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26 August 2026

Melissa Crossley

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 417 Te Moana Road Waikanae.

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

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

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

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

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



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

417 Te Moana Road Waikanae

Application Details

Applicant	Melissa Crossley
LIM number	L260736
Application date	14/08/2026
Issue Date	26/08/2026

Property Details

Property address	417 Te Moana Road Waikanae
Legal description	LOT 23 DP 14025 CT 539/48
Area (hectares)	0.1214

Valuation Information

Valuation number	1494139600
Capital value	\$960,000
Land Value	\$550,000
Improvements Value	\$410,000

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.

Current rates year	2026/2027
Annual Rates 1 July to 30 June	\$6,822.20 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/09/2026
Rates arrears	\$0.00
Water Rates	\$266.24 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.
Water Rates 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

23/02/17	BUILDING CONSENT 170091 : To remove old kent fire and install new Metro Wee Rad Base wood stove. : Code Compliance Certificate issued 7/04/17
22/02/01	BUILDING CONSENT 010184 : NEW TRELLIS SUPPORT STRUCTURE : PIM Decision Issued 22/02/01
15/11/93	BUILDING CONSENT 931197 : CARPORT : Code Compliance Certificate issued 1/12/97
16/11/90	Building Permit 33890 SWIMMING POOL
06/08/82	Building Permit A21985 DWELLING & GARAGE 143 SQ FT
13/12/73	Building Permit F10367 GARDEN SHED 96 SQ FT

To date not all inspections for Building Consent 010184 have been undertaken and a Code Compliance Certificate has not been issued. Under the Building Act 2004 and Building Act 1991 a new owner inherits the responsibility, including any outstanding fees, for this consent and any additional work that may be required before the Code Compliance Certificate can be issued. Please contact Council for further information.

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

The last inspection, completed on 12/11/2025, revealed that the barriers restricting access to the pool complied with the Building Act 2004.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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 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.

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.

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

District Plan Features and Overlays

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

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

This property 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 1948. Copies of the Deposited Plan (DP 14025) and Record of Title are 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 Conical Surface 1:20, 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

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 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 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.

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/.

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. 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/#.

Please contact **Greater Wellington Regional Council** at 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.

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. 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 discharge is confined to site in soak pit(s). There is no record of any Council services running through the property.

For further information on this section, contact the **Plumbing & Drainage Team** on 0800 486 486.

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

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

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 **WN539/48**
Land Registration District **Wellington**
Date Issued 06 October 1948

Prior References
WN538/168

Estate Fee Simple
Area 1214 square metres more or less
Legal Description Lot 23 Deposited Plan 14025
Original Registered Owners
Bernadette Ann O'Sullivan, Paul Joseph O'Sullivan and Norah Kathleen Barlow

Interests

B500611.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 8.2.1996 at 10.41 am
5569388.1 Discharge of Mortgage B500611.3 - 1.5.2003 at 9:00 am
5682991.1 Transfer to James Hunter Hodges, Cheryl Frances Hodges and Alexander John Coull - 6.8.2003 at 9:00 am
5806803.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 20.11.2003 at 9:00 am
7855146.1 Transfer to James Hunter Hodges, Cheryl Frances Hodges and Independent Trust Company (2005) Limited - 3.6.2011 at 5:16 pm
9987814.1 Discharge of Mortgage 5806803.1 - 6.3.2015 at 3:49 pm
9987814.2 Transfer to Michael Nicholas Meads, Melissa Gaye Crossley and CMS Trustees (2009) Limited - 6.3.2015 at 3:49 pm
9987814.3 Mortgage to ANZ Bank New Zealand Limited - 6.3.2015 at 3:49 pm

[Land and Deeds—4.]

NEW ZEALAND

Form B.

Register-book

Vol. 539, folio 48

Reference: Vol. 538, Folio 168.
Transfer No. 313380.
Application No.
Order for N/C No.



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Sixth day of October, one thousand nine hundred and Forty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
FRANCES ANNE DOHOVAN of Wellington Married Woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered GREEN, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE (1) ROAD AND EIGHT (8) PERCHES more or less situate in Block IX of the Kaitawa Survey District being part of Ngarara West A No. 78 and being also Lot 23 on Deposited Plan No. 14025 (Town of Waikanae Extension No. 8)



J. G. Shields
District Land Registrar.

1/ Fencing Covenant contained in Transfer No. 313380.
J. G. Shields
D.L.R.

SUBJECT to the provisions of Section 248 of the Maori Land Act 1931.
J. G. Shields
D.L.R.

Transfer 359280 Frances Anne Donovan to Bertha Wilson of Paraparaumu Spinale produced 9-4-1953 at 2.39 p.m. *J. G. Shields*
A.L.R.

Transfer 633126 to Salisbury Garden Court Limited at Wellington 2.6.1965 at 10.00 a.m. *J. G. Shields*
A.L.R.

DISCHARGED
30/ Mortgage 633126 to The National Bank Ltd. at Wellington 2.6.1965 at 10.1 a.m. *J. G. Shields*
A.L.R.

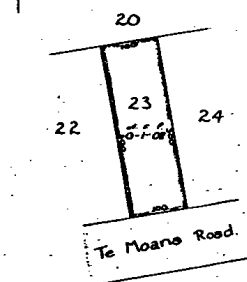
THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

J. G. Shields
A.L.R.

Transfer 847209 to Arthur Frederick Hall of Wellington, Motor Mechanic and Irene Hall his wife as tenants in common in equal shares 30.10.1970 at 2.57 p.m. *J. G. Shields*
A.L.R.

Transfer 948690 to Jeremy Howard Kippenberger of Wellington, Accountant and Elizabeth Heather Kippenberger his wife 24.11.1972 at 10.22 a.m. *J. G. Shields*
A.L.R.

— OVER —



Scale: 150 links to an inch

EQUIVALENT METRIC
AREA IS 1214 m²

539/48

Transfer 492220.1 to Geoffrey Bentley of Wellington, Public Relations Consultant and Myra Alice Bentley his wife - 25.5.1982 at 2.51 p.m.

940578.1 Mortgage to Hollings Nominees Limited
24.4.1987 at 1.34 p.m.

Personal connected
21-5-1987

A.L.R.

A.L.R.

940578.2 Transfer to Paul Joseph O'Sullivan of Waikanae, Retired - 15.8.1988 at 1.50 p.m.

8000355.1
DISCHARGED
10.5.1989

A.L.R.

946754.1 Mortgage to Killalea Solicitors Nominee Company Limited - 9.9.1988 at 1.31 p.m.

B.000355.2 Mortgage to Personal Australia Finance Limited - 9.5.1988 at 9.30 a.m.

A.L.R.

B.197718.2 Mortgage to Bank of New Zealand - 8.10.1991 at 2.41 pm.

A.L.R.

B.261830.2 Mortgage to Trust Bank Wellington Limited - 3.11.1992 at 2.38 p.m.

A.L.R.

B.356511.2 Mortgage to Lower Hutt Law Centre Solicitors Nominee Company Limited - 3.5.1994 at 2.20 p.m.

A.L.R.

B.429135.1 Transfer to Bernadette Ann O'Sullivan of Waikanae, Married Woman - 12.4.1995 at 9.28 am.

A.L.R.

