

# STATEMENT OF PASSING OVER INFORMATION

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**SOLD ON KĀPITI**  
REAL ESTATE

22 July 2026

Karla Rivers

## **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 98 Langdale Avenue 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](http://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](mailto:kapiti.council@kapiticoast.govt.nz) or 0800 486 486.



Jackie Adams  
**Manager Consenting**

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## **Land Information Memorandum (LIM)**

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

98 Langdale Avenue Paraparaumu

Application Details

|                  |              |
|------------------|--------------|
| Applicant        | Karla Rivers |
| LIM number       | L260657      |
| Application date | 16/07/2026   |
| Issue Date       | 22/07/2026   |

Property Details

|                   |                                |
|-------------------|--------------------------------|
| Property address  | 98 Langdale Avenue Paraparaumu |
| Legal description | Lot 74 DP 65304                |
| Area (hectares)   | 0.0665                         |

Valuation Information

|                    |            |
|--------------------|------------|
| Valuation number   | 1526561500 |
| Capital value      | \$680,000  |
| Land Value         | \$365,000  |
| Improvements Value | \$315,000  |

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

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## Document information

### **This document has been prepared in accordance with legislation**

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) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

### **This LIM contains information held by Council**

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

### **Due diligence is recommended**

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

## Attachments

- 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)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (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.

|                                          |                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Current rates year</b>                | 2026/2027                                                                                                                                                                                                                                                                                                        |
| <b>Annual Rates</b><br>1 July to 30 June | <p>\$5,461.85</p> <p>These Rates include:<br/>- Greater Wellington Regional Council rates.</p> <p>The final Rates figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.</p>                                             |
| <b>Next instalment date</b>              | 09/09/26                                                                                                                                                                                                                                                                                                         |
| <b>Rates arrears</b>                     | \$0.00                                                                                                                                                                                                                                                                                                           |
| <b>Water Rates</b>                       | <p>\$314.35</p> <p>For the 2026/2027 rating year, all water used is charged at a volumetric rate of \$1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.</p> |
| <b>Water Rates balance due</b>           | \$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

29/07/92      Building Permit 028 GARAGE 36 SQ M  
11/03/91      Building Permit 18315 DWELLING 120 SQ M

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

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*In this section: information relating to the use to which the land may be put, and conditions attached to that use. This section may provide some information relating to the natural hazards, which may impact this property. More information relating to these and other potential natural hazards can be found in Section 6 Natural Hazards.*

### **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 1989. A copy of the Deposited Plan (DP 65304) and Record of Title is provided with this LIM.

There are no known easements. It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

There is no record of any resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent 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.

## 5. Special Features and Characteristics of the Land

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*This section identifies information held by Council 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.*

### **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 [Selected Land Use Register \(HAIL Database\)](#).

## Other information

Part of the property is shown to be subject to and adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps. The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

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

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

Part of the property is shown to be subject to and adjacent to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps. Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

The adjacent road carriageway (Langdale Road) 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.

Part of the property is shown to be adjacent 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.

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.

## 6. Natural Hazards

*This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.*

*A natural hazard is 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 affect human life, property, or other aspects of the environment.*

*The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.*

*The Operative District Plan 2021 contains information relating to natural hazards, which may present a risk to property and people within the Kāpiti Coast District. These are discussed below, with further information relating to how this property could be impacted available in the Operative District Plan 2021, and on the attached maps.*

### **Natural hazard information held by Council**

#### ***Natural hazards identified in the District Plan***

##### **Earthquakes**

Due to its geographical features, the Kāpiti Coast District may be at risk of earthquakes. Earthquake fault traces within the Kāpiti Coast are mapped in the [Operative District Plan 2021](#), and can help you identify whether this property may fall within a fault area.

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.

##### **Liquefaction**

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

More information on this risk can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

### Slope failure

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to slope failure in the event of an earthquake. Those areas in the southern or southeastern parts of the District such as Paekākāriki and Raumati, may be particularly susceptible.

More information detailing earthquake-related hazards can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

### Fire

Due to its climate and geographical features, the Kāpiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in our [Operative District Plan 2021](#).

Further information relating to fire risks, can also be found in the information provided by the Greater Wellington Regional Council later in this section.

### Tsunami

Under certain circumstances, the Kāpiti Coast District may be at risk of experiencing a tsunami. To understand the potential risk to this property and the evacuation zones please see the updated tsunami evacuation maps for Kāpiti these can be viewed at the Council's website at [Tsunami Zones](#).

### Flooding

Due to its physical landscape, the Kāpiti Coast District presents with a varying level of flood risk. For more information about this risk and the property can be found under "flood hazard categories" on the District Plan Maps and in the [Operative District Plan 2021](#)

Council is currently undertaking an update of its flood modelling, which will provide up-to-date information regarding flood hazards within the Kāpiti Coast District, including at a property level. This information is only in draft currently, which has been released for consultation with the community. As it is only in draft form, the information may change prior to its finalisation, which may influence how the risk of flooding could affect this property.

More information on flood hazard modelling, including currently available information can be found on the Council website

[www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/](http://www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/).

For more information, please contact the Stormwater and Coastal Assets team on 0800 486 486.

If this property has been subject to a Building or Resource Consent, a geotechnical or liquefaction assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

### 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](http://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 Kāpiti 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.

### **Natural hazards identified under the Building Act 2004**

*Natural hazards identified under the Building Act 2004 during a consenting process may influence whether land can be built on and/or the specifications required to mitigate risk. Natural hazards under Section 71(3) of the Building Act include erosion, falling debris, subsidence, inundation, and slippage.*

### Consents notified relating to a natural hazard

If this property has had a Building Consent issued, which required notification for a natural hazard, it will be found in *Section 2: Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings*.

### Notices issued under 133BT

Under certain conditions, for example if a building presents a risk of injury or death to people or has been evacuated during an emergency event, a notice may be issued.

A Notice under 133BT of the Building Act 2004 **has not** been identified for this property. For further information on this section, contact the Building Team on 0800 486 486.

### Geotechnical assessment

If this property has been the subject of a 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 and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

A geotechnical report supplied under the Building Act 2004 **has not** been identified for this property.

All available Building Consent geotechnical assessments are located in attached building files. For further information on this section, contact the **Building Team** on 0800 486 486

***Natural hazards identified under the Resource Management Act 1991***

*Natural hazards identified under Resource Management Act 1991 during a consenting process could influence how land may be used and/or whether land can be built on, as well as any specification required to mitigate the risk of natural hazards. The definition of a natural hazard under the Resource Management Act can be found at the beginning of this section.*

If this property has been the subject of a Resource Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about the risk of natural hazards at the property.

A geotechnical report supplied under the Resource Management Act 1991 has not been identified for this property.

For further information contact the **Resource Consents Team** on 0800 486 486.

