# Council LIM

**Statement Of Passing Over**

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

03 September 2026

HGRE Limited

**LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 42 Donovan Road Paraparaumu.

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

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

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

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

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

Jackie Adams
**Manager Consenting**

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# Land Information Memorandum (LIM)

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

42 Donovan Road Paraparaumu

## Application Details

| | |
|---|---|
| **Applicant** | HGRE Limited |
| **LIM number** | L260784 |
| **Application date** | 21/08/2026 |
| **Issue Date** | 03/09/2026 |

## Property Details

| | |
|---|---|
| **Property address** | 42 Donovan Road Paraparaumu |
| **Legal description** | FLAT 1 DP 65330 1/2 INT 882 M2 BEING<br>LOT 111 DP 17950 |
| **Area (hectares)** | 0.0000 |

## Valuation Information

| | |
|---|---|
| **Valuation number** | 1527157500A |
| **Capital value** | $610,000 |
| **Land Value** | $335,000 |
| **Improvements Value** | $275,000 |

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**<br>1 July to 30 June | $5,182.10<br>These Rates include:<br>- Greater Wellington Regional Council rates. |
| **Next instalment date** | 09/09/2026 |
| **Rates arrears** | $0.00 |
| **Water Rates** | $523.01<br>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**

| | |
|---|---|
| 07/11/1996 | BUILDING CONSENT 961113 : NEW GARAGE<br>: Code Compliance Certificate issued 11/11/97 |
| 18/07/1986 | Building Permit 5279 ADD TO LAUNDRY 2-7 SQ M |
| 02/11/1965 | Building Permit 46065 DWELLING 943 SQ FT |

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.

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 General Residential in the Operative District Plan (2021).

This property was initially created via subdivision in 1954. Copies of the Deposited Plan (DP 17950) and Record of Title are provided with this LIM.

This property is shown to be subject to drainage rights.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

The property is subject to a cross lease agreement. These agreements can be complex. A legal check of the cross lease in terms of the accuracy and validity of the Flats Plan is recommended. Copies of the Flats Plans (DP 65330 and DP 71418) are provided with this LIM.

Resource Consent application RM960320 (To erect a garage within the front boundary ) was lodged with Council in 1996 for Flat 1 DP 65330), but subsequently declined. A copy of the Decision is provided with this LIM.

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

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

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

Air Space Designation - land within the airport flight paths where height restrictions apply to buildings and trees as set out in the Operative District Plan (2021).

This property is located within the Visual Segment Surface, 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 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 carriageways (Donovan Road and Francis Road) are shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.
Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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

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

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

## 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. The sewer lateral has multiple consumers using the one lateral. 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.
The water supply connection has multiple consumers using the one connection.

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

## 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
# CROSS LEASE

**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** **WN33B/711**

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

**Date Issued** 14 February 1989

**Prior References**
WN826/79

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**Estate** Fee Simple - 1/2 share
**Area** 882 square metres more or less
**Legal Description** Lot 111 Deposited Plan 17950
**Original Registered Owners**
Raymond Leslie Dean and Michelle Anne Dean

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**Estate** Leasehold
**Instrument** L 981138.1
**Term** 999 years commencing on 31.10.1988
**Legal Description** Flat 1 Deposited Plan 65330
**Original Registered Owners**
Raymond Leslie Dean and Michelle Anne Dean

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**Interests**

Subject to drainage rights created by Transfer 57300 (Affects Fee Simple)

981138.1 Lease of Flat 1 DP 65330 Term 999 years commencing on 31.10.1988 Composite CT WN33B/711 issued - 14.2.1989 at 11.47 am (Affects Fee Simple)

B143909.4 Lease of Flat 2 DP 71418 Term 999 years commencing on 1.1.1990 CT WN38D/767 issued - 13.2.1991 at 11.45 am (Affects Fee Simple)

B644810.3 Mortgage to Westpac Banking Corporation - 24.12.1997 at 1.30 pm

5793919.1 Discharge of Mortgage B644810.3 - 10.11.2003 at 9:00 am

5793919.2 Transfer to C & S Peterson Limited - 10.11.2003 at 9:00 am

5793919.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.11.2003 at 9:00 am

9307395.3 Discharge of Mortgage 5793919.3 - 13.2.2013 at 10:07 am

9307395.4 Mortgage to Kiwibank Limited - 13.2.2013 at 10:07 am

12081467.5 Discharge of Mortgage 9307395.4 - 15.4.2021 at 9:08 am

12081467.6 Mortgage to Bank of New Zealand - 15.4.2021 at 9:08 am

13129957.1 Discharge of Mortgage 12081467.6 - 29.10.2024 at 4:36 pm

13129957.2 Transfer to Byrin Malone and Sirilak Buphasiri (1/2 share) and Tyler Paul Malone (1/2 share) - 29.10.2024 at 4:36 pm

13129957.3 Mortgage to ANZ Bank New Zealand Limited - 29.10.2024 at 4:36 pm

*References*
Prior C/T 826/79

Transfer No.
N/C. Order No.
Lease 981138.1

Land and Deeds 69

No. 33B / 711

# REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT
## FOR ½ SHARE AND LEASEHOLD INTEREST

This Certificate dated the 14th day of February one thousand nine hundred and eighty-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that **IAN PARK** of Paraparaumu, Ship Surveyor and **MARGUERITE ROSINA PARK** his wife are seised of an estate in fee simple as to an undivided one-half share

~~[illegible]~~ (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 882 square metres more or less situate in the Borough of Kapiti being Lot 111 on Deposited Plan 17950

AND THIS CERTIFICATE FURTHER WITNESSETH THAT the said **IAN PARK** and **MARGUERITE ROSINA PARK** are

~~is~~ seised of an estate of Leasehold (subject as aforesaid) created by Lease 981138.1 for a term of 999 years commencing on 31.10.1988 in Flat 1 on Deposited Plan 65330 delineated with bold black lines on the plan hereon

DISTRICT LAND REGISTRAR
WELLINGTON N.Z.

Assistant Land Registrar

MEMORIALS AFFECTING THE FEE SIMPLE

Interests at date of Issue:

1. Subject to drainage rights created by Transfer 57300

2. 426539 Transfer containing Fencing Covenant - registered prior to 1.4.1979

3. 981138.1 Lease of Flat 1 DP 65330 (herein)

A.L.R.

MEMORIALS AFFECTING BOTH ESTATES
(unless otherwise stated)

981138.2 Transfer to Donald Francis Vincent McPhee of Wellington, Airport Warden and Linda Jane McPhee his wife - 14.2.1989 at 11.47 a.m.

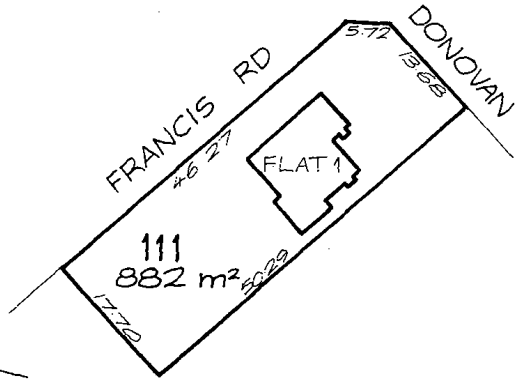
B536150.2 A.L.R.

981138.3 Mortgage to Trust Bank Wellington Limited - 14.2.1989 at 11.47 a.m.

28.8.1990 A.L.R.

ALR

-OVER-




Measurements are Metric
JP S

No. 33B / 711

33B/711

B.143909.4 Lease of Flat 2 DP 71418 for a term of 999 years commencing on 1.1.1990 - 13.2.1991 at 11.45 a.m.
C.T. 38D/767 issued
(Affects fee simple estate only)

A.L.R.

B.322328.1 Variation of the terms of Mortgage 981138.3 - 3.12.1993 at 12.12 p.m.

A.L.R.

B536150.1
B.475172.1 Caveat by Australian Guarantee Corporation (N.Z.) Limited - 3.11.199[illegible] WITHDRAWN m.

28/8/1996 A.L.R.

A.L.R.

B.536150.3 Transfer to Sarah Louise Clouston, of Paraparaumu, Mother - 28.8.1996 sy 12.00 p.m.

A.L.R.

Discharge 24.12.97
B.536150.4 Mortgage to ASB Bank Limited - 28.8.1996 at 12.00 p.m.

A.L.R.

B644810.2 Transfer to Raymond Leslie Dean and Michelle Anne Dean

B644810.3 Mortgage to Westpac Banking Corporation
all 24.12.1997 at 1.30.

for DLR

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# CROSS LEASE

**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** **WN38D/767**

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

**Date Issued** 13 February 1991

**Prior References**

WN33B/711 WN826/79

---

**Estate** Fee Simple - 1/2 share

**Area** 882 square metres more or less

**Legal Description** Lot 111 Deposited Plan 17950

**Original Registered Owners**

Carole Elizabeth Russ

---

**Estate** Leasehold

**Instrument** L B143909.4

**Term** 999 years commencing on 1.1.1990

**Legal Description** Flat 2 Deposited Plan 71418

**Original Registered Owners**

Carole Elizabeth Russ

---

**Interests**

Subject to drainage rights created by Transfer 57300

981138.1 Lease of Flat 1 DP 65330 Term 999 years commencing on 31.10.1988 CT WN33B/711 issued - 14.2.1989 at 11.47 am (Affects Fee Simple)

B143909.4 Lease of Flat 2 DP 71418 Term 999 years commencing on 1.1.1990 Composite CT WN38D/767 issued - 13.2.1991 at 11.45 am (Affects Fee Simple)

B322451.1 Mortgage to Bank of New Zealand - 3.12.1993 at 2.32 pm

5323030.1 Discharge of Mortgage B322451.1 - 22.8.2002 at 2:44 pm

5323030.2 Transfer to Ai-Leng Yeap - 22.8.2002 at 2:44 pm

5323030.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 22.8.2002 at 2:44 pm