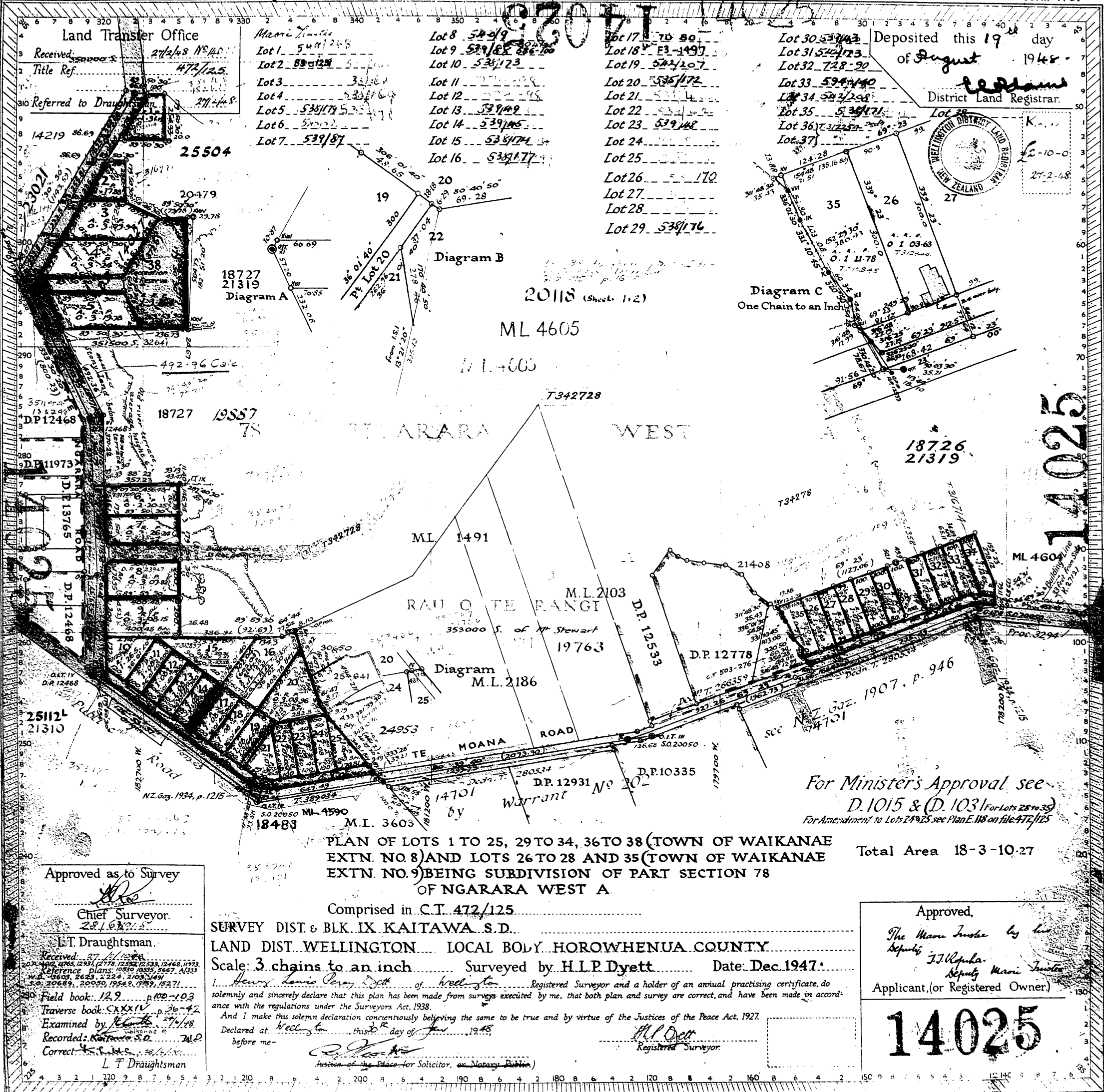
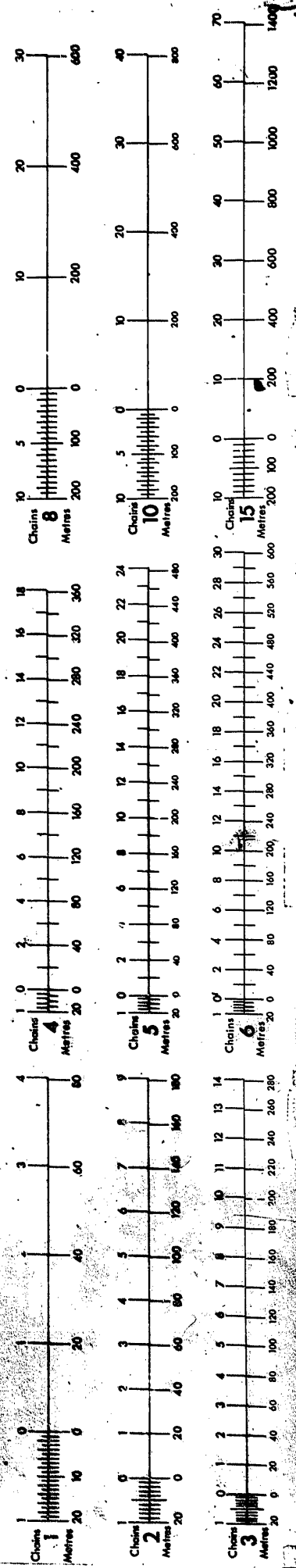
B.500611.2 Transfer to Bernadette Ann O'Sullivan of Waikanae, Married Woman, Paul Joseph O'Sullivan of Waikanae, Company Director and Norah Kathleen Barlow of Lower Hutt, Accountant - 8.2.1996 at 10.41 a.m.

A.L.R.

B.500611.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 8.2.1996 at 10.41 a.m.

A.L.R.

DATE OF PHOTOGRAPHY
22.4.74



Land Transfer Office
 Received: 27/4/48 N.S. 40
 Title Ref: 472/125
 Referred to Draughtsman: 27/4/48

- Mani Inu
 Lot 1 549/248
 Lot 2 89/125
 Lot 3 32/26
 Lot 4 53/169
 Lot 5 538/175
 Lot 6 542/22
 Lot 7 539/87
 Lot 8 549/9
 Lot 9 539/88
 Lot 10 538/123
 Lot 11 71/209
 Lot 12 22/298
 Lot 13 539/149
 Lot 14 539/145
 Lot 15 538/174
 Lot 16 538/177
 Lot 17 70/80
 Lot 18 E3-1497
 Lot 19 538/1207
 Lot 20 538/172
 Lot 21 538/174
 Lot 22 538/174
 Lot 23 539/148
 Lot 24 538/174
 Lot 25 538/174
 Lot 26 538/174
 Lot 27 538/174
 Lot 28 538/174
 Lot 29 538/174
 Lot 30 538/174
 Lot 31 538/174
 Lot 32 538/174
 Lot 33 538/174
 Lot 34 538/174
 Lot 35 538/174
 Lot 36 538/174
 Lot 37 538/174

Deposited this 19th day
 of August 1948
 District Land Registrar
 Wellington District Land Registrar
 K...
 27-2-48

Approved as to Survey
 Chief Surveyor
 L.T. Draughtsman
 Received: 27/4/48
 Reference plans: 10330, 10335, 5667, N333
 W.D. 6603, 2623, 2224, 2103, 1491
 S.O. 20681, 20050, 19549, 19571, 19571
 Field book: 12.2 p.102-103
 Traverse book: CXXXIV p.36-42
 Examined by: 27/4/48
 Recorded: Kaitawa S.D. 27/4/48
 Correct: 27/4/48
 L.T. Draughtsman

PLAN OF LOTS 1 TO 25, 29 TO 34, 36 TO 38 (TOWN OF WAIKANAE EXTN. NO. 8) AND LOTS 26 TO 28 AND 35 (TOWN OF WAIKANAE EXTN. NO. 9) BEING SUBDIVISION OF PART SECTION 78 OF NGARARA WEST A
 Comprised in C.T. 472/125
 SURVEY DIST. & BLK. IX KAITAWA S.D.
 LAND DIST. WELLINGTON LOCAL BODY HOROWHENUA COUNTY
 Scale: 3 chains to an inch Surveyed by H.L.P. Dyett Date: Dec. 1947.
 I, Henry Louis Percy Dyett of Wellington Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.
 Declared at Wellington this 2nd day of June 1948
 before me
 J. J. Repha
 Justice of the Peace for Solicitor, or Notary Public

For Minister's Approval see
 D.1015 & (D.1031 For Lots 28 & 35)
 For Amendment to Lots 24 & 25 see Plan E.118 on file 472/125

Approved,
 The Mani Inu by his
 Deputy J.J. Repha
 Deputy Mani Inu
 Applicant, (or Registered Owner)
 14025