**Natural hazard information provided by Greater Wellington Regional Council**

*This information has been provided by Greater Wellington Regional Council in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. No alteration has been made to this information.*

**Hazard information**

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website: <https://mapping1.gw.govt.nz/gw/ClimateChange/> and [https://mapping1.gw.govt.nz/GW/ClimateChange\\_StoryMap/#](https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#).

Please contact **Greater Wellington Regional Council** at [info@gw.govt.nz](mailto:info@gw.govt.nz) for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**

[www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice](http://www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice).

**Be prepared**

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information [www.wremo.nz](http://www.wremo.nz). It is also recommended that you check that your insurance cover is appropriate for the hazards present.

**Other natural hazard information**

No other information found.

## 7. Other land and building classifications

*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*

No information located.

## 8. 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.

## 9. 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.

## 10. 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.

## 11. 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*

No information found.

### **Cultural and Archaeological**

The settlement history of the Kāpiti 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](http://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](#)

## 12. Glossary of Terms and Maps attached

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### **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**

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. This may also include technical reports (such as geotechnical and/or structural reports) if available.

### **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 Kāpiti 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.



**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** **WN34C/225**

**Land Registration District** **Wellington**

**Date Issued** 03 May 1989

**Prior References**

WN33D/349

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**Estate** Fee Simple  
**Area** 665 square metres more or less  
**Legal Description** Lot 74 Deposited Plan 65304  
**Original Registered Owners**  
Donald Joseph Quin

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**Interests**

Subject to Section 8 Mining Act 1971  
Subject to Section 5 Coal Mines Act 1979  
5366836.1 Transmission to John Frederick Garry McKenna as Executor - 8.10.2002 at 11:02 am  
5390984.1 Transfer to Catherine Jean Potter (1/2 share) and James Campbell Calderwood (1/2 share) - 5.11.2002 at 9:00 am  
5390984.2 Mortgage to Westpac Banking Corporation - 5.11.2002 at 9:00 am  
6467978.1 Discharge of Mortgage 5390984.2 - 22.6.2005 at 9:00 am  
6467978.2 Transfer to JR & RD Holdings Limited - 22.6.2005 at 9:00 am  
6467978.3 Mortgage to ANZ National Bank Limited - 22.6.2005 at 9:00 am  
7297218.1 Discharge of Mortgage 6467978.3 - 29.3.2007 at 11:46 am  
7311166.1 Transfer to J A R Holdings Limited - 5.4.2007 at 9:00 am  
7311166.2 Mortgage to ANZ National Bank Limited - 5.4.2007 at 9:00 am  
10396471.1 Discharge of Mortgage 7311166.2 - 22.4.2016 at 2:50 pm  
10396471.2 Mortgage to Westpac New Zealand Limited - 22.4.2016 at 2:50 pm  
10832179.1 Discharge of Mortgage 10396471.2 - 21.7.2017 at 4:29 pm  
10832179.2 Transfer to Karla Marie Rivers and Justin James Maxwell - 21.7.2017 at 4:29 pm  
10832179.3 Mortgage to Westpac New Zealand Limited - 21.7.2017 at 4:29 pm

## References

Prior C/T 33D/349

Transfer No.

N/C. Order No. 998891.3

Land and Deeds 69



## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of May one thousand nine hundred and eighty nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that J L ANDREWS LIMITED at Paraparaumu

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 665 square metres more or less situate in the Borough of Kapiti being Lot 74 on Deposited Plan 65304



Assistant Land Registrar

Subject to Section 8 of the Mining Act 1971 and Section 5 of the Coal Mines Act 1979.

B.494844.1 Transfer to Donald Joseph Quin of Paraparaumu, Retired - 21.12.1995 at 3.21 p.m.

*[Signature]*  
A.L.R.

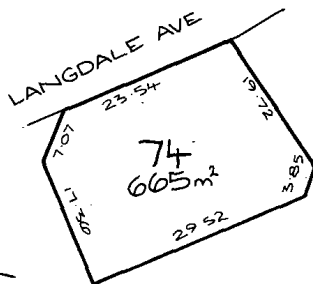
B.132670.1 Transfer to Parapine Timber Paraparaumu Limited at Paraparaumu - 28.11.1990 at 11.15 a.m.

*[Signature]*  
A.L.R.

B.224799.1 Transfer to David Thomas Taylor of Paraparaumu, Builder and Carolyn Asta Taylor, his wife - 25.3.1992 at 11.27 a.m.

*[Signature]*  
A.L.R.

*[Signature]*  
A.L.R.



Measurements are Metric

34C/225

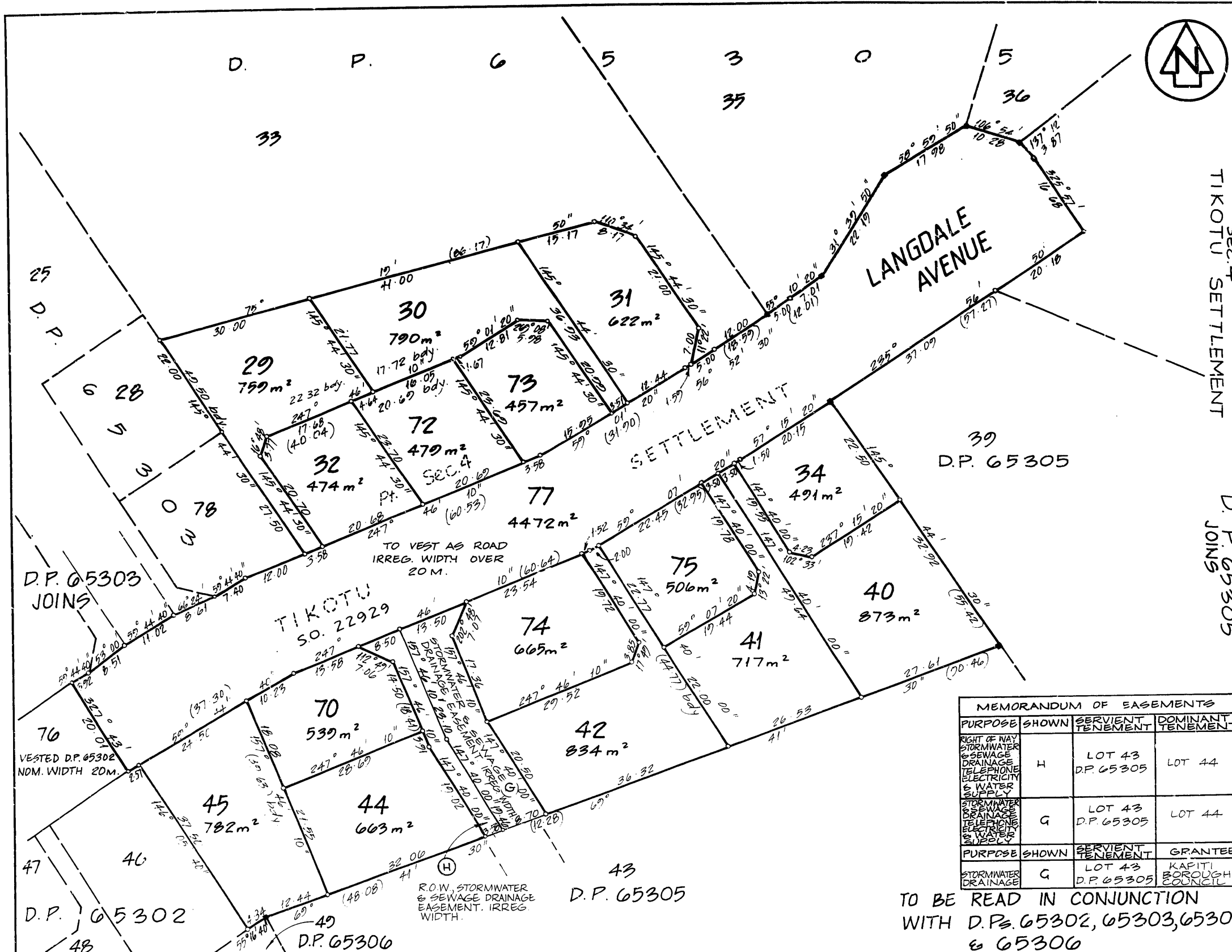
No.