6956469.1 Discharge of Mortgage 5323030.3 - 28.7.2006 at 10:02 am

6972382.1 Transfer to Daniel Joseph Trask and Yumiko Trask - 2.8.2006 at 9:00 am

6972382.2 Mortgage to Westpac Banking Corporation - 2.8.2006 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6972382.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

9652791.1 Discharge of Mortgage 6972382.2 - 21.3.2014 at 4:14 pm

9652791.2 Transfer to Stuart James Pearce and Elizabeth Wendy Hibberd - 21.3.2014 at 4:14 pm

9652791.3 Mortgage to Westpac New Zealand Limited - 21.3.2014 at 4:14 pm

11437650.1 Discharge of Mortgage 9652791.3 - 16.5.2019 at 12:56 pm

11437650.2 Transfer to Elizabeth Anne Homes - 16.5.2019 at 12:56 pm

13199482.1 Transfer to Susan Deborah Harris - 24.1.2025 at 9:59 am

13199482.2 Mortgage to ANZ Bank New Zealand Limited - 24.1.2025 at 9:59 am

*References*
Prior C/T 826/79, 33B/711

Transfer No.
N/C. Order No.
Lease: B.143909.4

Land and Deeds 69

REGISTER

No. 38D/767

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

## FOR ½ SHARE AND LEASEHOLD INTEREST

**This Certificate** dated the 13th day of February one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that **BRIAN RUSS** of Paraparaumu, Retired and **CAROLE ELIZABETH RUSS** his wife are seised of an estate in fee simple as to an undivided one-half share

~~X~~ seised 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 882 square metres more or less situate in the District of Kapiti Coast being Lot 111 on Deposited Plan 17950

AND THIS CERTIFICATE FURTHER WITNESSETH THAT the said **BRIAN RUSS** and **CAROLE ELIZABETH RUSS** are

~~XX~~ seised of an estate of Leasehold (subject as aforesaid) created by Lease B.143909.4 for a term of 999 years commencing on 1.1.1990 in Flat 2 on Deposited Plan 71418 delineated with bold black lines on the plan hereon

R. Whitley

Assistant Land Registrar

MEMORIALS AFFECTING FEE SIMPLE
Interests at date of Issue:

1. Subject to drainage rights created by Transfer 57300

2. 426539 Transfer containing Fencing Covenant - registered prior to 1.4.1979

3. 981138.1 Lease of Flat 1 DP 65330 for a term of 999 years commencing on 31.10.1988 - 14.2.1989 at 11.47 a.m.
CT 33B/711 issued

4. B.143909.4 Lease of Flat 2 DP 71418 (herein) - 13.2.1991 at 11.45 a.m.

R. Whitley
A.L.R.

B.276839.1 Transmission to Carole Elizabeth Russ as survivor - 12.2.1993 at 2.40 p.m.

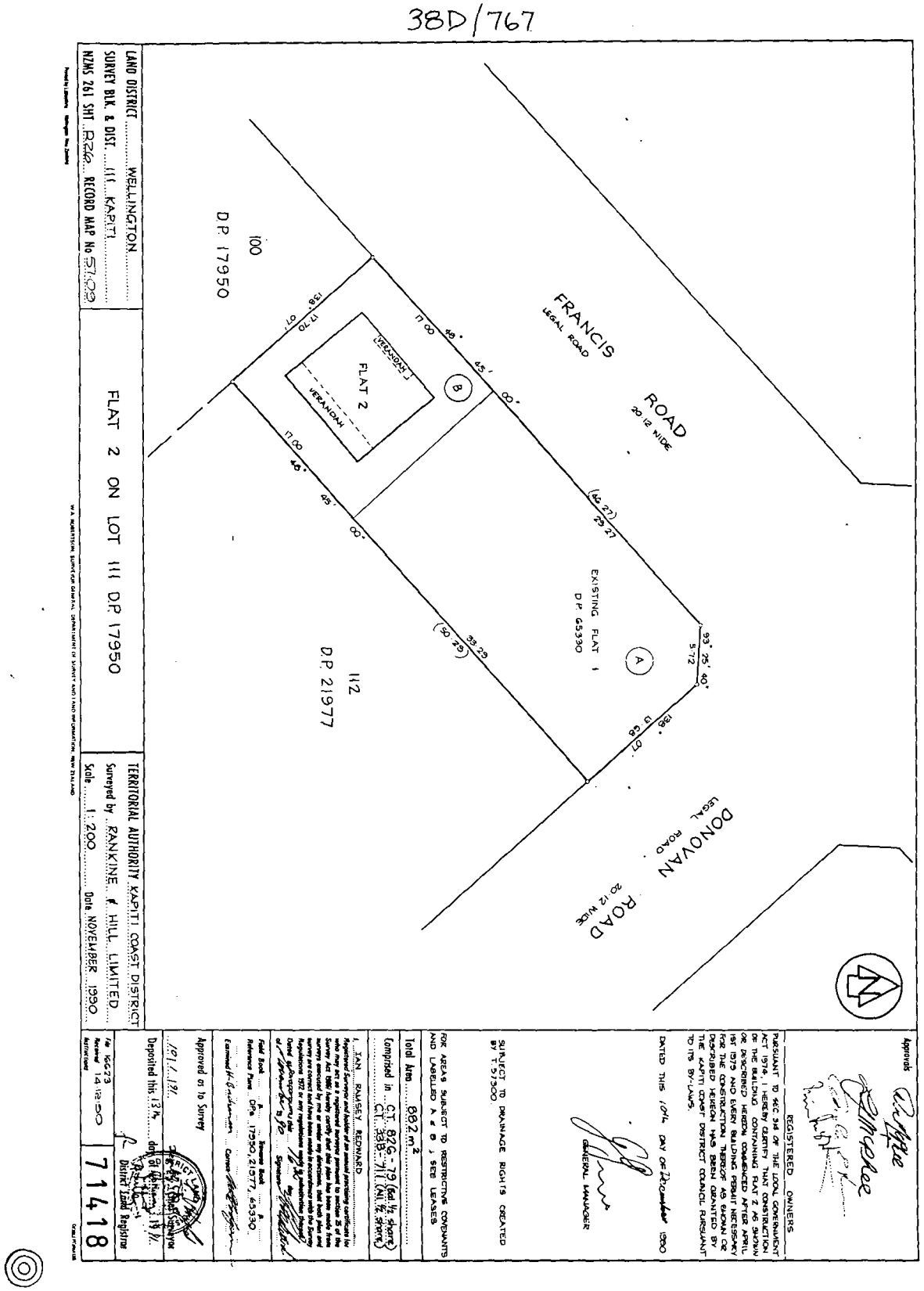
A.L.R.

B.322451.1 Mortgage to Bank of New Zealand - 3.12.1993 at 2.32 p.m.

A.L.R.

MEMORIALS AFFECTING BOTH ESTATES
(Unless otherwise stated)

No. 38D/767


38D/767
FRANCIS
LEGAL ROAD
ROAD
20.12 WIDE
DONOVAN
LEGAL ROAD
ROAD
20.12 WIDE
FLAT 2
VERANDAH
MEASURED
EXISTING FLAT 1
DP 65330
DP 17950
100
DP 21977
112
(46.27)
29.27
(50.29)
33.29
93° 25' 40"
5.72
136.07
136° 07'
17.70
138° 07'
17.00
48° 45' 00"
17.00
48° 45' 00"
A
B
LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS 261 SHT R26 RECORD MAP No 5703
FLAT 2 ON LOT III D.P. 17950
TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by RANKINE & HILL LIMITED
Scale 1:200 Date NOVEMBER 1990
Approvals
REGISTERED OWNERS
PURSUANT TO SEC 348 OF THE LOCAL GOVERNMENT ACT 1974, I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDING CONTAINING FLAT 2 AS SHOWN OR DESCRIBED HEREON COMMENCED AFTER APRIL 1ST 1979 AND EVERY BUILDING PERMIT NECESSARY FOR THE CONSTRUCTION THEREOF AS SHOWN OR DESCRIBED HEREON HAS BEEN GRANTED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO ITS BY-LAWS.
DATED THIS 10th DAY OF December 1990
GENERAL MANAGER
SUBJECT TO DRAINAGE RIGHTS CREATED BY T 57300
FOR AREAS SUBJECT TO RESTRICTING COVENANTS AND LABELLED A e B ; SEE LEASES
Total Area 882m²
Comprised in C.T. 826/79 (Bal. ½ Share) C.T. 338/111 (All ½ Share)
I, IAN RAMSEY REDWARD
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that plan has been made from surveys executed by me or under my personal supervision in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof, and that all the dimensions and angles are correctly shown.
Signature
Field Book A
Reference Plans DPs 17950, 21977, 65330
Examined in CT
Correct
Approved as to Survey
Deposited this 13th day of November 1990
District Land Registrar
File 16623
Received 14 12 90
Authorities
71418

DATE OF PHOTOGRAPHY
8/4/74

Land Transfer Office
Received 20/12/[illegible] 17950
Title Ref. [illegible]
Referred to Draughtsman

17950

Deposited this 22nd day of [illegible] 19[illegible]
District Land Registrar.