14025

Aerial Photography

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



0 10 20 Metres

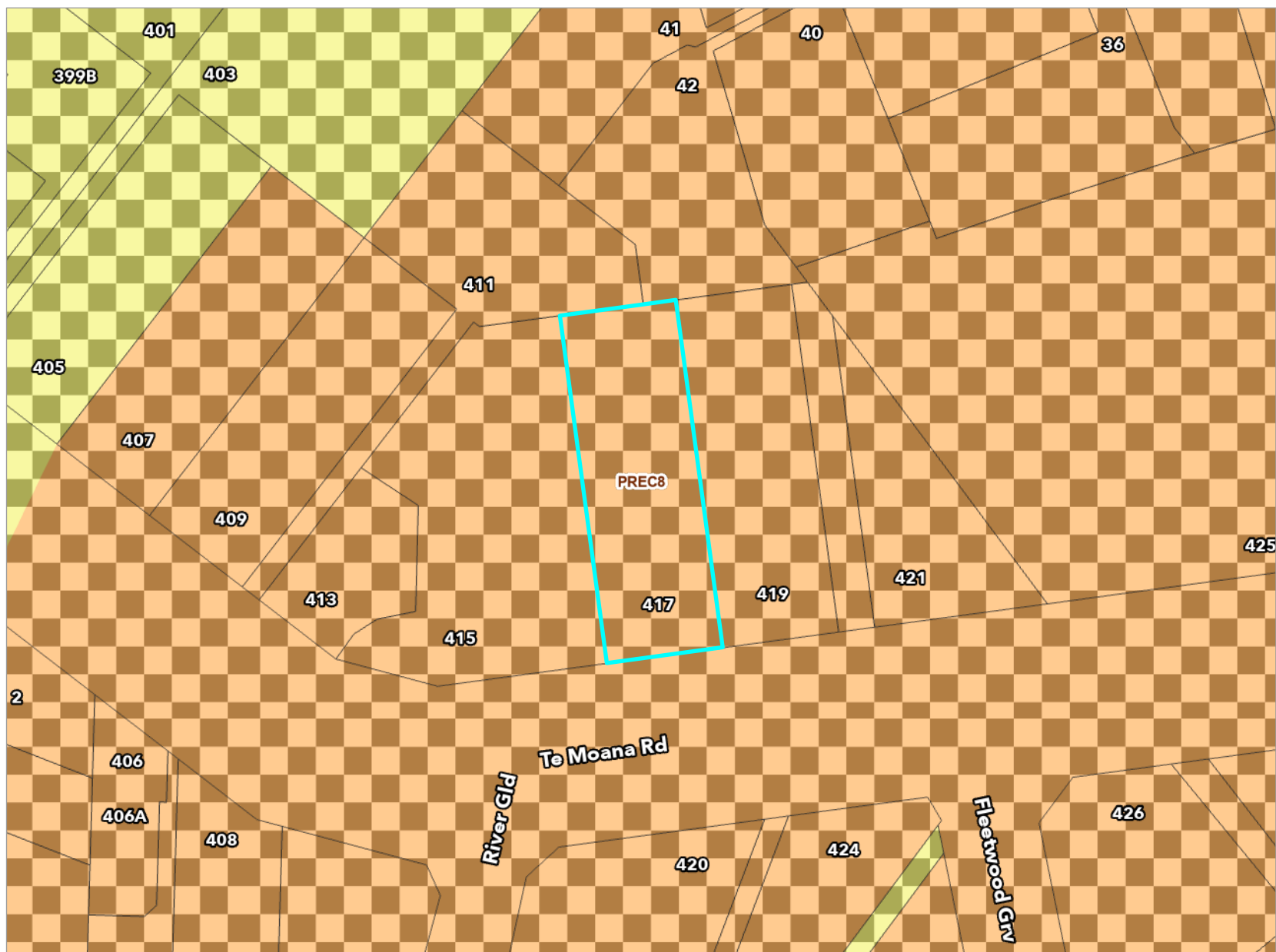
Scale @ A4 - 1:500

Date Printed: August 11, 2026

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Operative District Plan 2021 - Zones and Precincts

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



Key to map symbols

-  Precinct
-  General Residential Zone
-  High Density Residential Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: August 11, 2026

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

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



Key to map symbols

- Major Community Connectors
- Local Community Connectors
- Coastal Environment

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



0 40 80 Metres

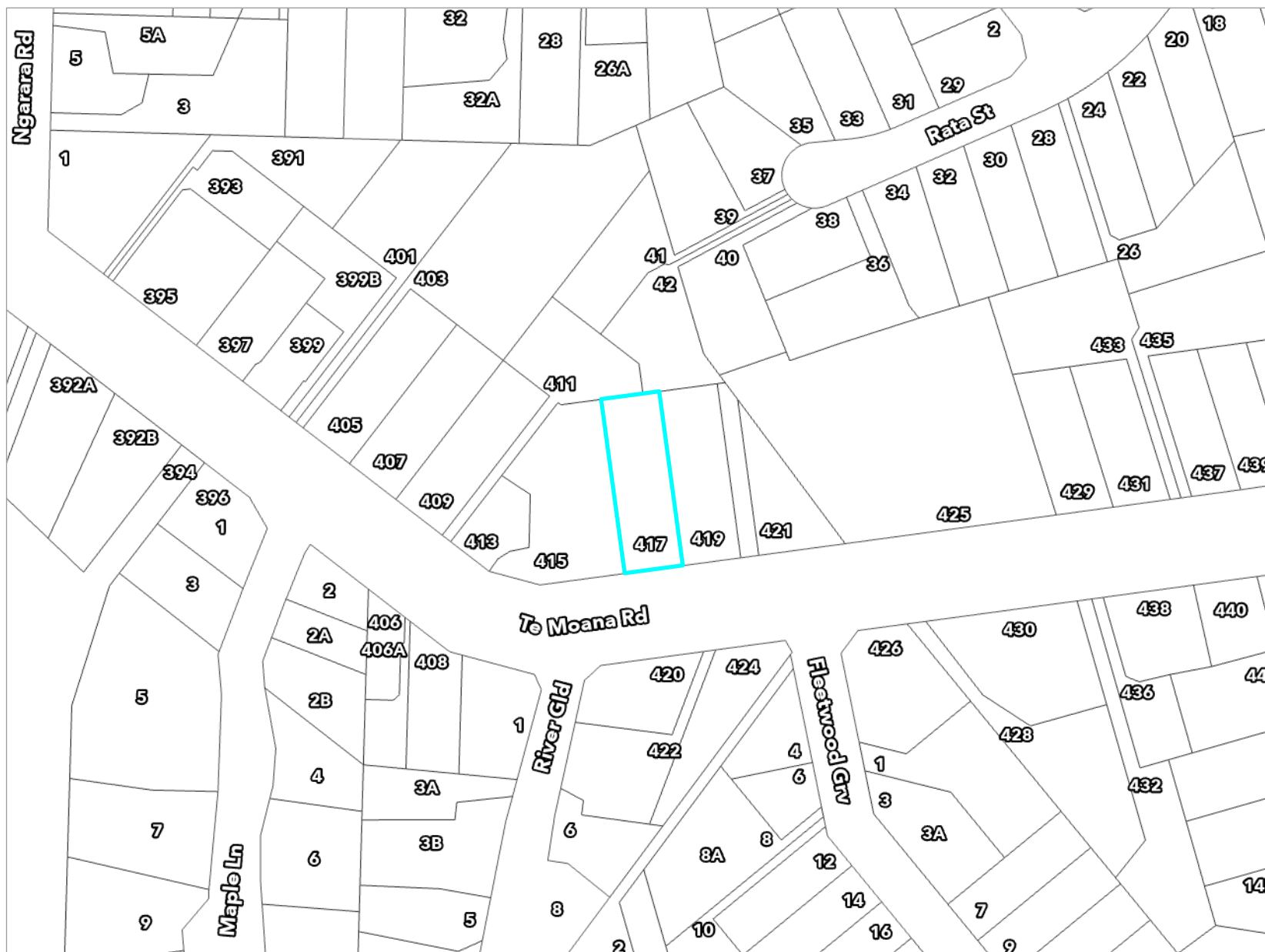
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



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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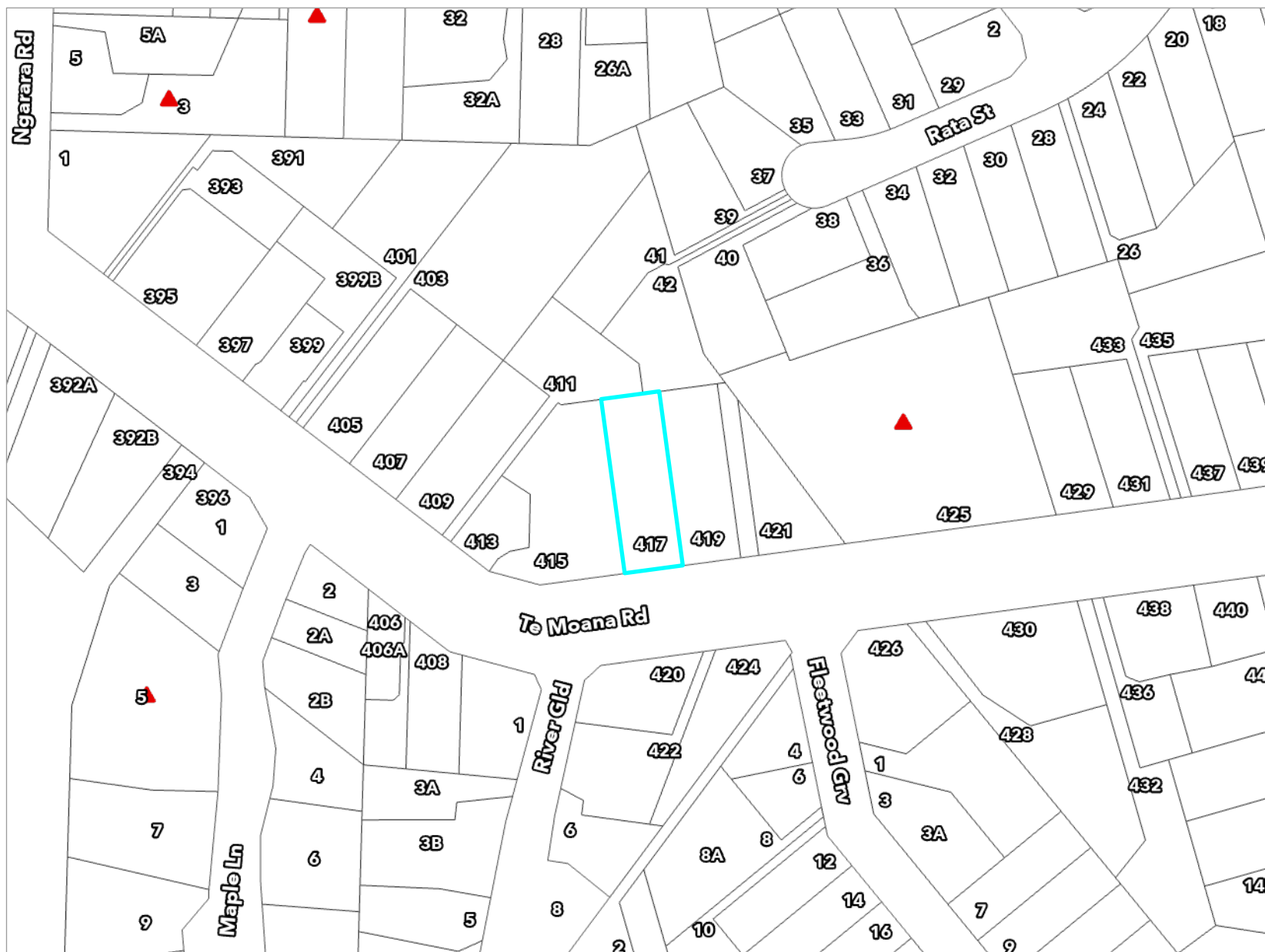
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Operative District Plan 2021 - Natural Features