*[Signature]*  
AC

**CERTIFICATE OF TITLE** No. 34C/225

85689H-50,000/5/88MK





Approvals

*R. Andrew*  
REGISTERED PROPRIETORS

Pursuant to a resolution of the Kapiti Borough Council passed on the 17th day of February 1988 approving pursuant to section 305 of the Local Government Act 1974 this survey plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme the common seal of the Kapiti Borough Council was affixed hereto in the presence of

*A. J. Ash*  
MAYOR

*W. Ash*  
TOWN CLERK

In the matter of this Land Transfer plan and pursuant to section 306 (1)(f)(i) of the Local Government Act 1974 I hereby certify that all the conditions shown on or referred to in the scheme plan of subdivision have been complied with to the satisfaction of the Kapiti Borough Council.

Dated at Paraparaumu this ..... day of 1988.

..... TOWN CLERK

Lot 44  
Has ~~Have~~ no Frontage to a Public Road.

Total Area ..... 1.4123 ha.

Comprised in C.T. 33D/349 Pt. ....

I, ROBERT EDWARD LENDRUM, OF UPPER HUTT Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) 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.

Dated at UPPER HUTT this 8th day of February 1988 Signature *R. Lendrum*

Field Book 5833 p. 42-53 Traverse Book 451 p. 127-144  
Reference Plans P.P. 47502 & 58389 S.O. 22929  
S.O. 34583 & M.L. 5241 D.P. 63440

Examined *A. Ash* Correct *R. Lendrum* *A. Ash*

Approved as to Survey

19/12/1988 Chief Surveyor

Deposited this 3rd day of May 1989

Assistant *James* District Land Registrar

File 8179  
Received 26-10-88  
Instructions

65304

| MEMORANDUM OF EASEMENTS                                                                             |                           |                        |  |
|-----------------------------------------------------------------------------------------------------|---------------------------|------------------------|--|
| PURPOSE SHOWN                                                                                       | SERVIENT TENEMENT         | DOMINANT TENEMENT      |  |
| RIGHT OF WAY<br>STORMWATER<br>& SEWAGE<br>DRAINAGE<br>TELEPHONE<br>ELECTRICITY<br>& WATER<br>SUPPLY | H<br>LOT 43<br>D.P. 65305 | LOT 44                 |  |
| STORMWATER<br>DRAINAGE<br>TELEPHONE<br>ELECTRICITY<br>& WATER<br>SUPPLY                             | G<br>LOT 43<br>D.P. 65305 | LOT 44                 |  |
| PURPOSE SHOWN                                                                                       | SERVIENT TENEMENT         | GRANTEE                |  |
| STORMWATER<br>DRAINAGE                                                                              | G<br>LOT 43<br>D.P. 65305 | KAPITI BOROUGH COUNCIL |  |

TO BE READ IN CONJUNCTION  
WITH D.P. 65302, 65303, 65305  
& 65306

|                                        |                                               |                                            |
|----------------------------------------|-----------------------------------------------|--------------------------------------------|
| LAND DISTRICT WELLINGTON               | LOTS 29-32, 34, 40-42, 44, 45, 70, 72-75 & 77 | TERRITORIAL AUTHORITY KAPITI BOROUGH       |
| SURVEY BLK. & DIST. III KAPITI         | BEING SUBDIVISION OF                          | Surveyed by CUTTRISS, MCKENZIE, MARTIN LTD |
| NZMS 261 SHT R. 26 RECORD MAP No 57.11 | Pt. Sec. 4 TIKOTU SETTLEMENT S.O. 22929       | Scale 1:500 Date DECEMBER 1987             |

# Aerial Photography

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: July 16, 2026

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# Operative District Plan 2021 - Zones and Precincts