K35934
L. 0
20.2.58
A

| Lot | C.T. |
|---|---|
| 76 | 779 - 96 |
| 77 | 872 - 24 |
| 78 | [illegible] |
| 79 | 849 - 23 |
| 80 | 82 - 1341 |
| 81 | 842 - 25 |
| 82 | 779 - 79 |
| 83 | 836 - 77 |
| 84 | 834 - 1 |
| 85 | 730 - 56 |
| 86 | |
| 87 | 698 - 22 |
| 88 | 763 - 41 |
| 89 | 705 - 72 |
| 90 | 705 - 72 |
| 91 | 697 - 3 |
| 92 | 756 - 53 |
| 93 | 753 - 45 |
| | 356000 S. |
| 94 | 777 - 95 |
| 95 | 698 - 98 |
| 96 | 744 - 27 |
| 97 | 795 - 51 |
| 98 | [illegible] |
| 99 | 799 - 62 |
| 100 | 819 - 100 |
| 111 | 826 - 79 |
| 128 | 698 - 97 |
| 129 | 822 - 28 |
| 130 | D4 - 1315 |
| 131 | 964 - 26 |
| 132 | 964 - 26 |
| 135 | B4 - 1106 |
| 138 | 826 - 30 |
| 139 | [illegible] |
| 140 | 900 - 14 |
| 141 | 770 - 24 |
| 161 | I.32/259 Roads |

Diagram 'C'
Not to Scale

Kena Kena

D.P. 14010

ROAD

DONOVAN

PERCIVAL

FRANCES

MARTIN

ROAD

ROAD

L.T. 14488

PT. A.2068
Pt C.T. 595/194

357100 S.
of Mt Stewart

Diagram 'B'. Not to scale

C.T. 535/231
Kena Kena Ltd.

Diagram A
Not to Scale

Approved for the purposes of the L[illegible] Act, 1950
[illegible] Scheme plan D 908

| | A. | R. | P. |
|---|---|---|---|
| Residential | 8 | 2 | 30·57 |
| Road | 2 | 1 | 38·30 |
| Total Area | 11 | 0 | 28·87 |

Approved as to Compilation
Mead
Deputy Chief Surveyor.
10/3/55

L.T. Draughtsman.
Received
Reference plans: L.T. Plans 14010 DP 14010
17937, [illegible]
Field book [illegible] p [illegible]
Traverse book [illegible] p [illegible]
Recorded K Larsen per D.D'yett
Correct Mead
L.T. Surveyor.

PART TOWN OF PARAPARAUMU BEACH EXTN. No 16, BEING PART LAND ON A.2068, BEING PART NGARARA WEST A 72; ALSO PT NGARARA WEST A 73
(BEING ALSO COMPRISED IN PART L.T. PLAN 14488)

Comprised in C.T. 595/194 (Part)
SURVEY DIST. & BLK. KAPITI III
LAND DIST. WELLINGTON LOCAL BODY HUTT COUNTY
Scale: 2 Chains to an Inch Compiled by Martin & Dyett Date: August 1954

I, [illegible] of [illegible] 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 [illegible] this [illegible] day of [illegible] 19[illegible]
before me—

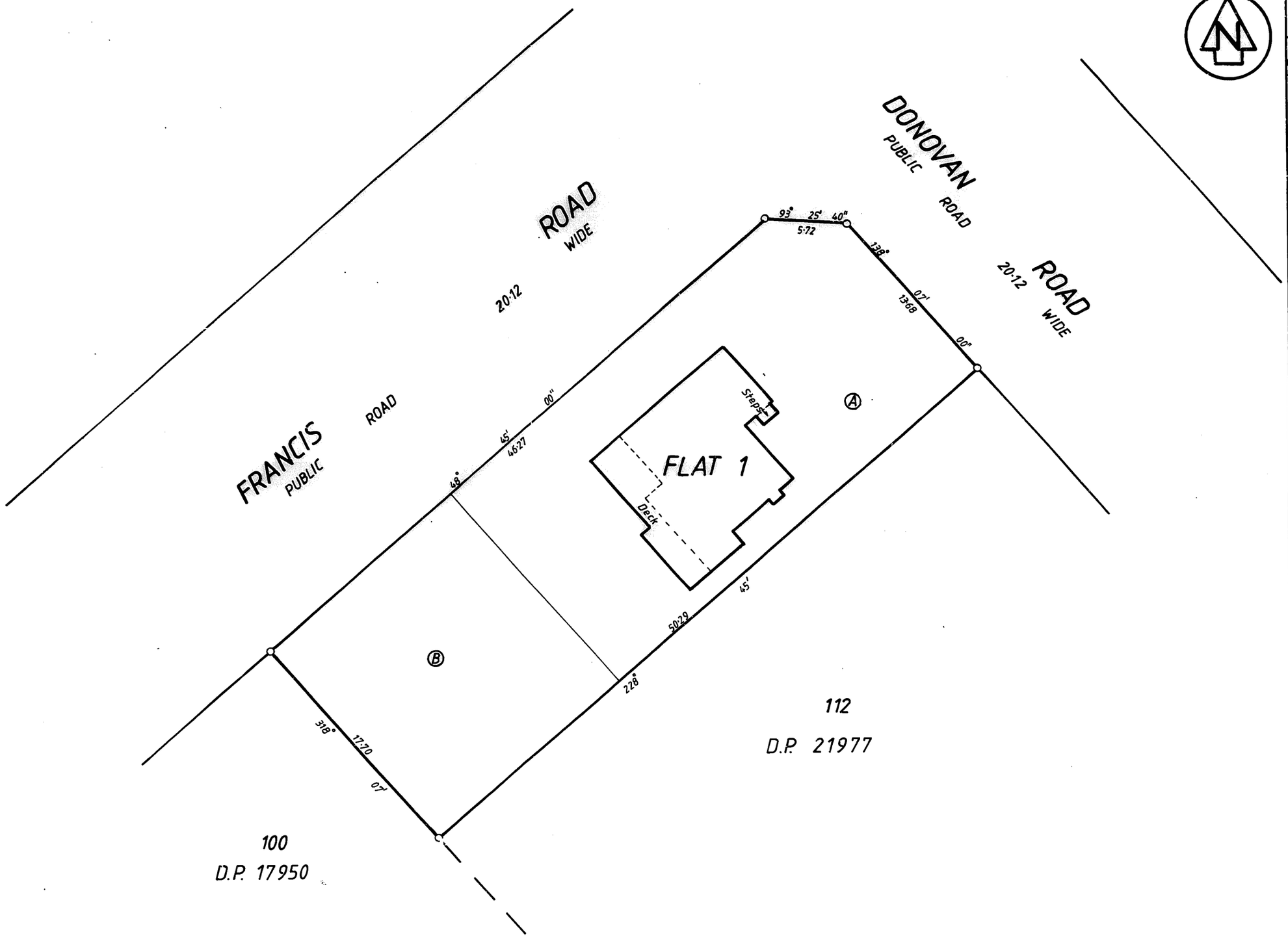
Registered Surveyor.

Justice of the Peace, (or Solicitor, or Notary Public.)

Approved.

Applicant, (or Registered Owner.)

17950




Approvals

REGISTERED OWNERS

FOR AREAS SUBJECT TO RESTRICTIVE COVENANTS LABELLED A-B SEE LEASES

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the building shown as Flat 1 was constructed before 1 April 1979 and was provided with such safeguards against fire and means of escape in case of fire as are required by the by-laws of the Kapiti Borough Council applying at the date hereof

Dated this 3rd day of October 1988

Acting Town Clerk

Subject to drainage rights created by Transfer 57300.

Total Area .....

Comprised in CT 826-79 ALL .....

I, WILLIAM MARK EDGAR OF PARAPARAUMU

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Paraparaumu this 4th day of October 19 88 Signature Wm Edgar

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans D.P. 17950

Examined M. Lester Correct Wm Edgar

Approved as to Survey

3/11/88 R. S. Adam Chief Surveyor

Deposited this 10th day of [illegible] Asst District Land Registrar

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. III KAPITI

NZMS 261 SHT R26 RECORD MAP No 57·09

# FLAT 1 ON LOT 111 D.P. 17950

TERRITORIAL AUTHORITY KAPITI BOROUGH

Surveyed by Cuttriss McKenzie Martin Ltd

Scale 1:200 Date Sept 1988

File 8720

Received 31:10:88

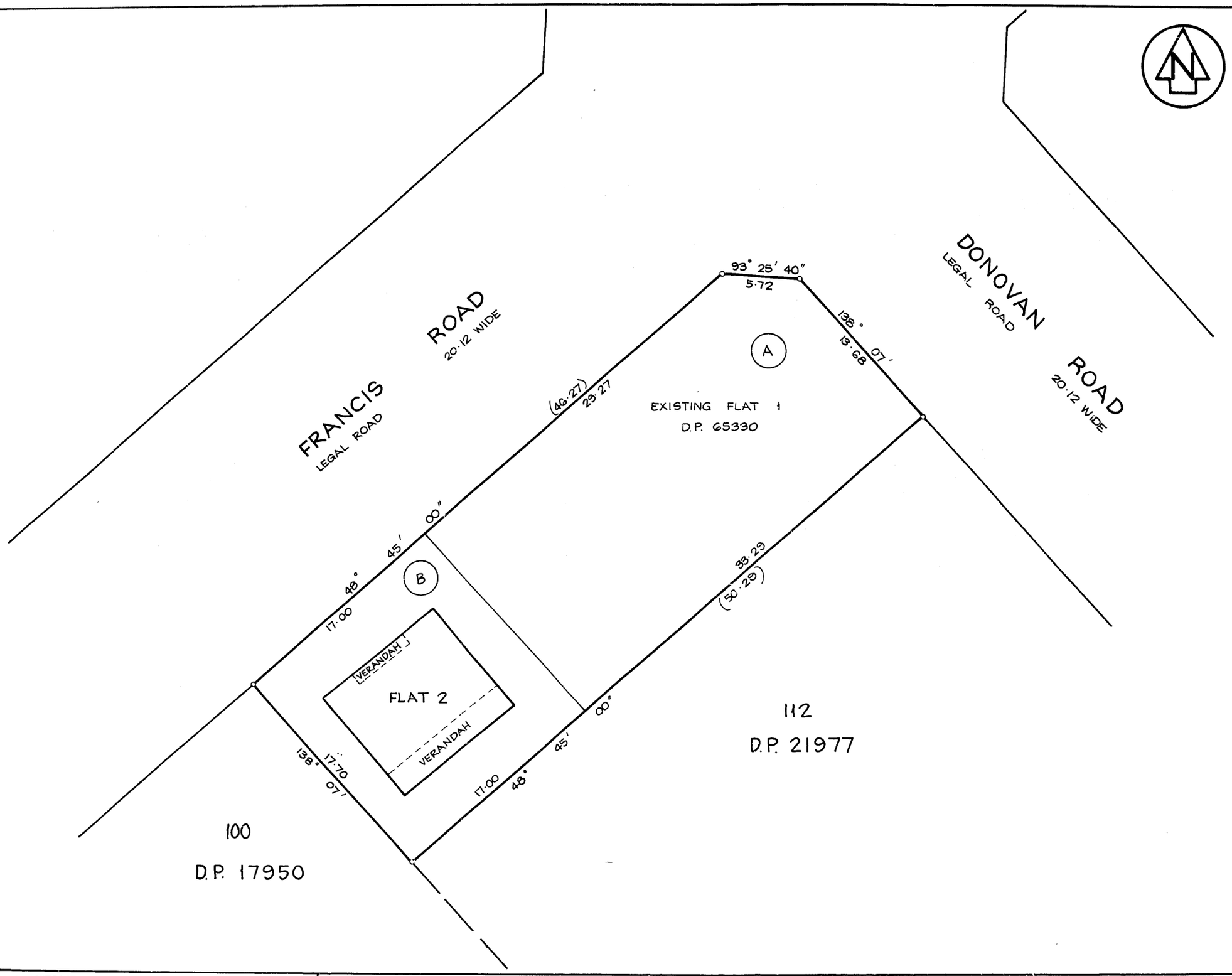
Instructions

65930

DOSLI FORM D5

Printed by Littlejohns Wellington, New Zealand.