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



Key to map symbols

▲ Key Indigenous Trees

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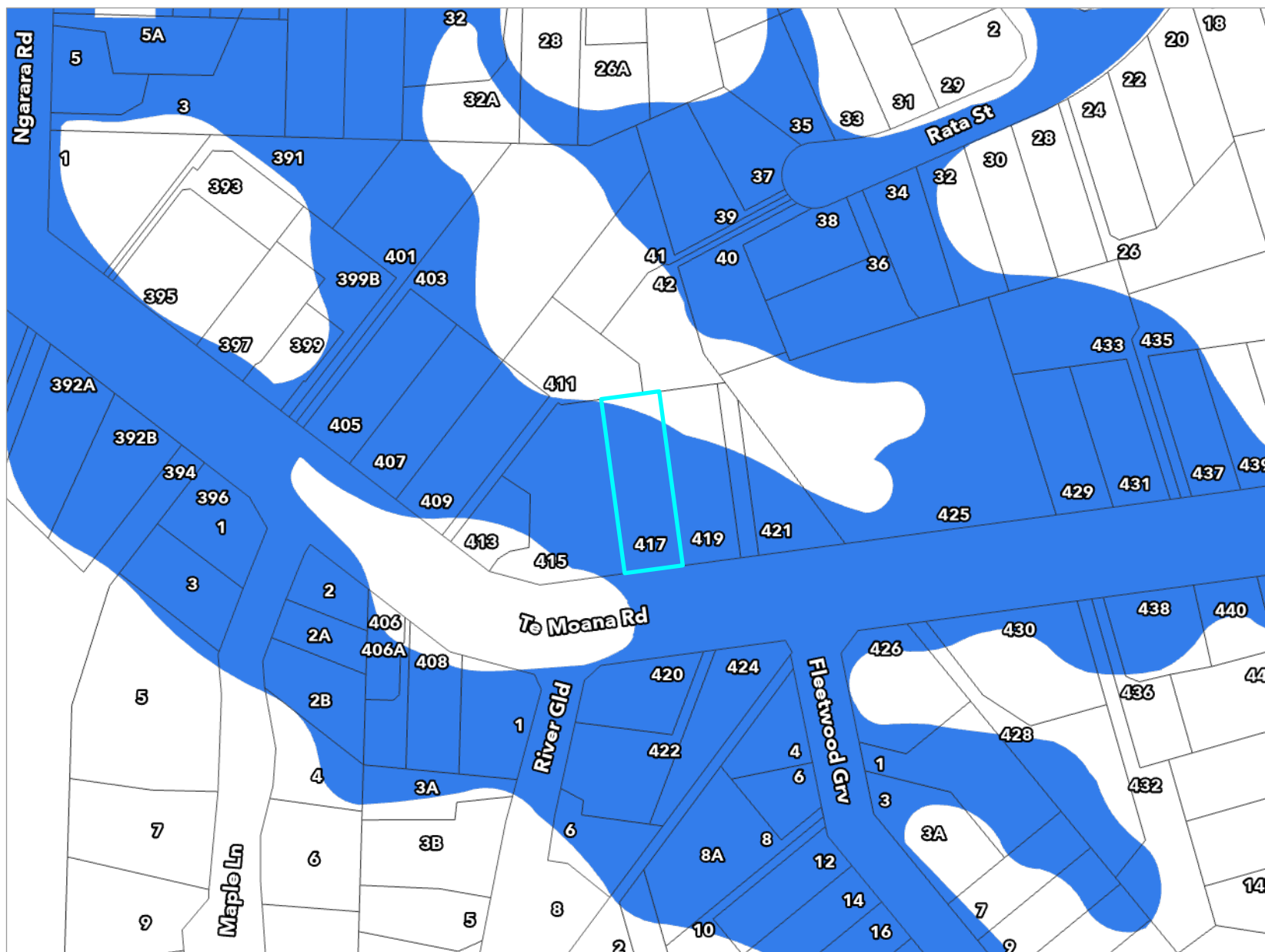
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Operative District Plan 2021 - Natural Hazards

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



Key to map symbols

 Ponding Area

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



0 40 80 Metres

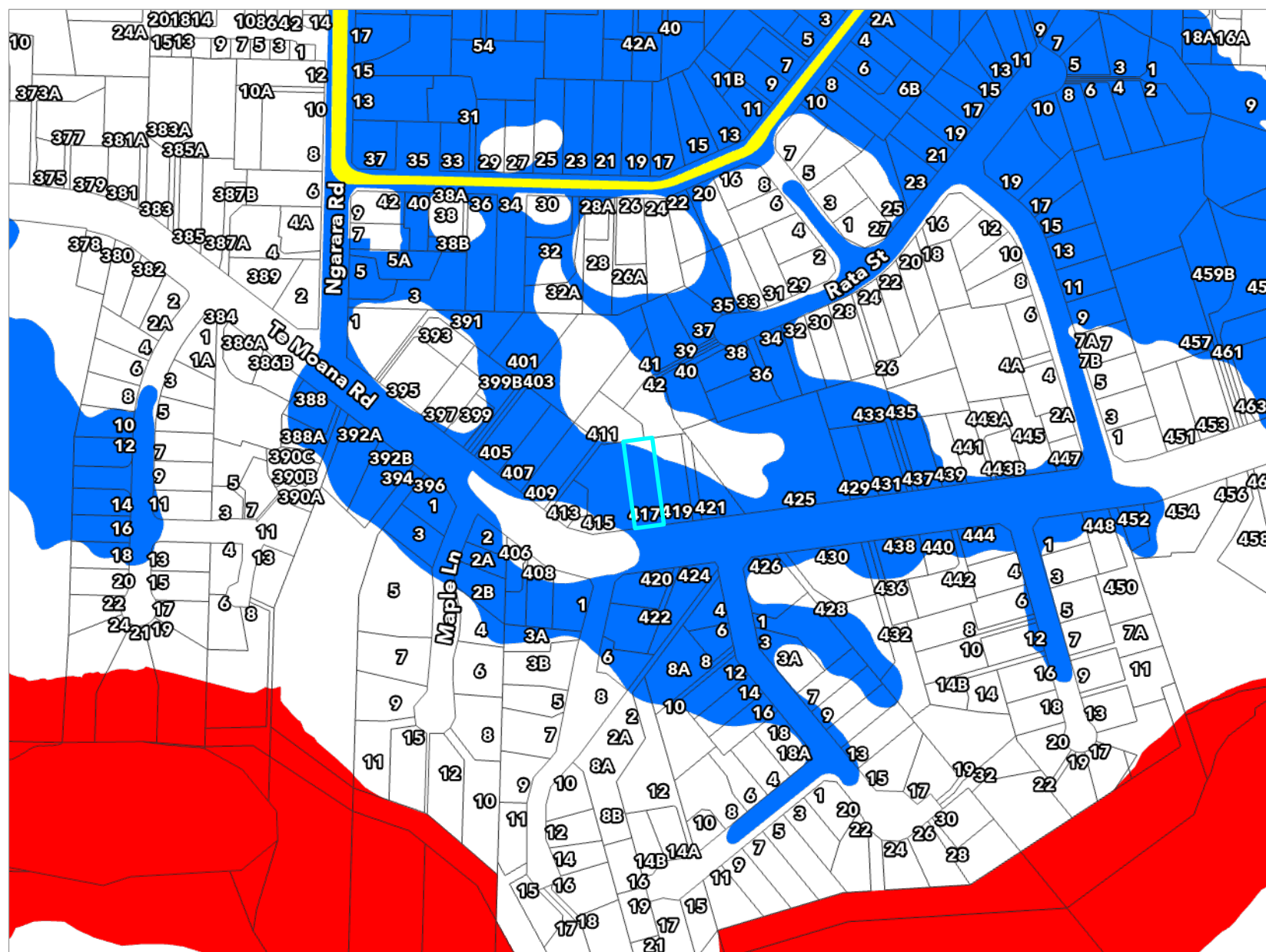
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Latest Flood Hazards