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



## Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

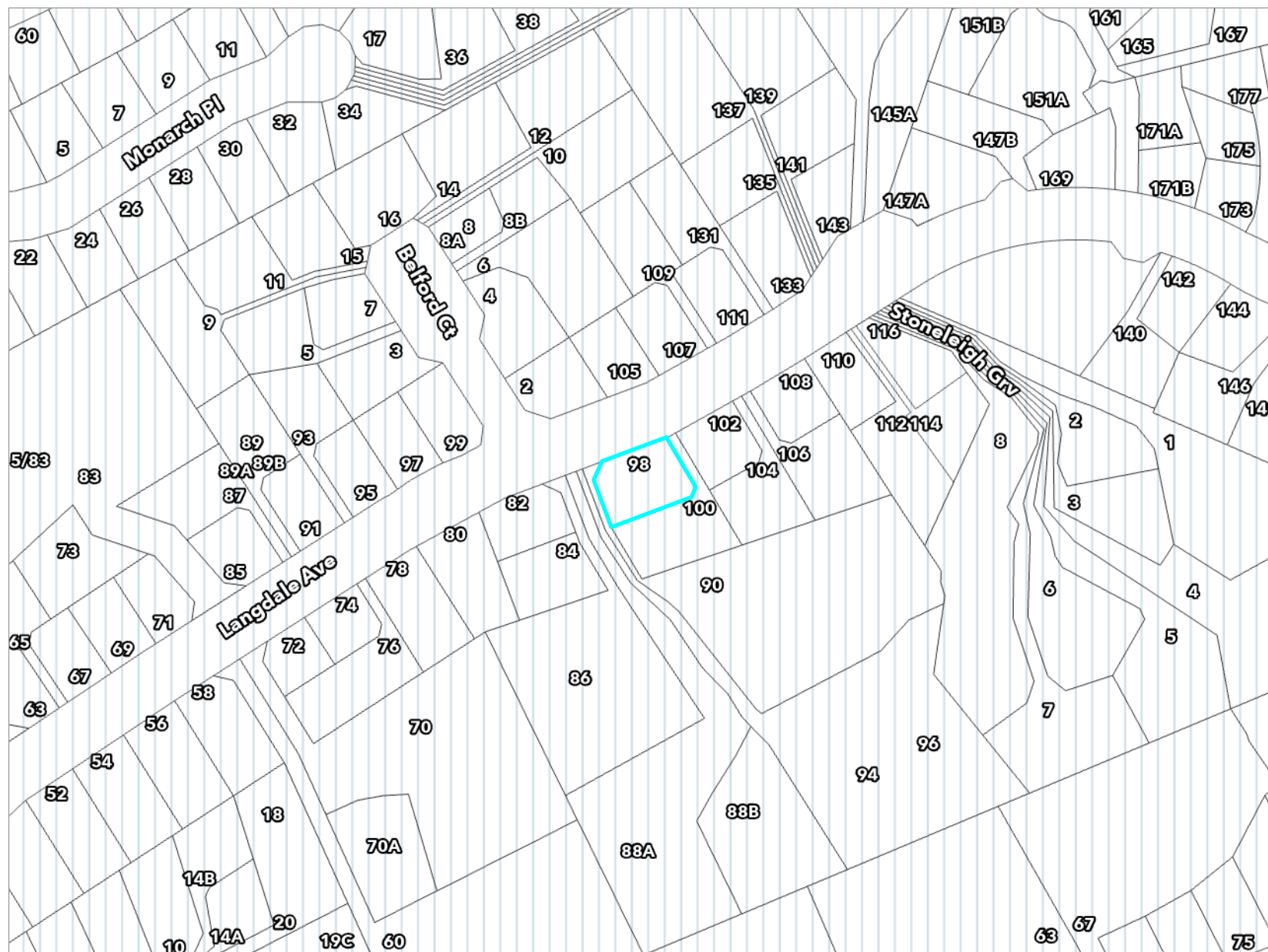
Scale @ A4 - 1:1,000

Date Printed: July 16, 2026

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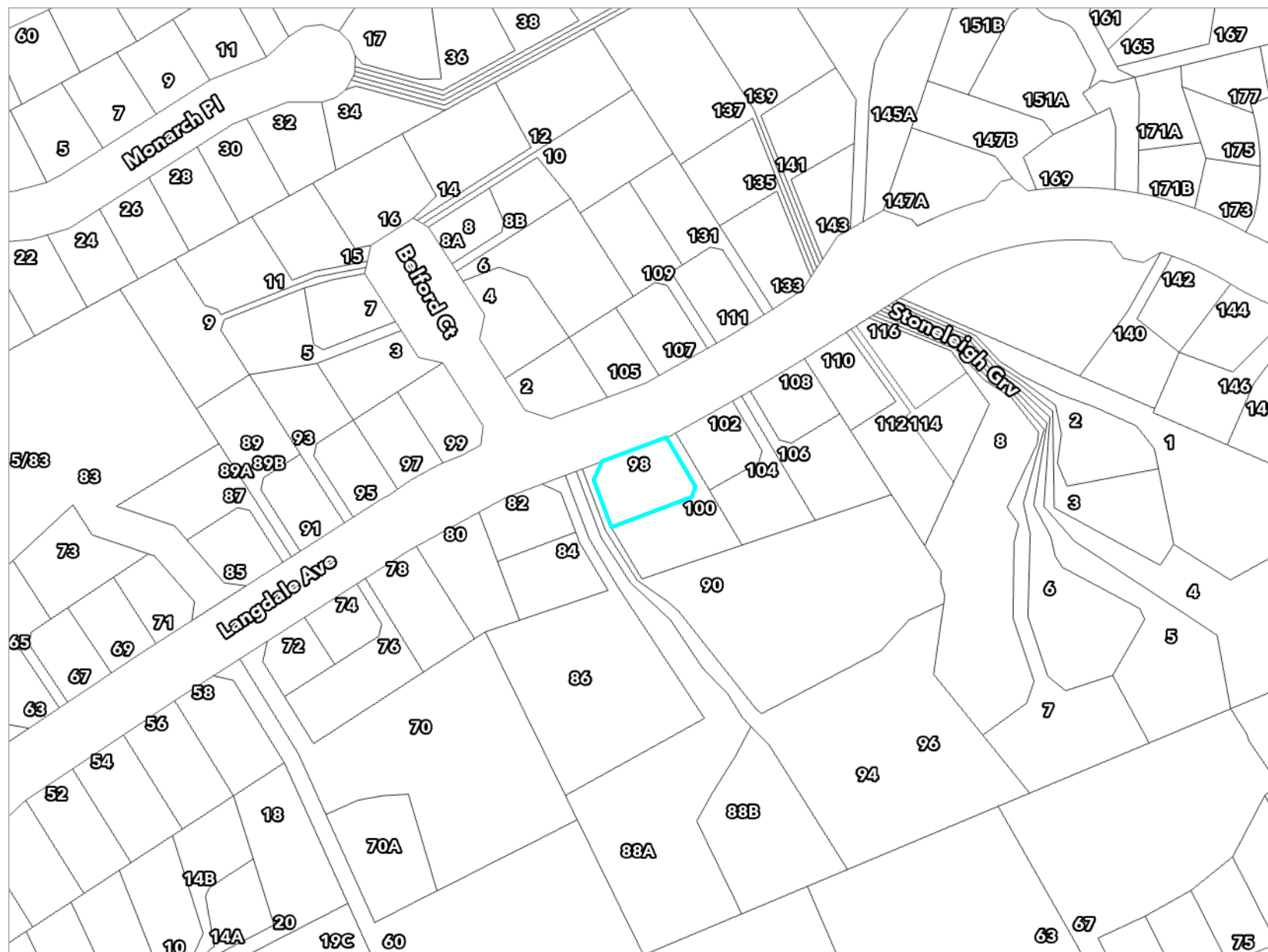
# Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