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND




Approvals

REGISTERED OWNERS

PURSUANT TO SEC. 314 OF THE LOCAL GOVERNMENT ACT 1974, I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDING CONTAINING FLAT 2 AS SHOWN OR DESCRIBED HEREON COMMENCED AFTER APRIL 1ST 1979 AND EVERY BUILDING PERMIT NECESSARY FOR THE CONSTRUCTION THEREOF AS SHOWN OR DESCRIBED HEREON HAS BEEN GRANTED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO ITS BY-LAWS.

DATED THIS 10th DAY OF December 1990

GENERAL MANAGER

SUBJECT TO DRAINAGE RIGHTS CREATED BY T. 57300.

FOR AREAS SUBJECT TO RESTRICTIVE COVENANTS AND LABELLED A & B ; SEE LEASES

Total Area 882 m²

Comprised in C.T. 826-79 (Bal. 1/2 share)
C.T. 33B-711 (All 1/2 share)

I, IAN RAMSEY REDWARD

*Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.*

*Dated at* Paraparaumu *this* 16th *day of* November *19* 90 *Signature*

*Field Book* ..... *p.* *Traverse Book* ..... *p.*

*Reference Plans* D.Ps 17950, 21977, 65330

*Examined* H Buchanan *Correct*

Approved as to Survey

10/1/91

Chief Surveyor

Deposited this 13th day of February 1991

District Land Registrar

File 16623
Received 14:12:90
Instructions

71418

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS 261 SHT R26 RECORD MAP No 57:09

FLAT 2 ON LOT 111 D.P. 17950

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by RANKINE & HILL LIMITED
Scale 1:200 Date NOVEMBER 1990

Printed by Littlejohns Wellington, New Zealand

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

DOSLI FORM 015

# Aerial Photography

Kāpiti Coast DISTRICT COUNCIL




N

0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: August 20, 2026

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# Operative District Plan 2021 - Zones and Precincts




## Key to map symbols

General Residential Zone

N

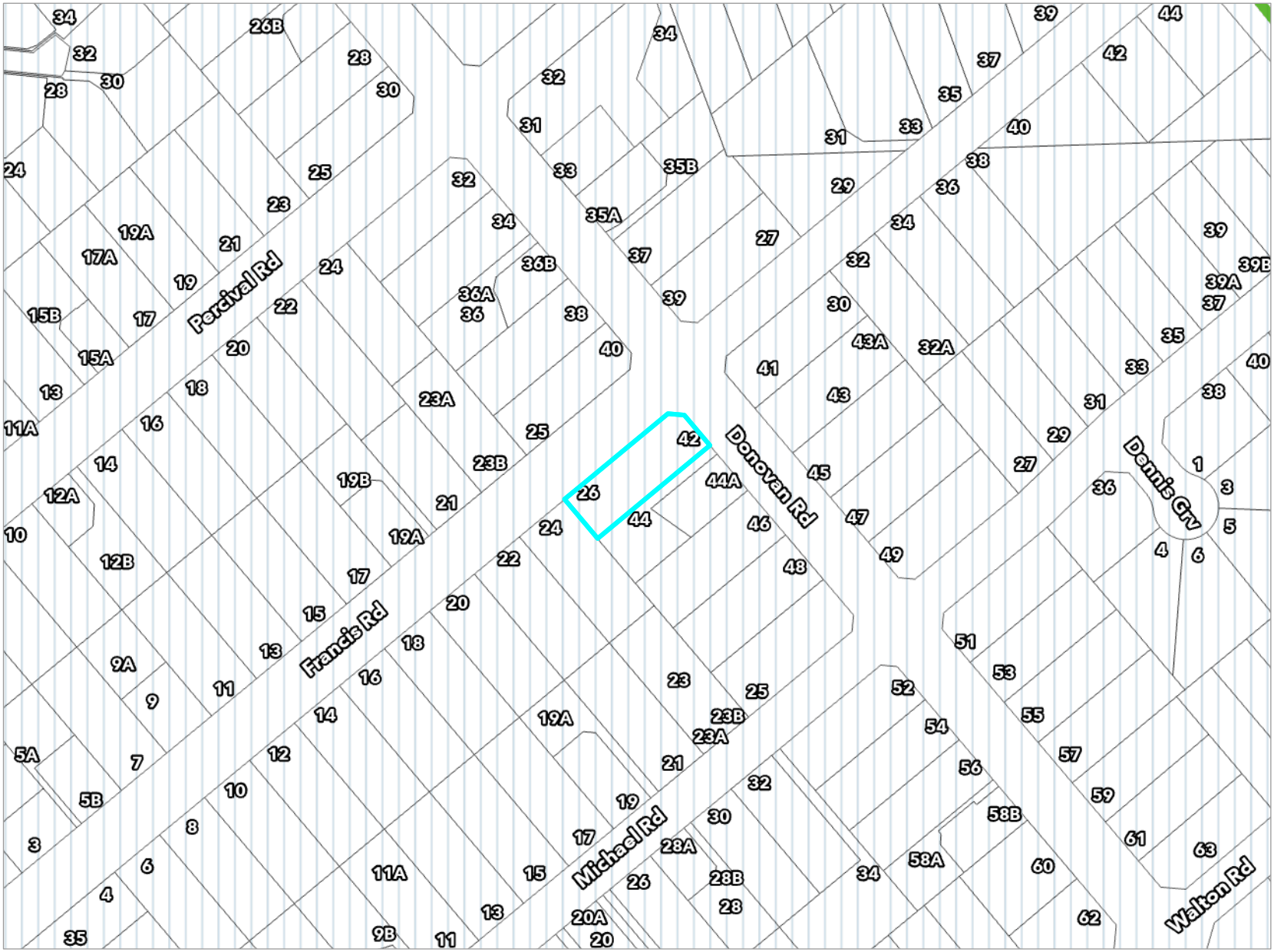
0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: August 20, 2026

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




## Key to map symbols

Major 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.

N

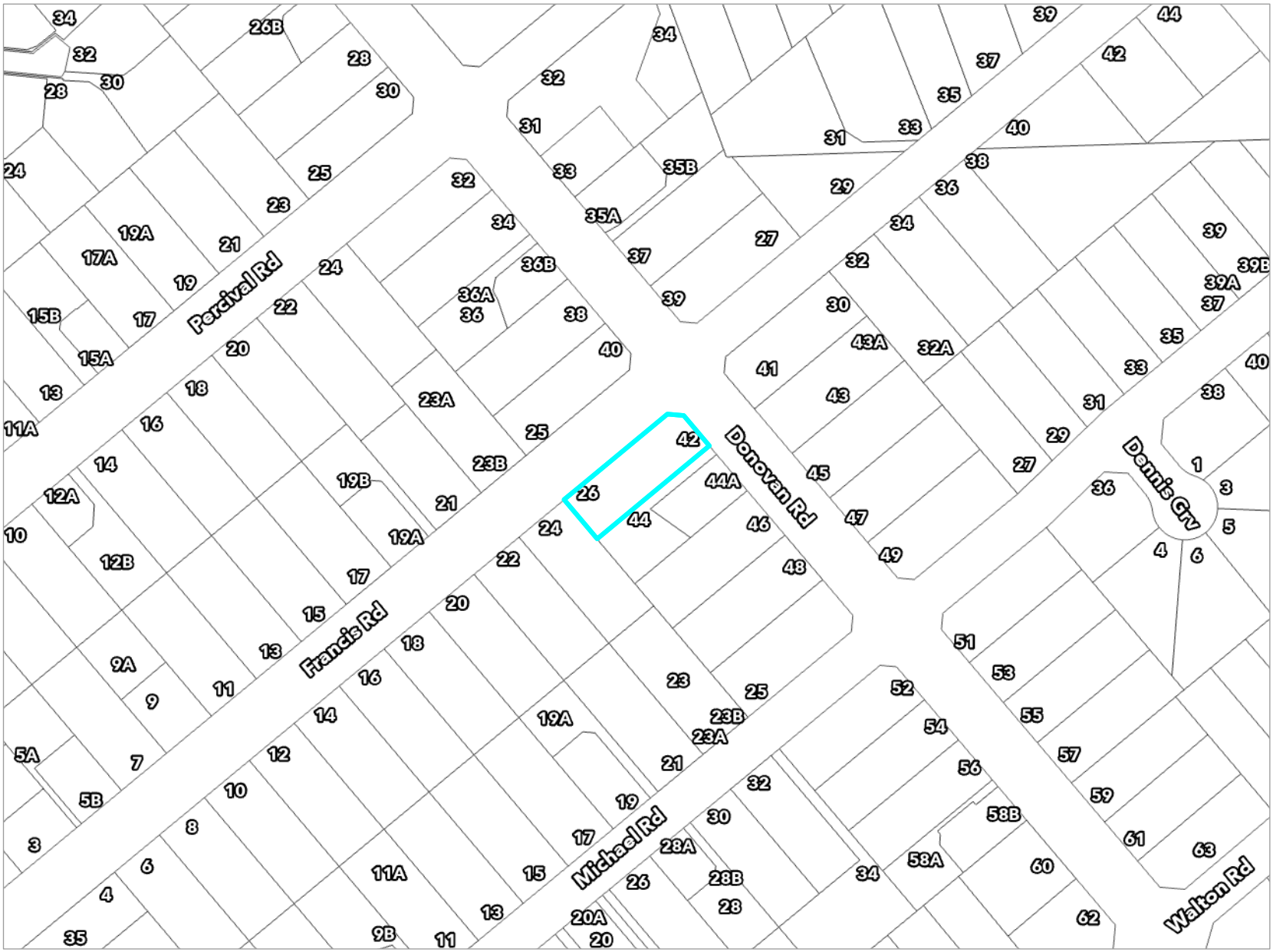
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Date Printed: August 20, 2026