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



Key to map symbols

- River Corridor
- Overflow Path
- Ponding

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



0 90 180 Metres

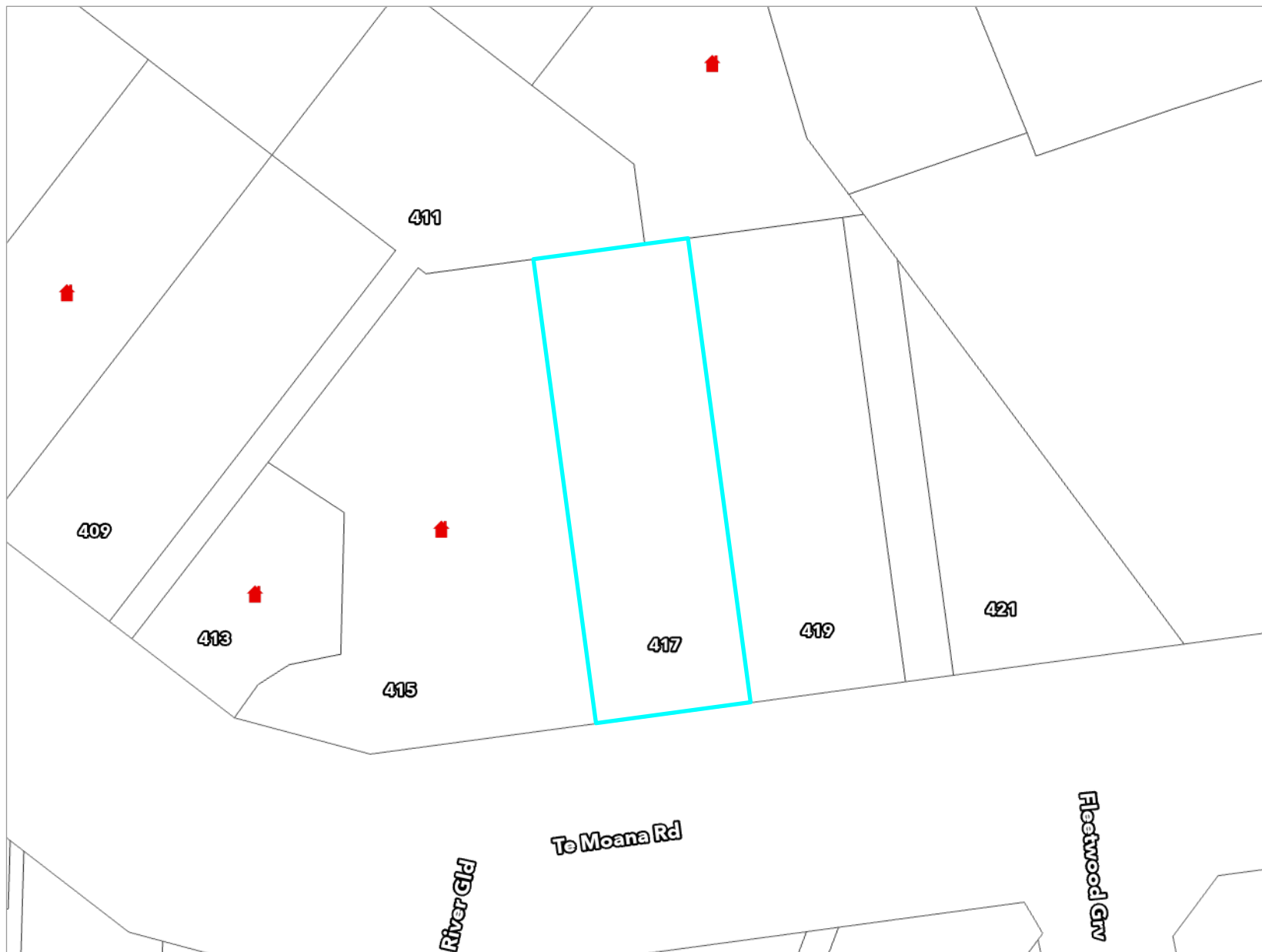
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Resource Consents Map

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



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: August 11, 2026

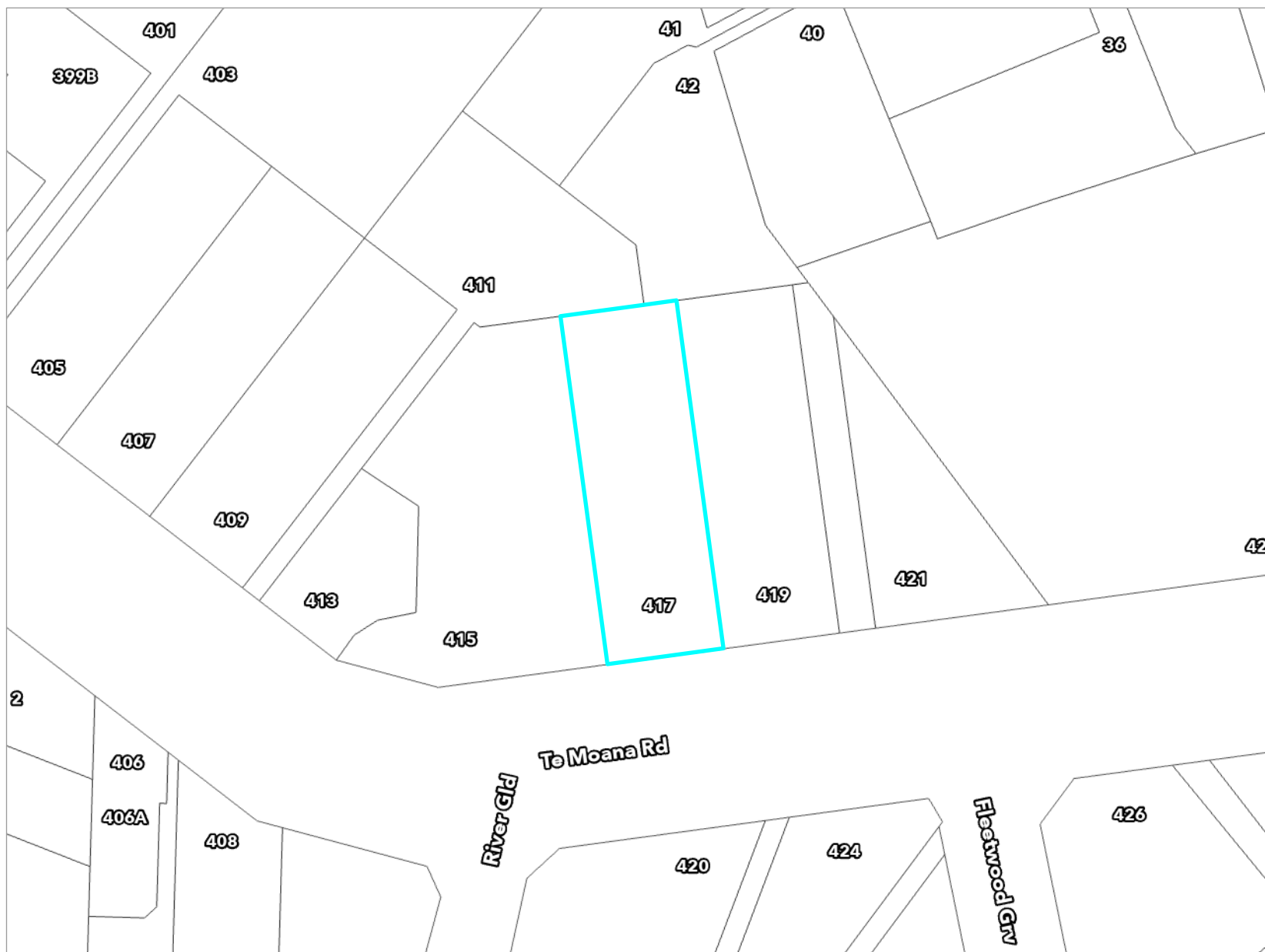
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Resource Consents Report