# Operative District Plan 2021 - Designations & Miscellaneous Features

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



## 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.



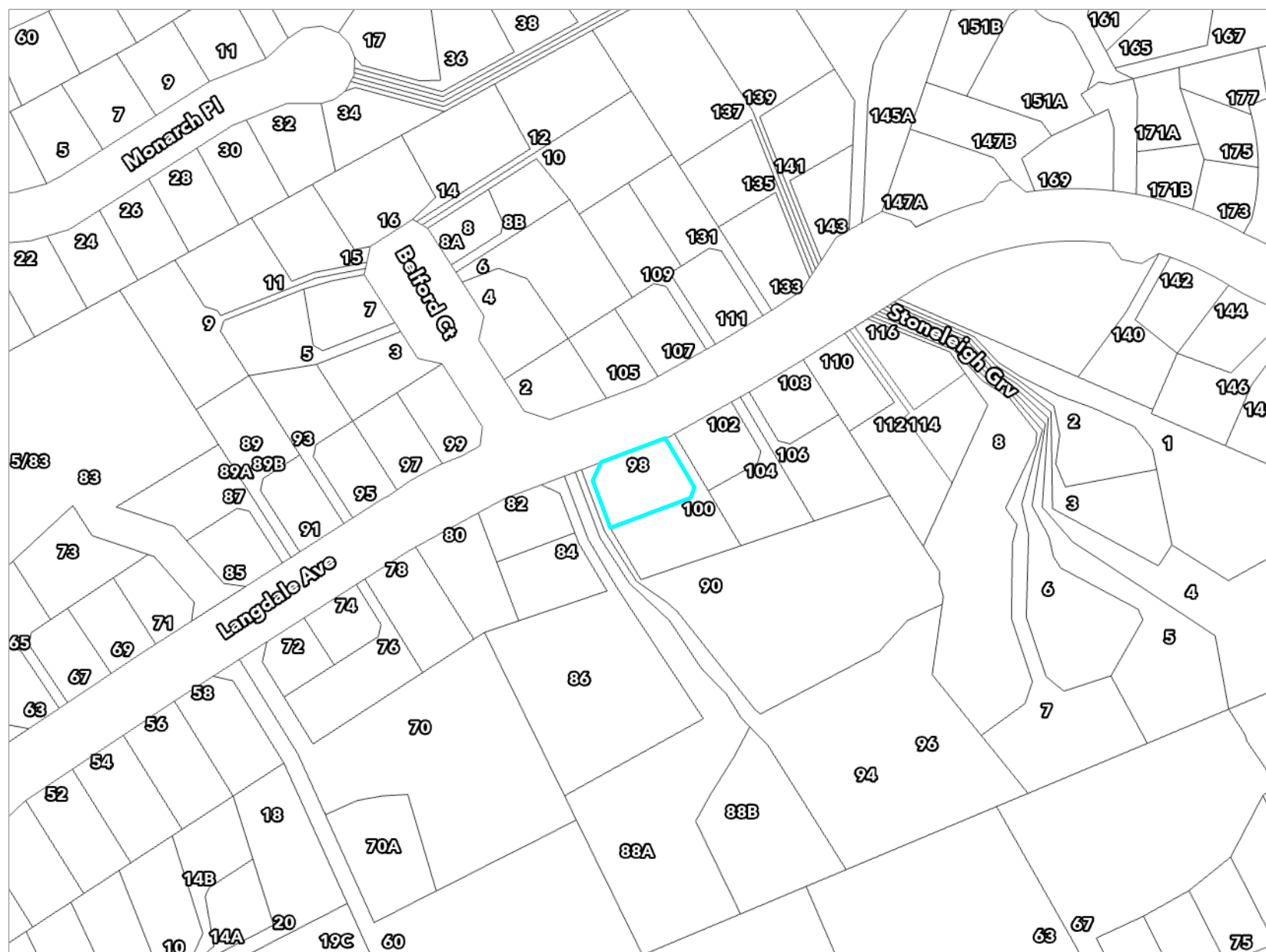
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Scale @ A4 - 1:2,000

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98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



### Key to map symbols

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0                      40                      80 Metres

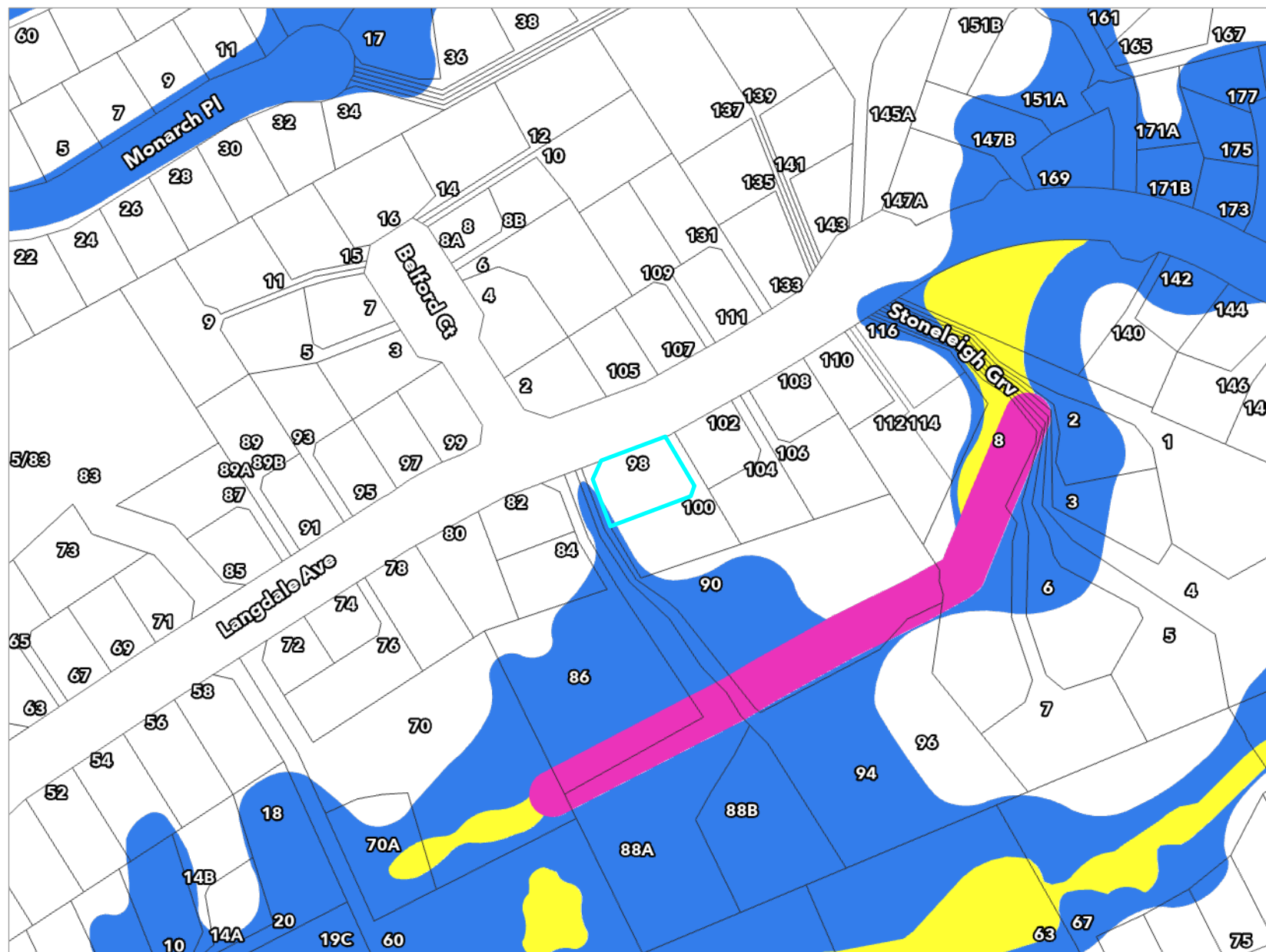
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# Operative District Plan 2021 - Natural Hazards