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# Operative District Plan 2021 - Designations & Miscellaneous Features




## 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.

N

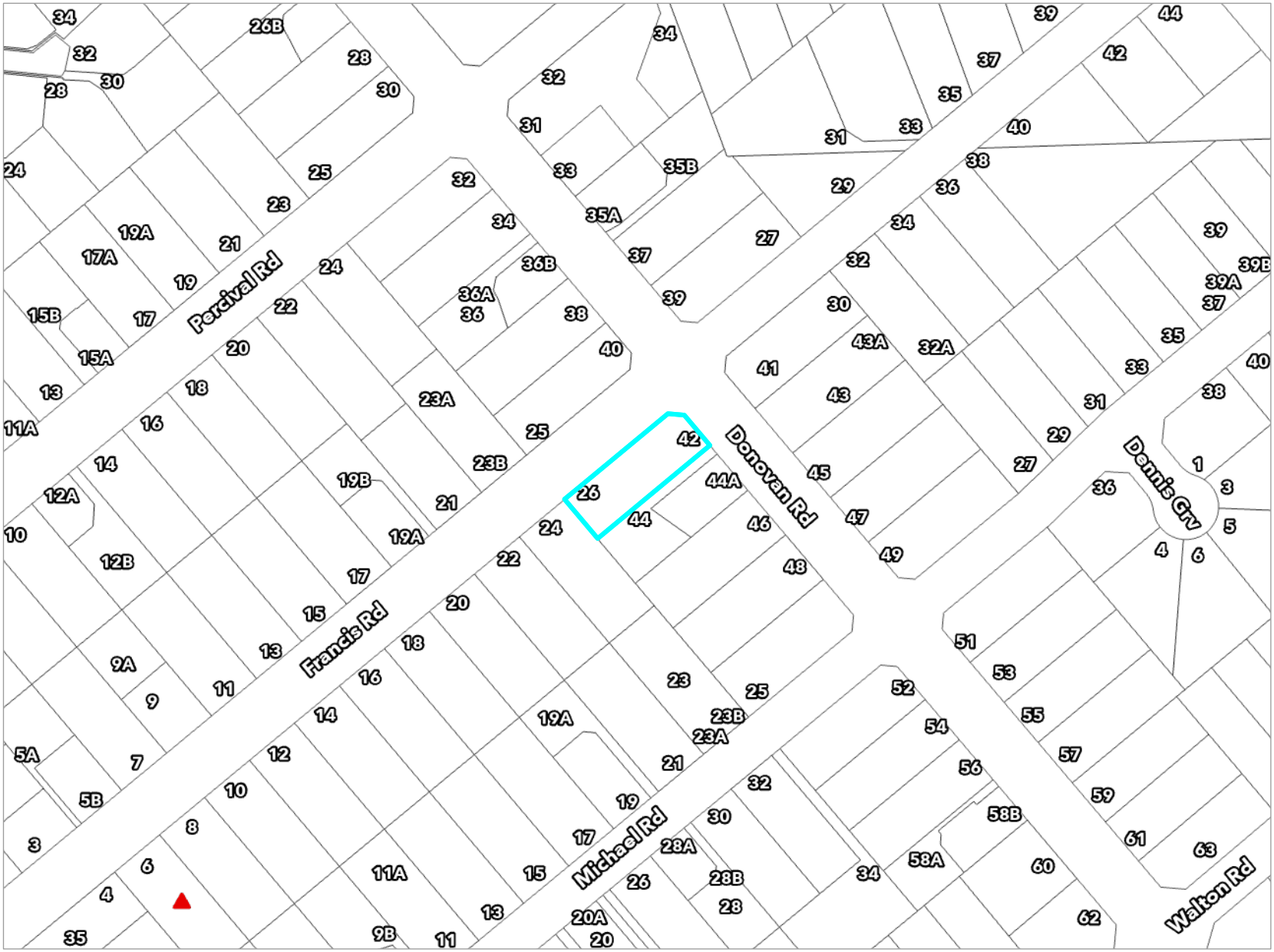
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Date Printed: August 20, 2026

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# Operative District Plan 2021 - Natural Features




## Key to map symbols

▲ Key Indigenous Trees

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

N

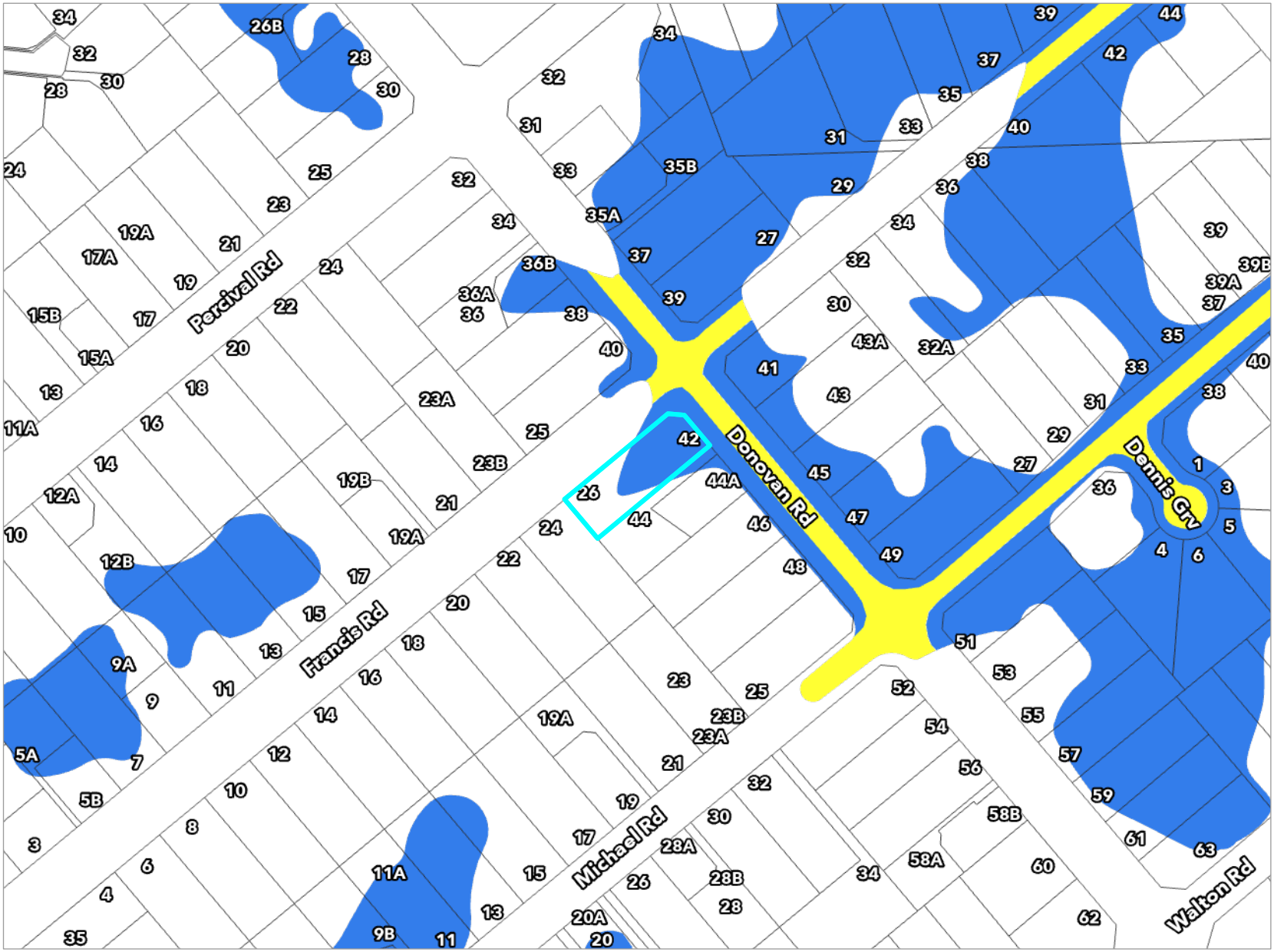
0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: August 20, 2026

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# Operative District Plan 2021 - Natural Hazards




## Key to map symbols

- 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.