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
010338	42 Rata Street, Waikanae	1494135100	LOT 4 DP 30650 CT 8C/266	LD	PROPOSED DWELLING ENCROACHING HEIGHT ENVELOPE AND YARD	N	N	Decision Issued	28/11/2001	15/11/2001
050127	413 Te Moana Road, Waikanae	1494139401	LOT 1 DP 86932	LD	To construct a 2.7m firewall for a garage to be	N	N	Decision Issued	2/6/2005	20/5/2005
970265	415 Te Moana Road, Waikanae	1494139400	LOTS 21 22 DP 14025	SD	ONE ADDITIONAL RESIDENTIAL LOT AT 415 TE MOANA ROAD WAIKANA E	N	N	s.224 Issued	13/1/1998	1/8/1997
970185	4 Fleetwood Grove, Waikanae	1494115400	PT NGARARA WEST A3C2 BLK IX KAITAWA SD	SD	ONE ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	10/10/1997	30/5/1997
990166	424 Te Moana Road, Waikanae	1494115900	LOT 6 DP 18483 CT 698/20	LD	BUILD ATTACHED GARAGE THAT ENCROACHES ON SIDE YARD	N	N	Decision Issued	26/5/1999	10/5/1999
990333	407 Te Moana Road, Waikanae	1494139100	LOT 18 DP 14025 CT F3/1497	LC	OPERATE A BEAUTY THERAPY CLINIC FROM RESIDENTIAL PREMISES	N	N	Decision Issued	28/9/1999	23/9/1999

Health and Alcohol Licenses

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



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

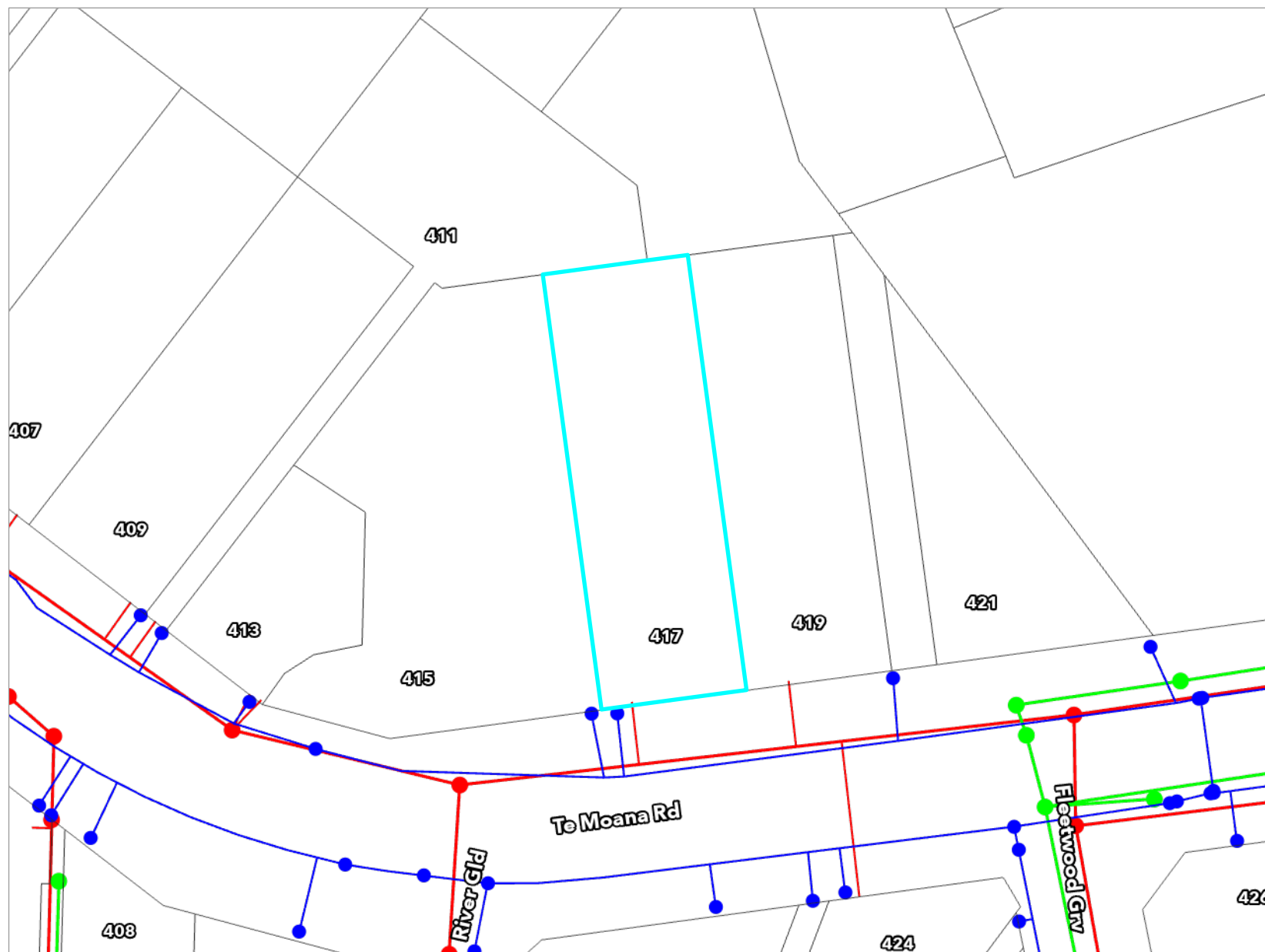
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Services Network

417 Te Moana Road, Waikanae (LOT 23 DP 14025 CT 539/48)



Key to map symbols

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

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

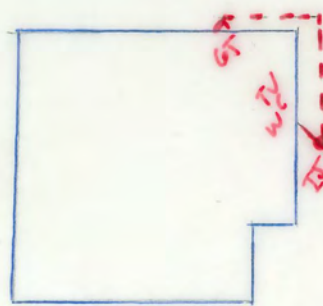


0 10 20 Metres

Scale @ A4 - 1:800

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24"Ø

ROAD - A21 TE MOANA RD

LOT - 25

D.P. - 14025

D/W - P M'COWN

DATE - 18-10-82

PIPE - P.V.C.