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



## 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.



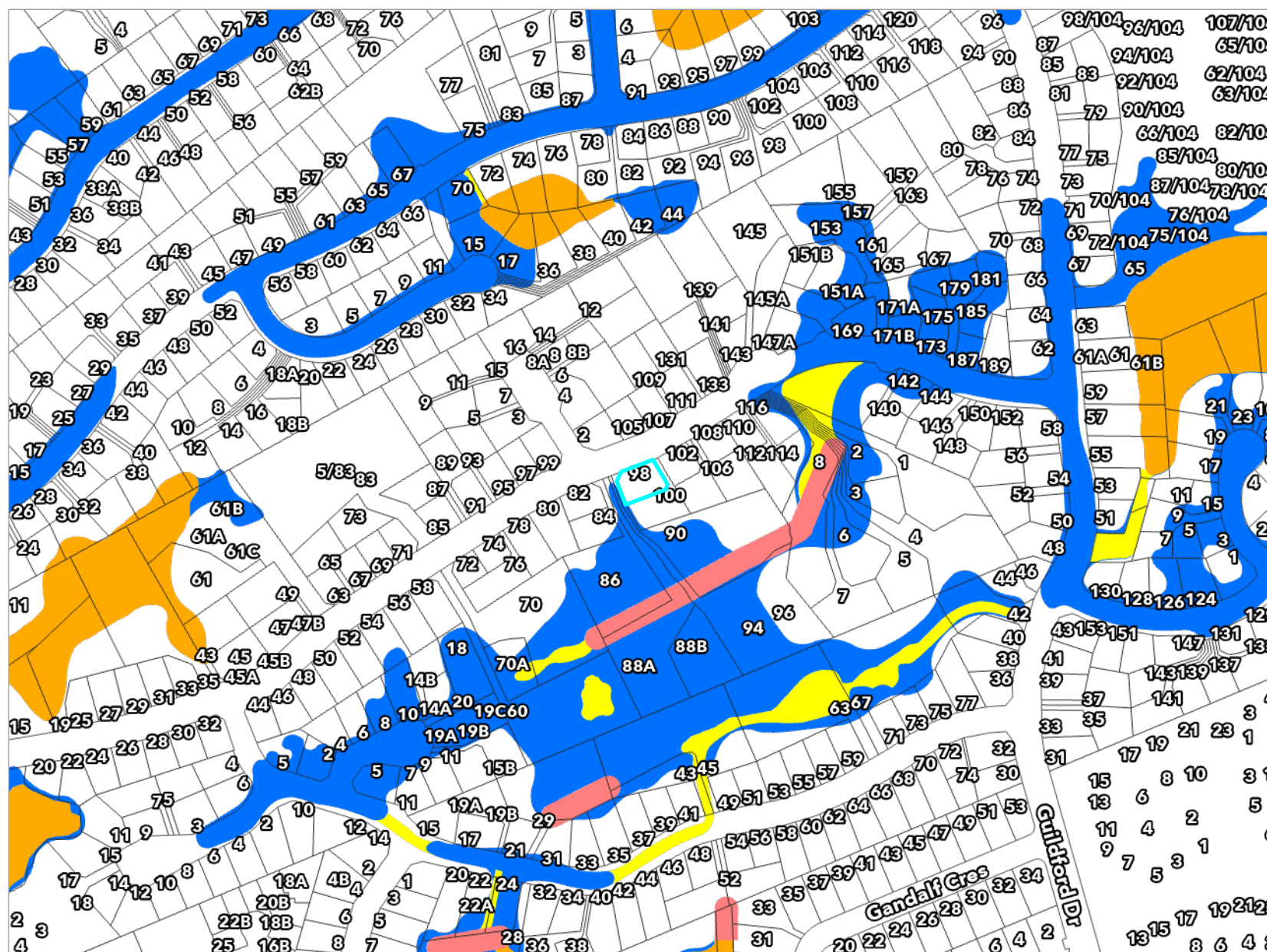
0 40 80 Metres  
Scale @ A4 - 1:2,000

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# Latest Flood Hazards

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



## 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.



0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: July 16, 2026

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# Resource Consents Map

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



## Key to map symbols

 Resource Consents

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



0 10 20 Metres

Scale @ A4 - 1:750

Date Printed: July 16, 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   |
|-------------------------|---------------------------------|------------------|----------------------------|--------------|---------------------------------------------------------------|-----------------|----------------|-----------------|---------------|------------|
| 010332                  | 90-92 Langdale Ave, Paraparaumu | 1526561601       | LOT 2 DP 90070             | LD           | PROPOSED EARTHWORKS TO SHAPE BUILDING PLATFORMS,              | N               | N              | Decision Issued | 5/2/2002      | 9/11/2001  |
| 130042                  | 86 Langdale Ave, Paraparaumu    | 1526561600       | LOT 1 DP 90070             | SD           | 3 Lot Subdivision with associated earthworks at 86-88         | N               | N              | s.224 Issued    | 10/5/2013     | 26/3/2013  |
| 150140                  | 80 Langdale Ave, Paraparaumu    | 1526562900       | LOT 45 DP 65304 CT 34C/221 | LC           | Establish and operate a home occupation dog grooming business | N               | N              | Decision Issued | 6/8/2015      | 8/7/2015   |
| 150053                  | 86 Langdale Ave, Paraparaumu    | 1526561600       | LOT 1 DP 90070             | LC           | Relocate 2 dwellings to site at 88 Langdale Avenue,           | N               | N              | Decision Issued | 2/6/2015      | 17/3/2015  |
| 250228                  | 90-92 Langdale Ave, Paraparaumu | 1526561601       | LOT 2 DP 90070             | SD           | Undertake a three-lot fee simple residential subdivision,     | N               | N              | Decision Issued | 23/2/2026     | 17/12/2025 |
| 250114                  | 86 Langdale Ave, Paraparaumu    | 1526561600       | LOT 3 DP 486239 CT 692987  | SD           | Undertake a two-lot fee simple residential subdivision,       | N               | N              | Decision Issued | 16/12/2025    | 16/7/2025  |
| 960112                  | 106 Langdale Ave, Paraparaumu   | 1526561100       | LOT 40 DP 65304 CT 34C/217 | LC           | EARTHWORKS                                                    | N               | N              | Decision Issued | 23/4/1996     | 12/4/1996  |
| 930185                  | 78 Langdale Ave, Paraparaumu    | 1526563000       | LOT 46 DP 65302 CT 34C/201 | SC           | 1 ADDITIONAL RESIDENTIAL LOT                                  | N               | N              | Decision Issued | 16/9/1993     | 18/8/1993  |