N

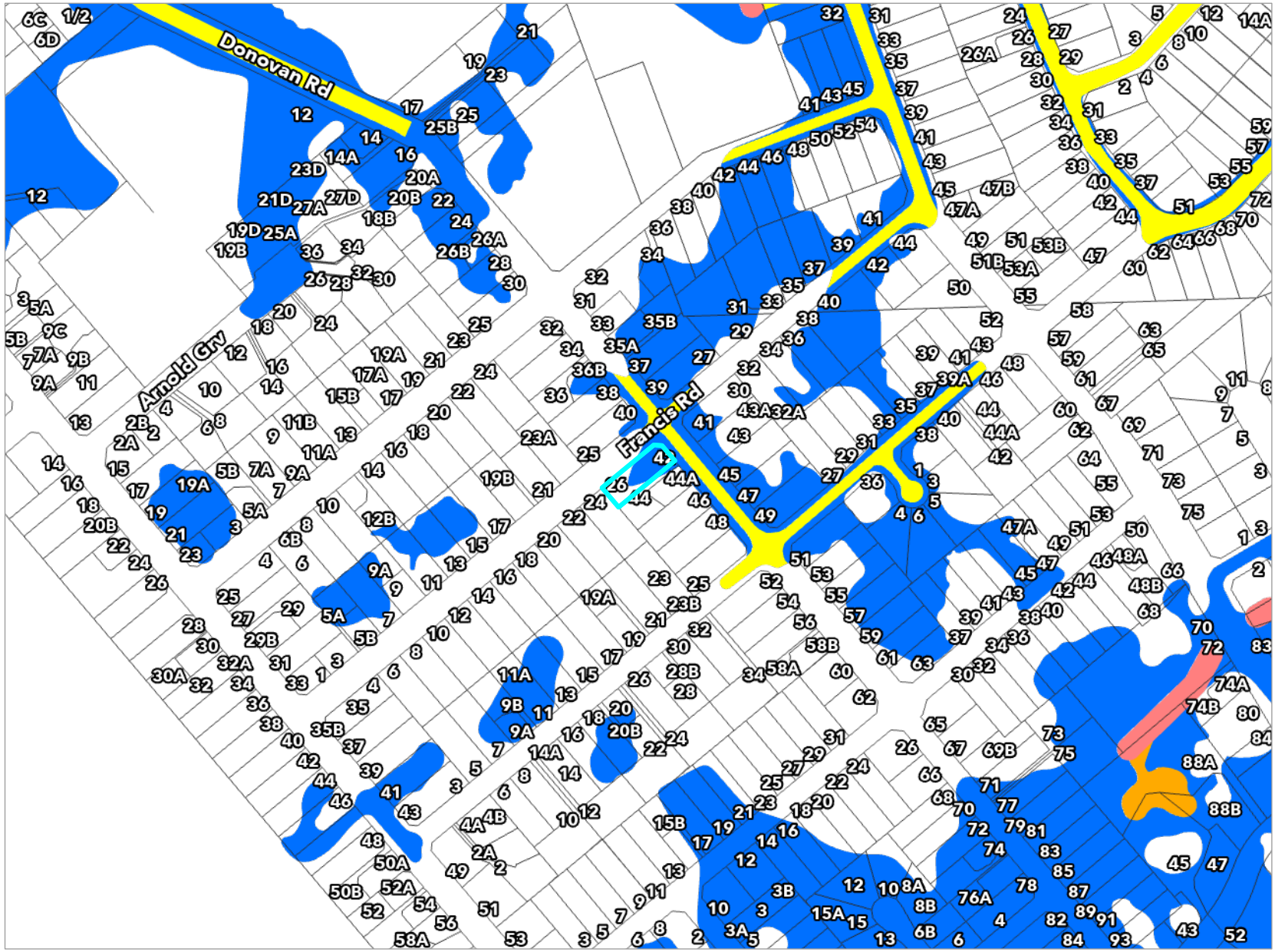
0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: August 20, 2026

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# Latest Flood Hazards




## 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.

N

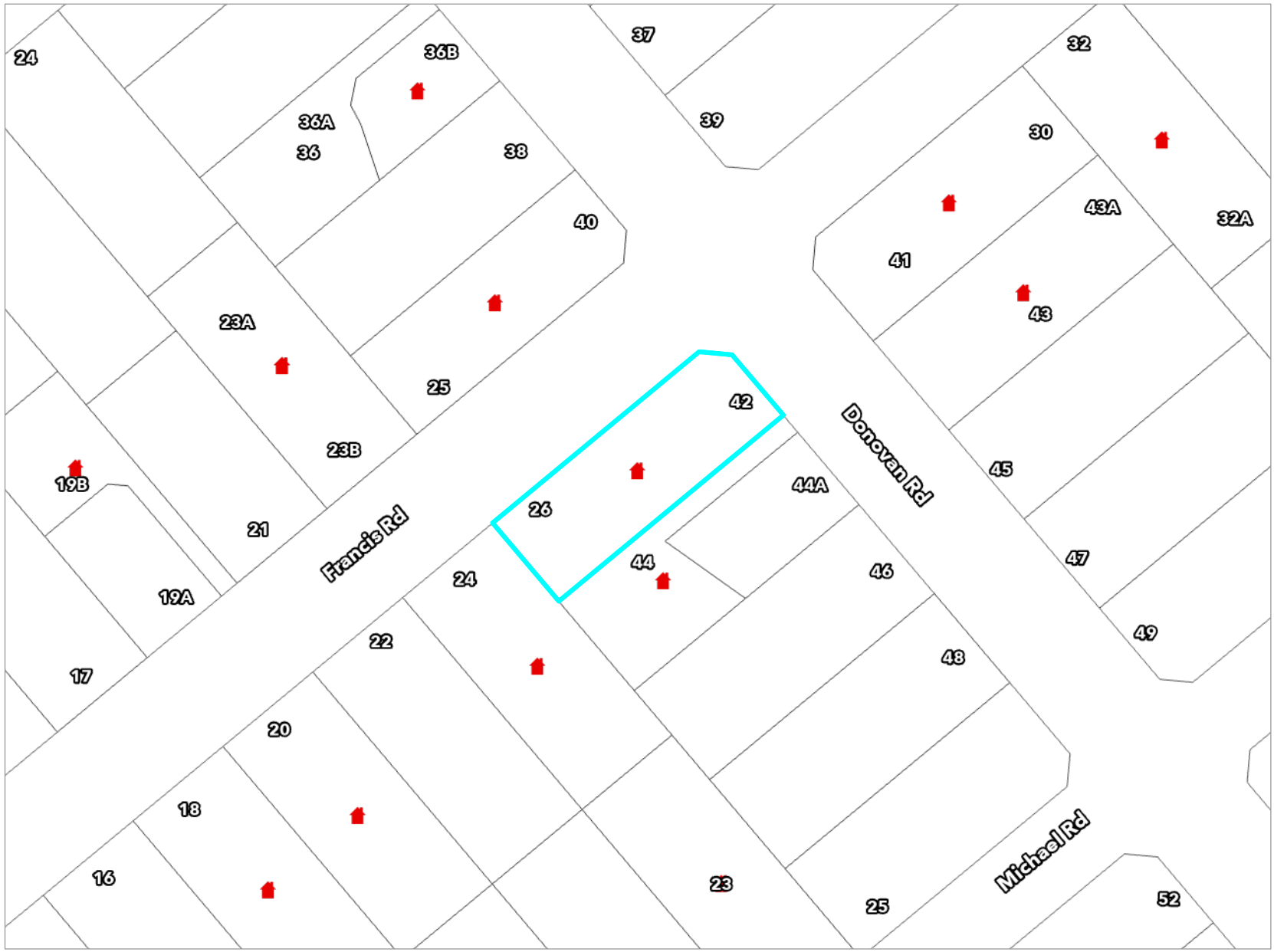
0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: August 20, 2026

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# Resource Consents Map




## 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.

N

0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: August 20, 2026

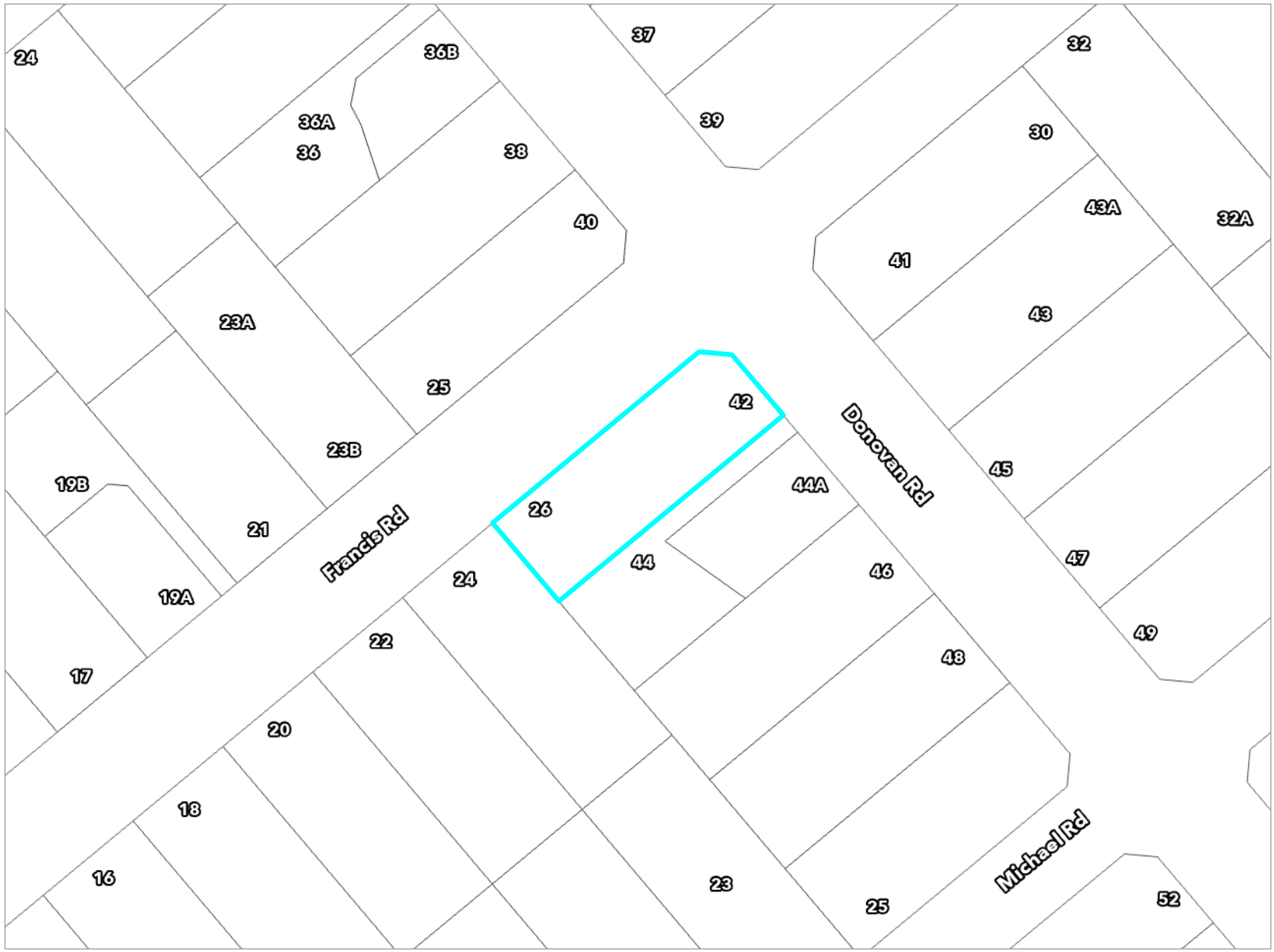
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# Resource Consents Report