2.80

4.00

6.0

2.80

1.80

12.80

2.10

12.00

4.5

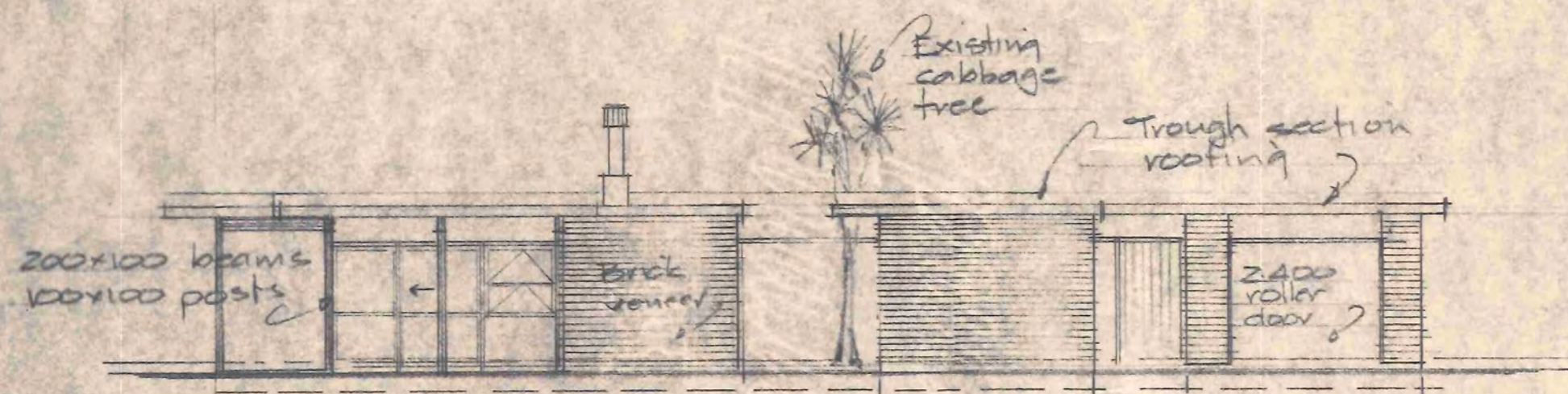
1.00

7.00

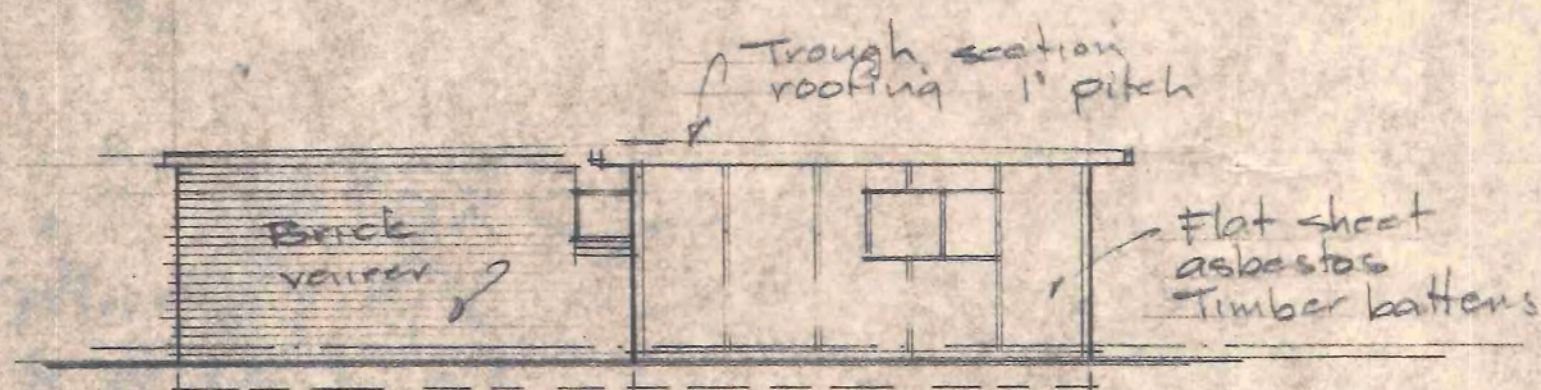
6.00

2.10 DEEP

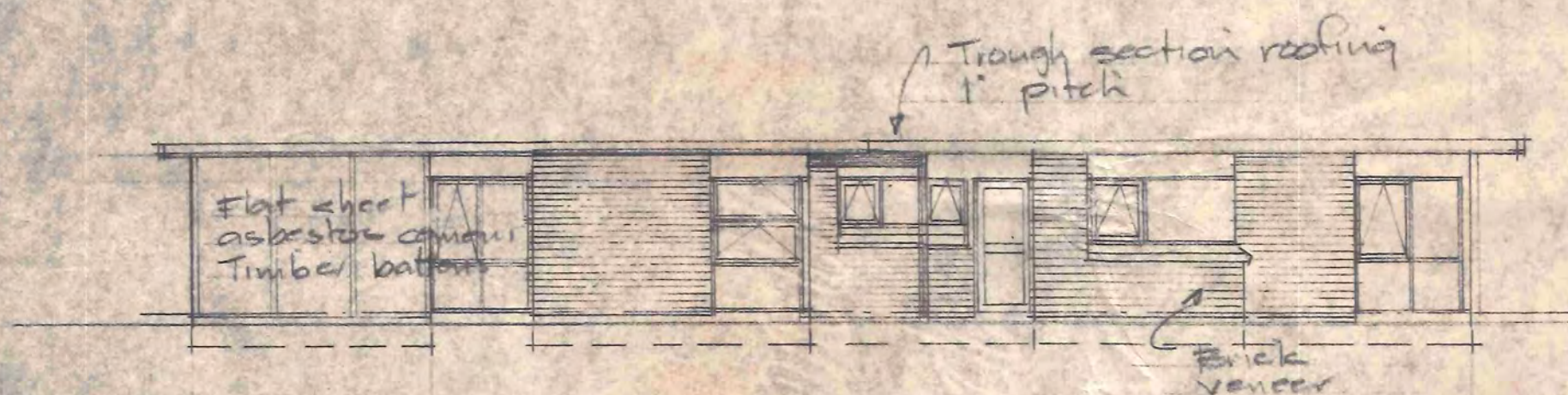
4.50



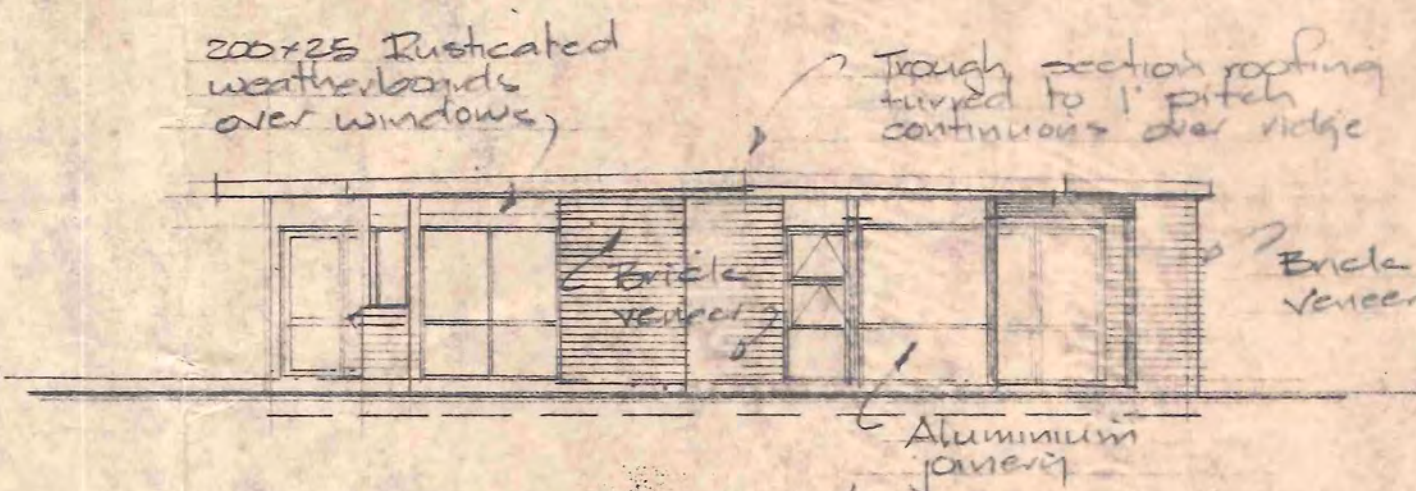
ELEVATION 3 1:100



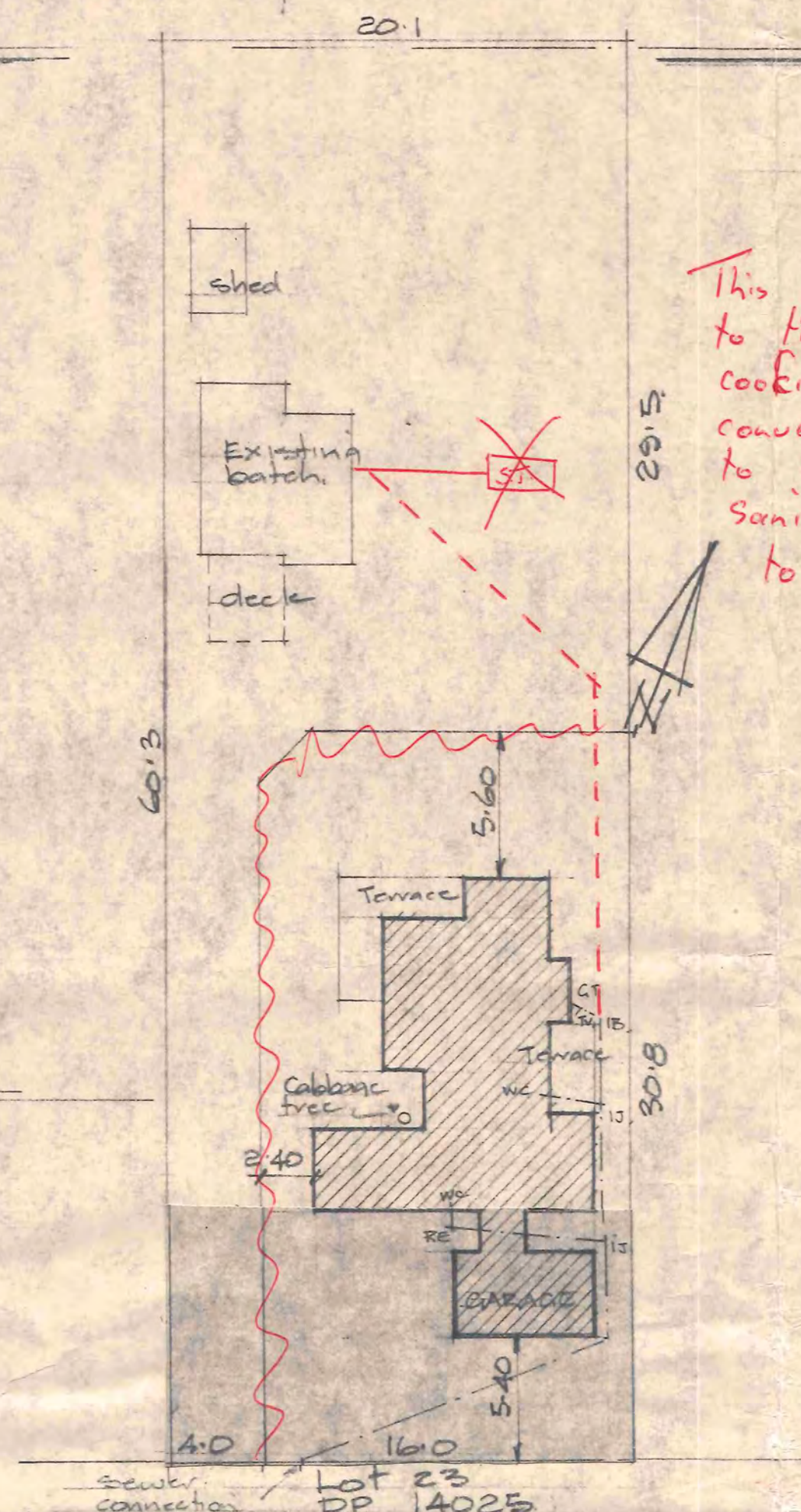
ELEVATION 2 1:100



ELEVATION 1 1:100



ELEVATION 4 1:100



417 TE MOANA ROAD

SITE PLAN 1:250

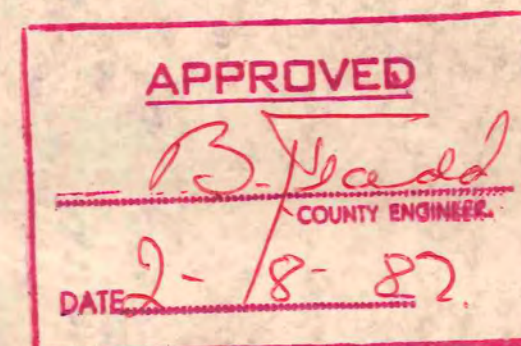
BENTLEY HOUSE

P1149 /
PLANMAKERS
Amended 8/7/82

This permit for the new dwelling is approved subject to the removal of the kitchen sink and the cooking facilities from the existing building and its conversion for accessory purposes only and is not to be used for human habitation. The remaining sanitary fittings within are to be connected to the sewer mains.

HCC.

B. J. J. J.



PLAN OF ALLOTMENT

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work 2 WCs 2 vanities 1 Bath
1 HWC 1 shower 1 sink 1 Dishwasher 1 TUB 1 Free standing
fire. drains to rain sewer at road SW to soak pitsAllotment. Lot: 23 D.P.: 14025 Section: _____ Area: _____Block: _____ S.D.: _____ Locality: WAIKANA EPrevious Owner { If Section has been recently transferred } KIPPENBERGEFrontage (Length) 20.1 (Name of Street or Road) 417 TE MOANA RD.Water Supply (Description) MAINSEst. Material Value of Plumbing Work \$ 4800 : Est. Labour Value of Plumbing Work \$ 1900 : -Est. Material Value of Drainage Work \$ 600 : Est. Labour Value of Drainage Work \$ 200 : -Total Value \$ 5700-00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ 60 Receipt No.: 914

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: GEOFFREY & NYRA BENTLEY

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

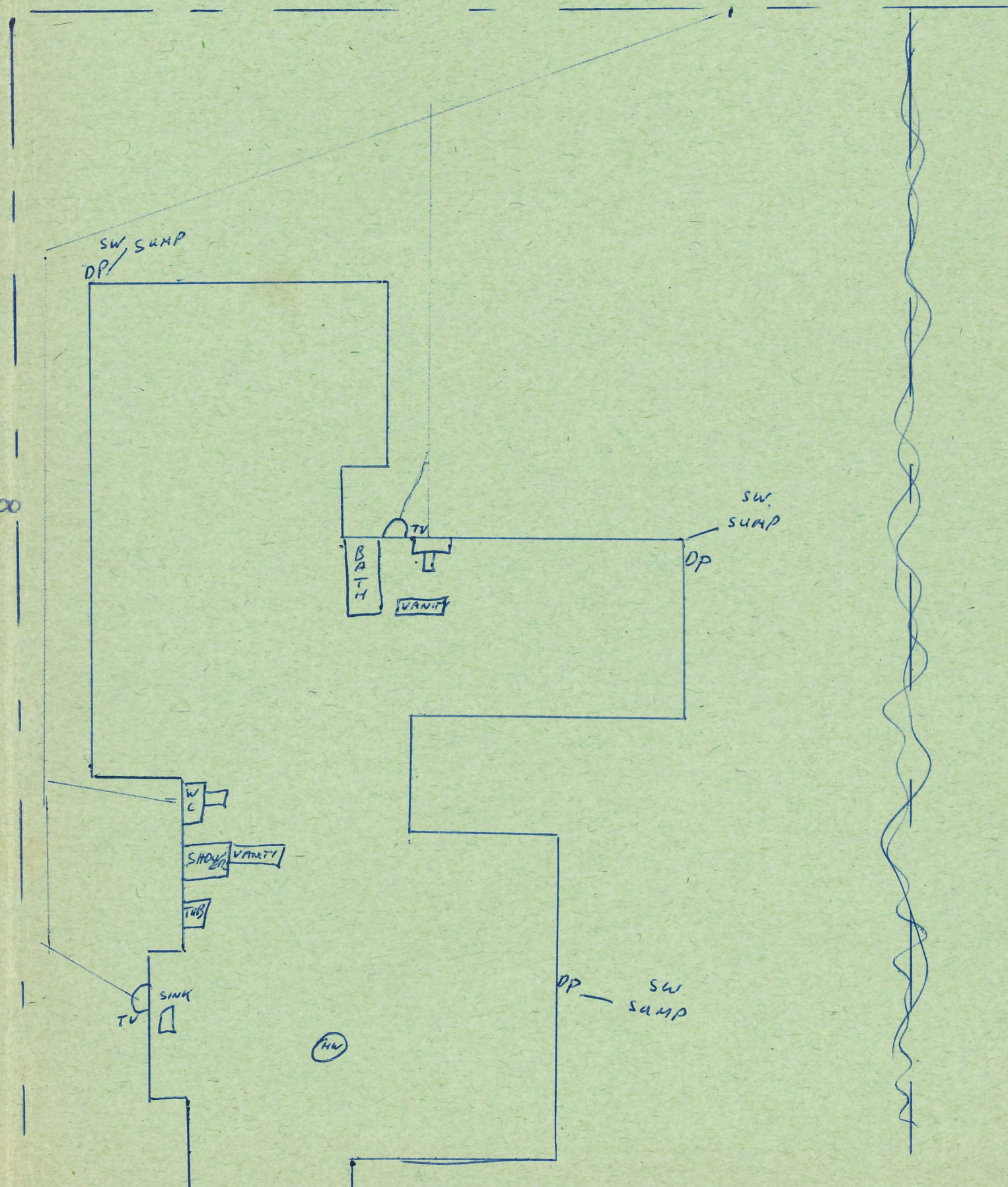
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: D. J. FinellAddress 5 Te Moku Grove WaikeanoCraftsman
Plumber's Signature, J. Huston