| Resource<br>Consent<br>Number | Location                            | Valuation<br>Number | Property<br>Legal Descrip<br>tion | Consent<br>Type | Consent Propo<br>sal                          | Notified<br>Yes/No | Hearing<br>Yes/No | Consent<br>Status | Decision<br>Date | App.Date |
|-------------------------------|-------------------------------------|---------------------|-----------------------------------|-----------------|-----------------------------------------------|--------------------|-------------------|-------------------|------------------|----------|
| 990308                        | 86 Langdale<br>Ave, Parapar<br>aumu | 1526561600          | LOT 43 DP<br>65305 CT<br>34C/231  | SC              | TWO ADDITIO<br>NAL LOTS<br>AND EARTH<br>WORKS | N                  | N                 | s.224 Issued      | 21/10/1999       | 6/8/1999 |

# Health and Alcohol Licenses

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



## Key to map symbols

■ Health

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

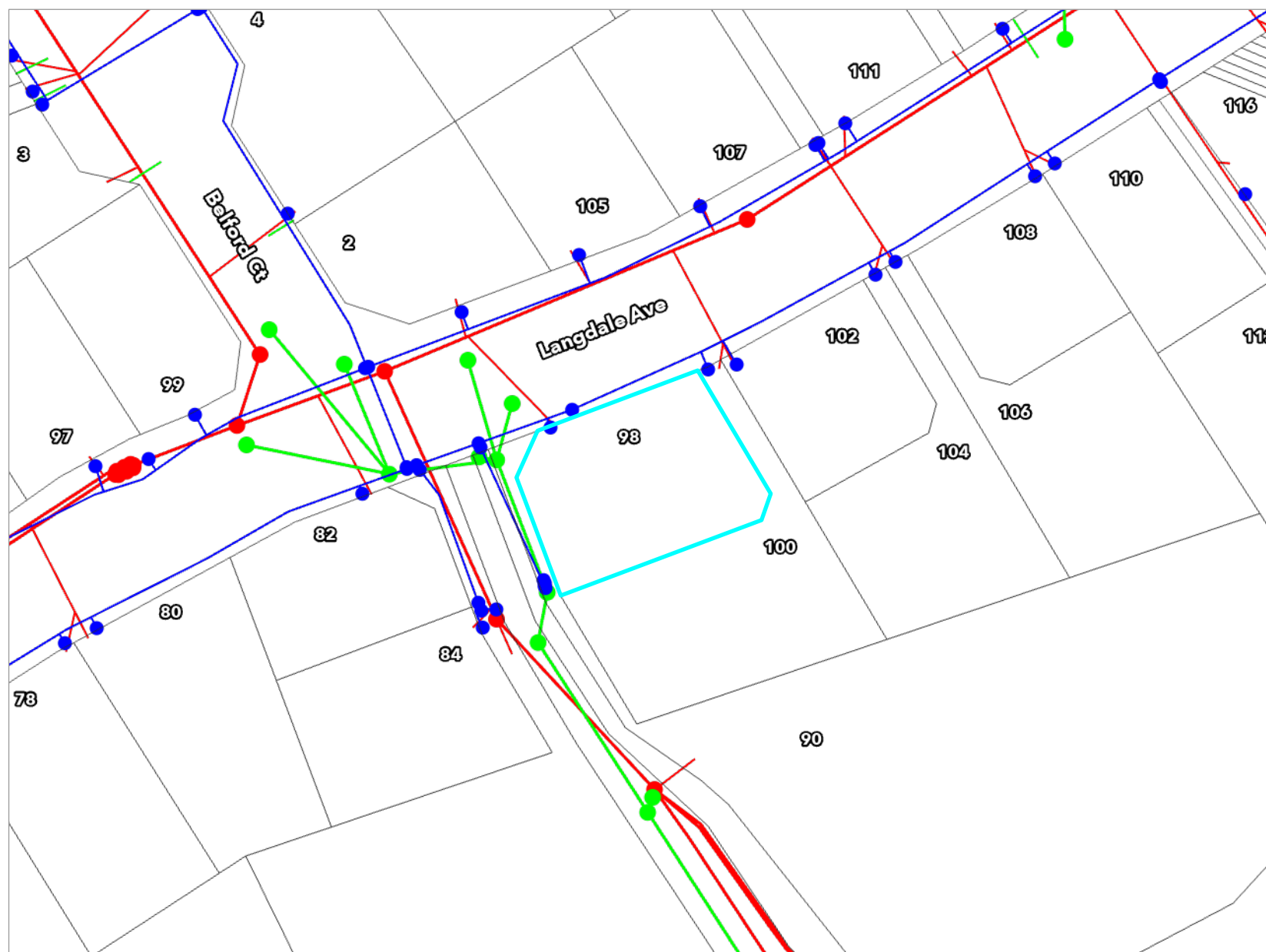
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# Services Network