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 000312 | 36A Donovan Road, Paraparaumu | 1527160700 | LOT 88 DP 17950 CT 763/41 | SD | ONE ADDITIONAL RESIDENTIAL LOT | N | N | s.224 Issued | 31/10/2000 | 2/10/2000 |
| 010352 | 32A Francis Road, Paraparaumu | 1527171800B | FLAT 2 DP 51432 1/2 INT 1012 M2 BEING | SC | CROSS LEASE VARIATION AT 32A FRANCIS ROAD PARAPARAUMU | N | N | Decision Issued | 3/1/2002 | 28/11/2001 |
| 040260 | 23B Francis Road, Paraparaumu | 1527158000B | FLAT 2 DP 67317 ON LOT 85 DP 17950 | SD | Subdivision (Cross Lease Variation)Flat 2 DP 67317 | N | N | s.223 Approval | 26/10/2004 | 8/9/2004 |
| 080064 | 19 Michael Road, Paraparaumu | 1527155201 | Lot 1 DP 530021 | SC | To create two lot subdivision at 19 Michael Rd, Paraparaumu | N | N | Decision Issued | 23/4/2008 | 4/4/2008 |
| 160274 | 40 Donovan Road, Paraparaumu | 1527160900A | FLAT 1 DP 63836 1/2 INT 882 M2 BEING | LD | To relocate a garage which encroaches the side and rear | N | N | Decision Issued | 14/12/2016 | 23/11/2016 |
| 180141 | 19 Michael Road, Paraparaumu | 1527155201 | Lot 1 DP 530021 | SD | Undertake a two lot residential subdivision | N | N | s.224 Issued | 3/8/2018 | 11/7/2018 |
| 200117 | 19B Francis Road, Paraparaumu | 1527158201 | LOT 1 DP 558659 | SD | To undertake a two lot residential subdivision | N | N | s.224 Issued | 29/7/2020 | 23/6/2020 |
| 220168 | 43 Donovan Road, Paraparaumu | 1527171600 | LOT 134 DP 21977 CT D1/836 | LD | To undertake a two lot subdivision and the construction of a | N | N | Report Generated | 21/11/2022 | 9/6/2022 |

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|---|---|---|---|---|---|---|---|---|---|---|
| 240223 | 41 Donovan Road, Paraparaumu | 1527171700B | FLAT 2 DP 62925 ON LOT 133 DP 17950 - HA | SC | Cross lease update | N | N | s.224 Issued | 25/3/2025 | 17/12/2024 |
| 940009 | 44 Donovan Road, Paraparaumu | 1527157600 | LOT 2 DP 78262 | SC | 1 ADDITIONAL RESIDENTIAL LOT | N | N | Decision Issued | 18/2/1994 | 28/1/1994 |
| 950258 | 20 Francis Road, Paraparaumu | 1527157200 | LOT 98 DP 17950 CT 680/72 | LC | TO ERECT A PERGOLA | N | N | Decision Issued | 3/10/1995 | 21/8/1995 |
| 960320 | 42 Donovan Road, Paraparaumu | 1527157500A | FLAT 1 DP 65330 1/2 INT 882 M2 BEING | LC | TO ERECT A GARAGE. | N | N | Decision Issued | 10/9/1996 | 14/8/1996 |
| 950275 | 18 Francis Road, Paraparaumu | 1527157100 | LOT 97 DP 17950 CT 795/51 | LC | Additions to extg garage which do not comply with yard requirements | N | N | Decision Issued | 7/9/1995 | 25/8/1995 |
| 970100 | 23A Michael Road, Paraparaumu | 1527155000A | FLAT 1 DP 77601 1/2 INT 1012 M2 BEING | SC | CROSS LEASE APPLICATION | N | N | s.223 Approval | 1/4/1997 | 24/3/1997 |
| 970172 | 35A Donovan Road, Paraparaumu | 1527161200 | LOT 129 DP 17950 CT 822/28 | SC | ONE ADDITIONAL RESIDENTIAL LOT | N | N | s.224 Issued | 10/6/1997 | 21/5/1997 |
| 960515 | 24 Francis Road, Paraparaumu | 1527157400 | LOT 100 DP 17950 CT 819/100 | LD | TO OPERATE A CAR VALET SERVICE. | N | N | Decision Issued | 4/2/1997 | 13/12/1996 |
| 980183 | 23B Francis Road, Paraparaumu | 1527158000B | FLAT 2 DP 67317 1/2 INT 963 M2 BEING | LD | Encroachment from alterations and additions into front and | N | N | Decision Issued | 4/6/1998 | 20/5/1998 |
| 990486 | 35A Donovan Road, Paraparaumu | 1527161200 | LOT 1 DP 84514 | LD | OPERATE A NATURAL HEALTH PRACTICE FROM RESIDENCE | N | N | Decision Issued | 22/12/1999 | 6/12/1999 |

# Health and Alcohol Licenses




## 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.

N

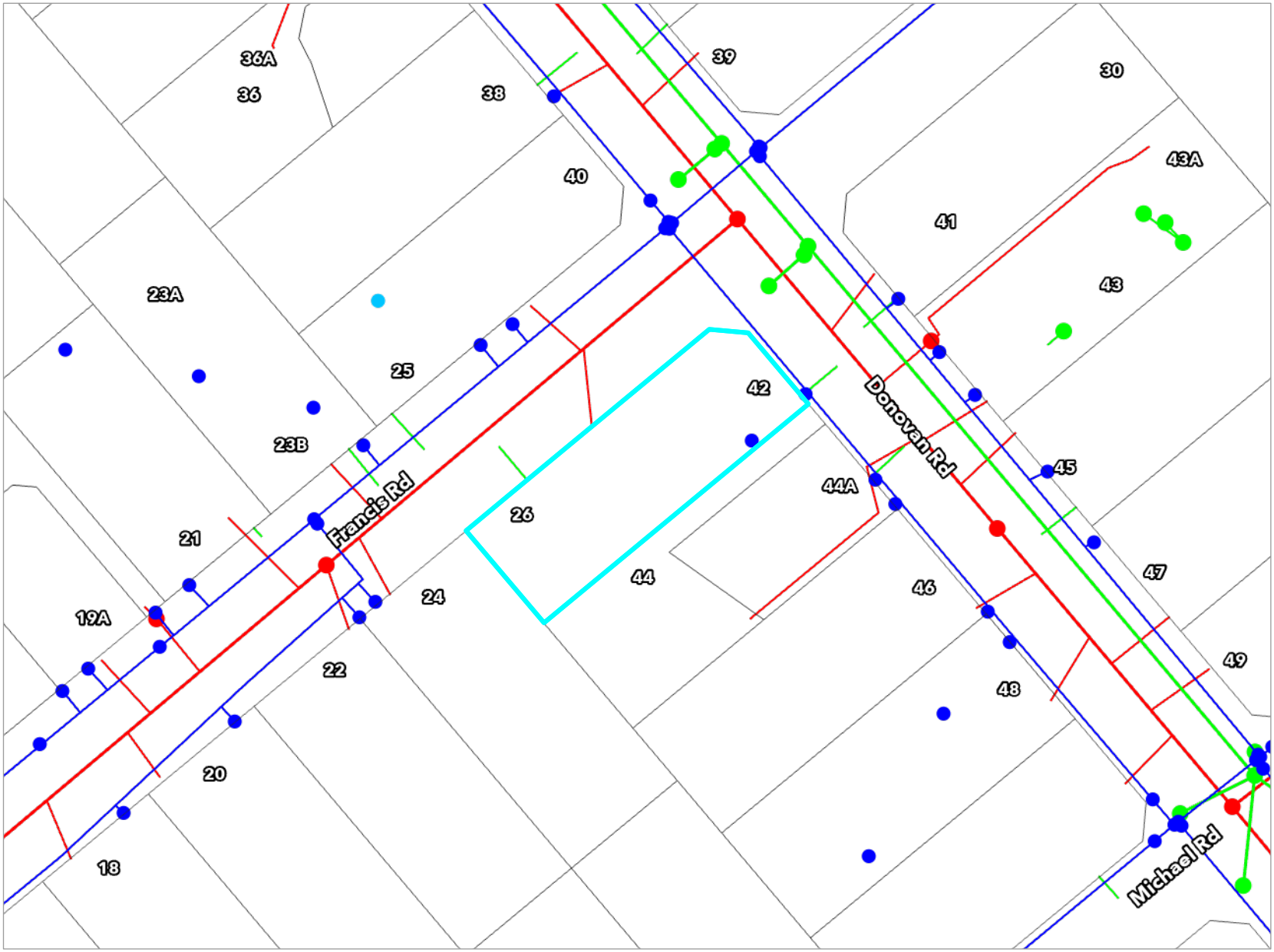
0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: August 20, 2026

