3 & 4 in accordance with the recommendations of the soil report prepared by Cuttriss, McKenzie, Martin Ltd dated 19 November 1996 and available in Council's Resource Consents Office.
2. That the native trees on Lots 3 and 4 shall not be felled, cut, burnt or removed without Council consent.

Dated this 24th day of October 1997.



AUTHORISED OFFICER

RECALL FILE LABEL
F500006021733

15.0 14.NOV97 B 620879.3
APPLIED AIRLINE
LAND REGISTRY
WELLINGTON NZ
DISTRICT LAND REGISTRAR
[Signature]