Address, and 138 Oranokata Rd. L.O.P.
Registered No. Paraparaumu.Registered Drainlayer's
Signature, Address, and
Registered No. _____

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

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

Frontage to TE MOANA RD Road



Valuation Book No. 1494/439 Date 8. 12., 1965

Application For Plumbing and Drainage Permit

TO THE SANITARY INSPECTOR, Horowhenua County Council,
Bath Street, Levin. Postal Address: Horowhenua County Council,
P.O. Box 17, Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work

1. CONNECT HOUSE TO H.P. WATER SUPPLY
2. INSTAL WASH HAND BASIN

Allotment. Lot: 23 D.P.: 14025 Section: Area: 1/8 p.
Block: S.D.: Locality: TE MAANA RD. WAIKANA

Previous Owner { If Section has been recently transferred } B. WILTON

Frontage (Length) 66 FT (Name of Street or Road) TE MAANA RD

Water Supply (Description) 1/2 COPPER PIPE

Estimated Value of Plumbing Work £ 50 : - : .

Estimated Value of Septic Tank £ : : .

Estimated Value of Drainage Work £ : : .

Total £ 50 : : .

All work will be carried out in accordance with Horowhenua County Council's By-laws.

Permit Fees £ - : 10 : - .
(For Scale of Fees see Back Page.)

Receipt No.: 444+445

WATER CONNECTION FEE #12

Full Name and Address of Owner: SALISBURY GARDEN COURT LTD.
P.O. Box 705, WELLINGTON

NOTE.— The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- (b) Detailed drawings of septic tank — $\frac{1}{4}$ in. to one foot.
- (c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of $\frac{1}{8}$ in. to foot for large premises — in DUPLICATE.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: [Signature] Director P.O. Box 705
WELLINGTON

Address: P.T. BUTTON
9 ANTHONY ST
LINDEN,
REG. NO. 3578

PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators; Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: — — — — —

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Road