98 Langdale Ave, Paraparaumu (LOT 74 DP 65304 CT 34C/225)



## 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.

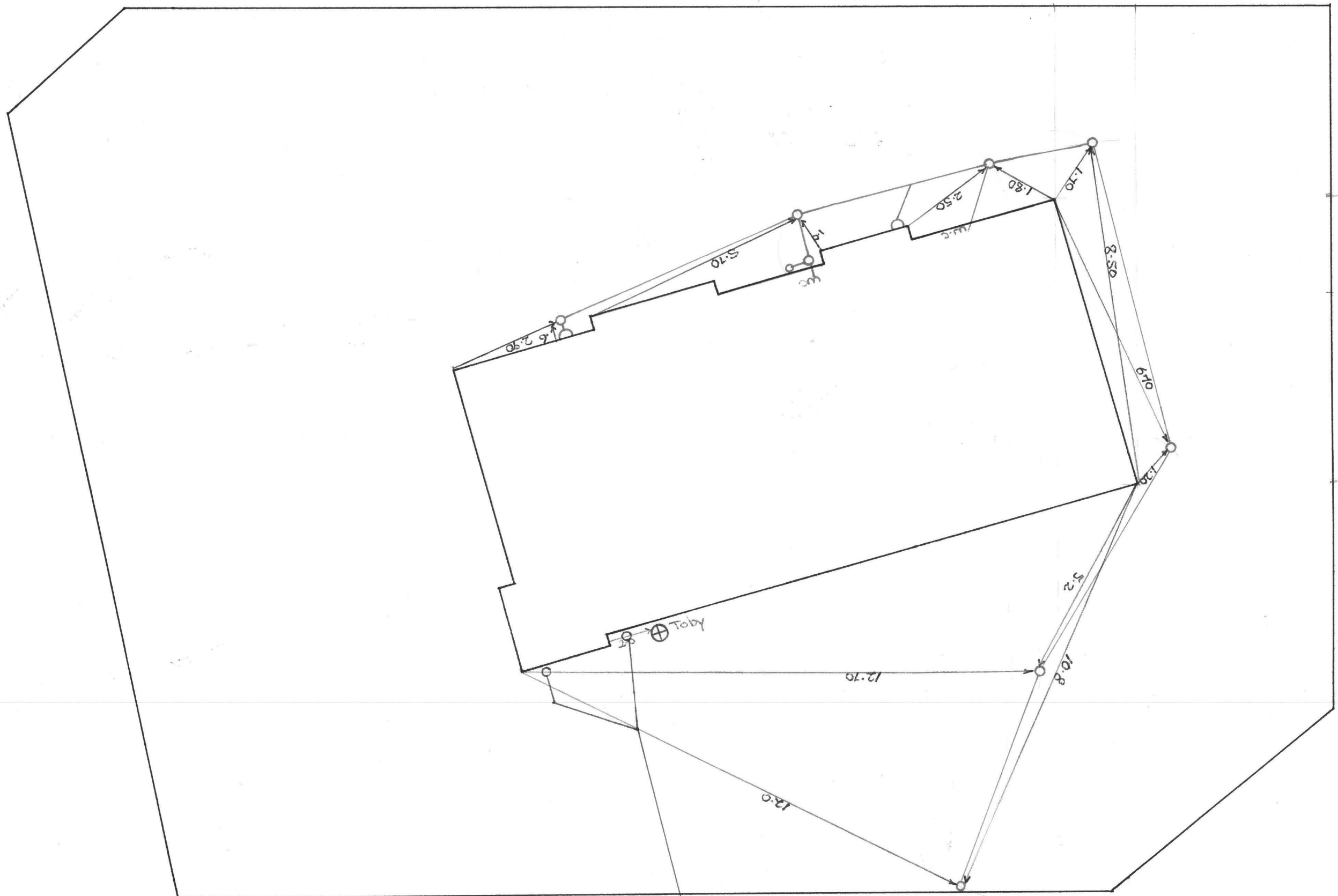


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Date Printed: July 16, 2026

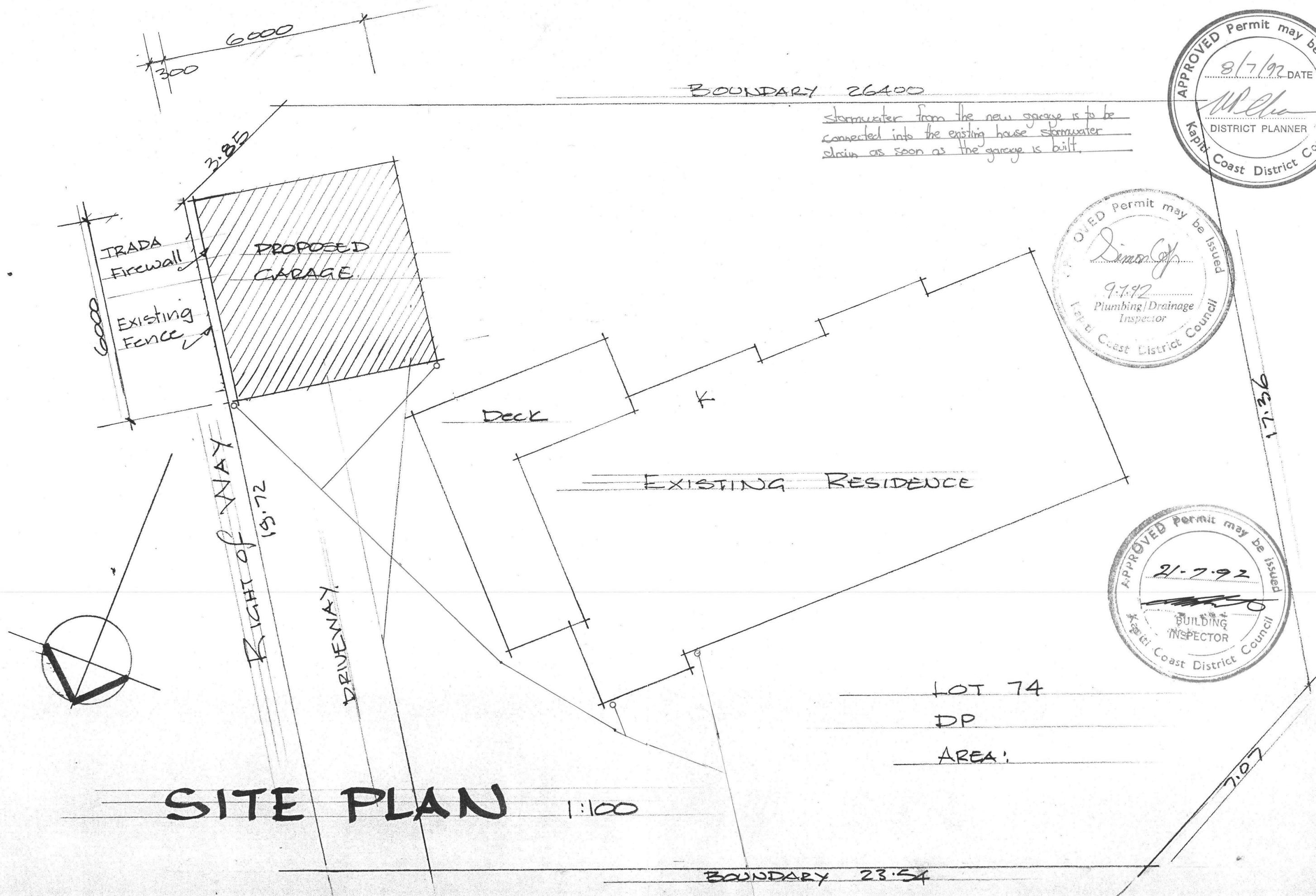
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98 Langelake Ave  
Lot 74 Dp 65304  
DT 6.5.91

ROAD

K+C



Stormwater from the new garage is to be connected into the existing house stormwater drain as soon as the garage is built.



**SITE PLAN** 1:100

LOT 74  
DP  
AREA:

98. LANGDALE AVE  
**PROPOSED GARAGE - TAYLOR.**