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# Services Network




## Key to map symbols

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

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

N

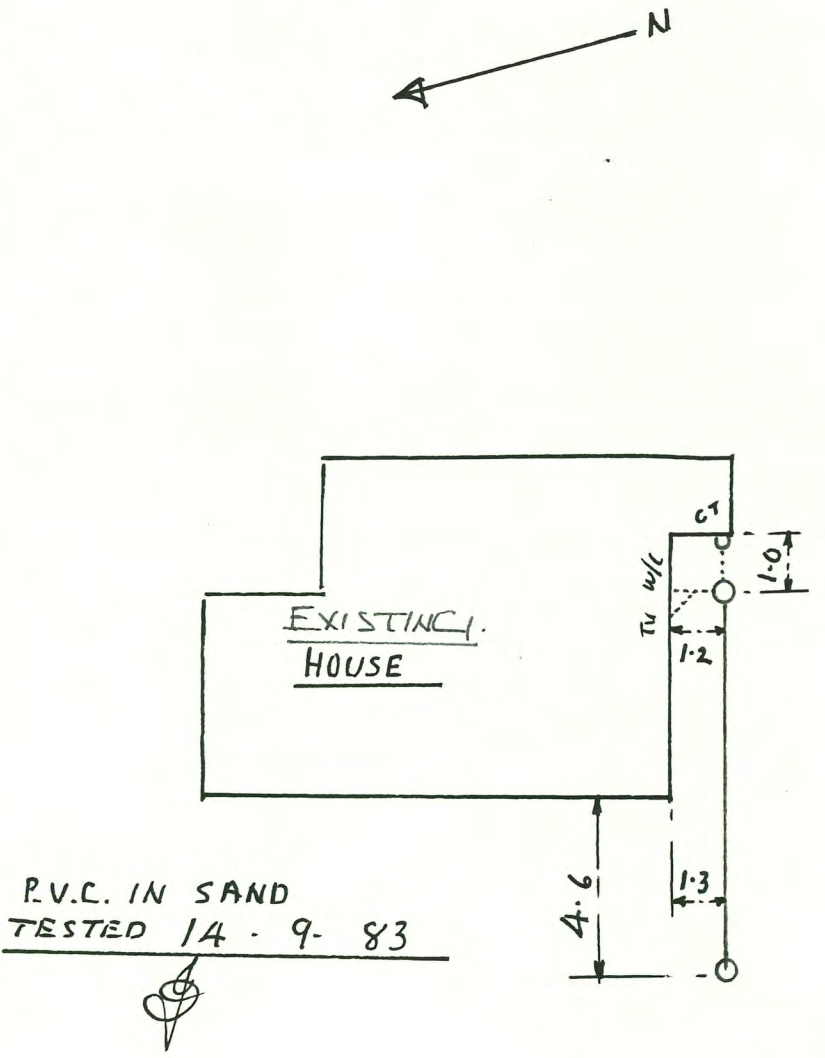
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Scale @ A4 - 1:850

Date Printed: August 20, 2026

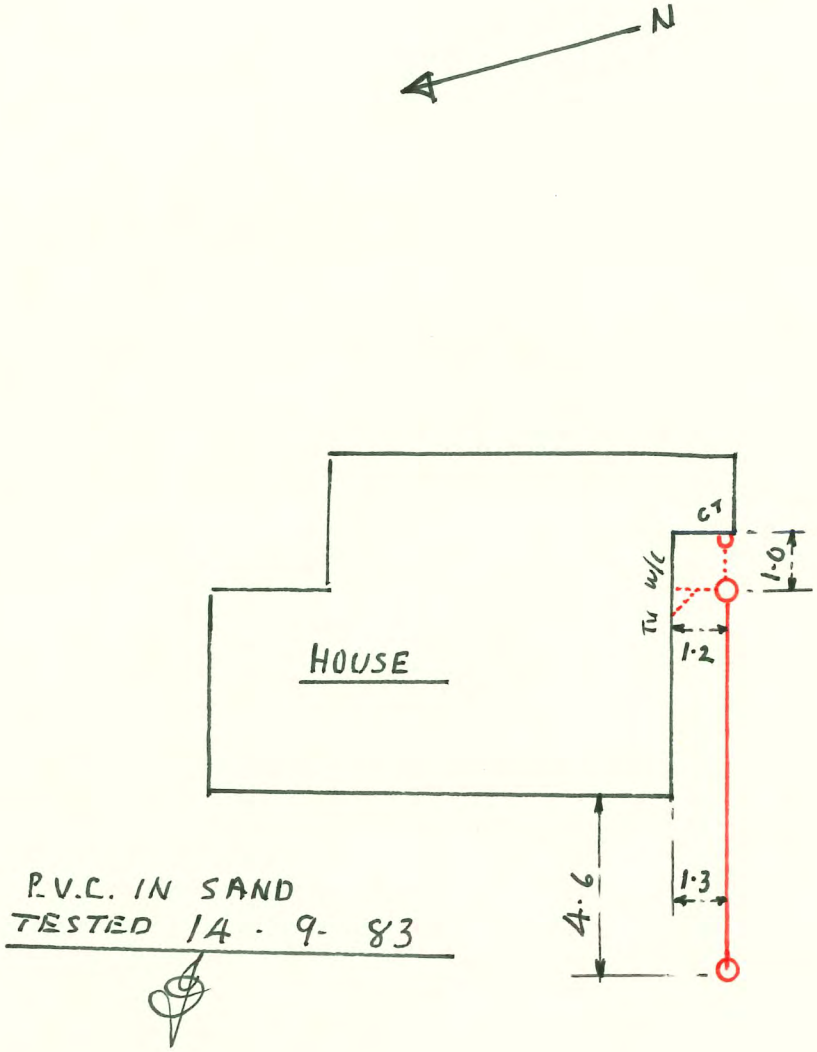
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# EXISTING DRAINAGE PLAN.

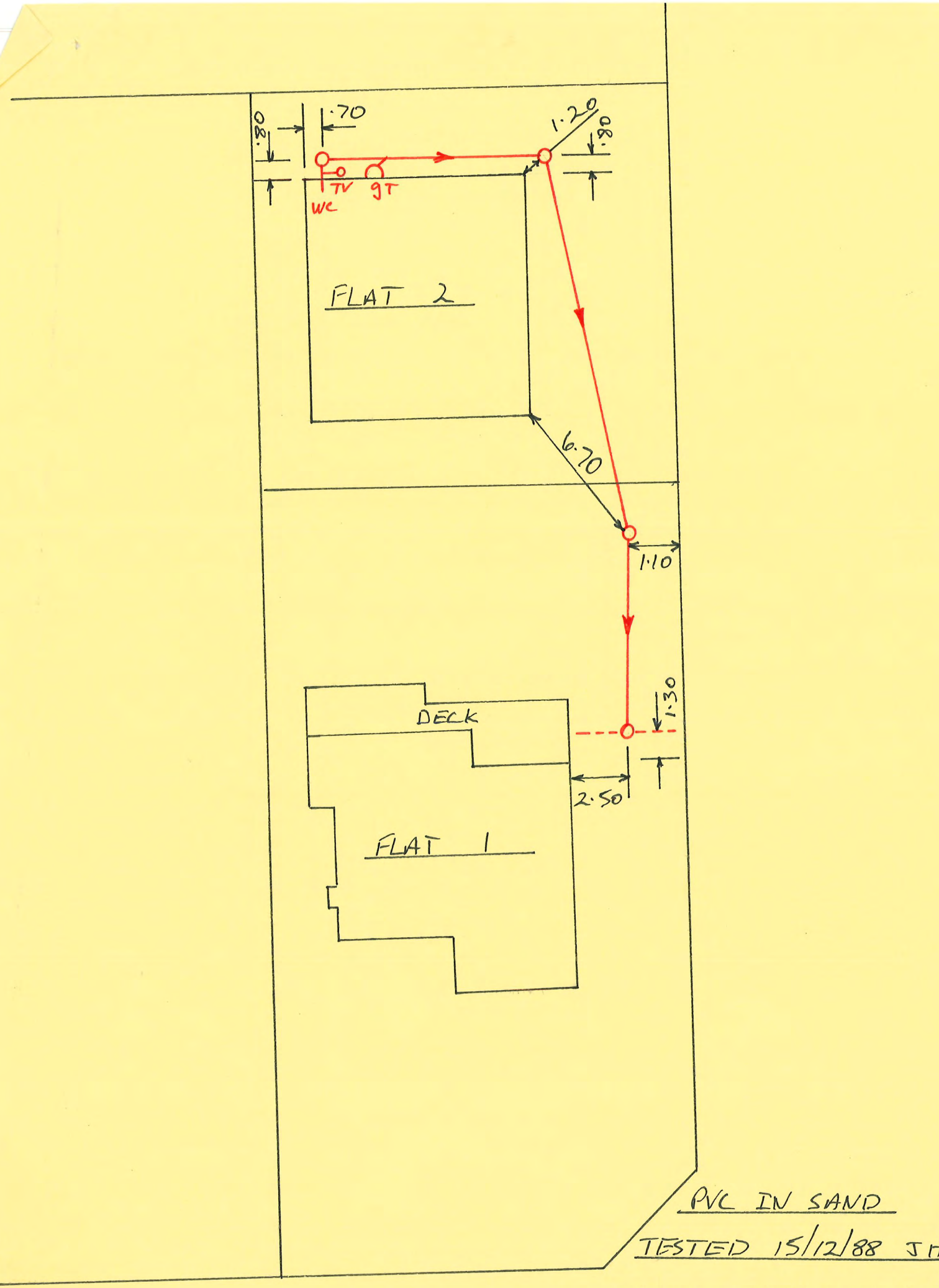



42 DONOVAN RD.

A MORGAN.




42 DONOVAN RD.




PVC IN SAND

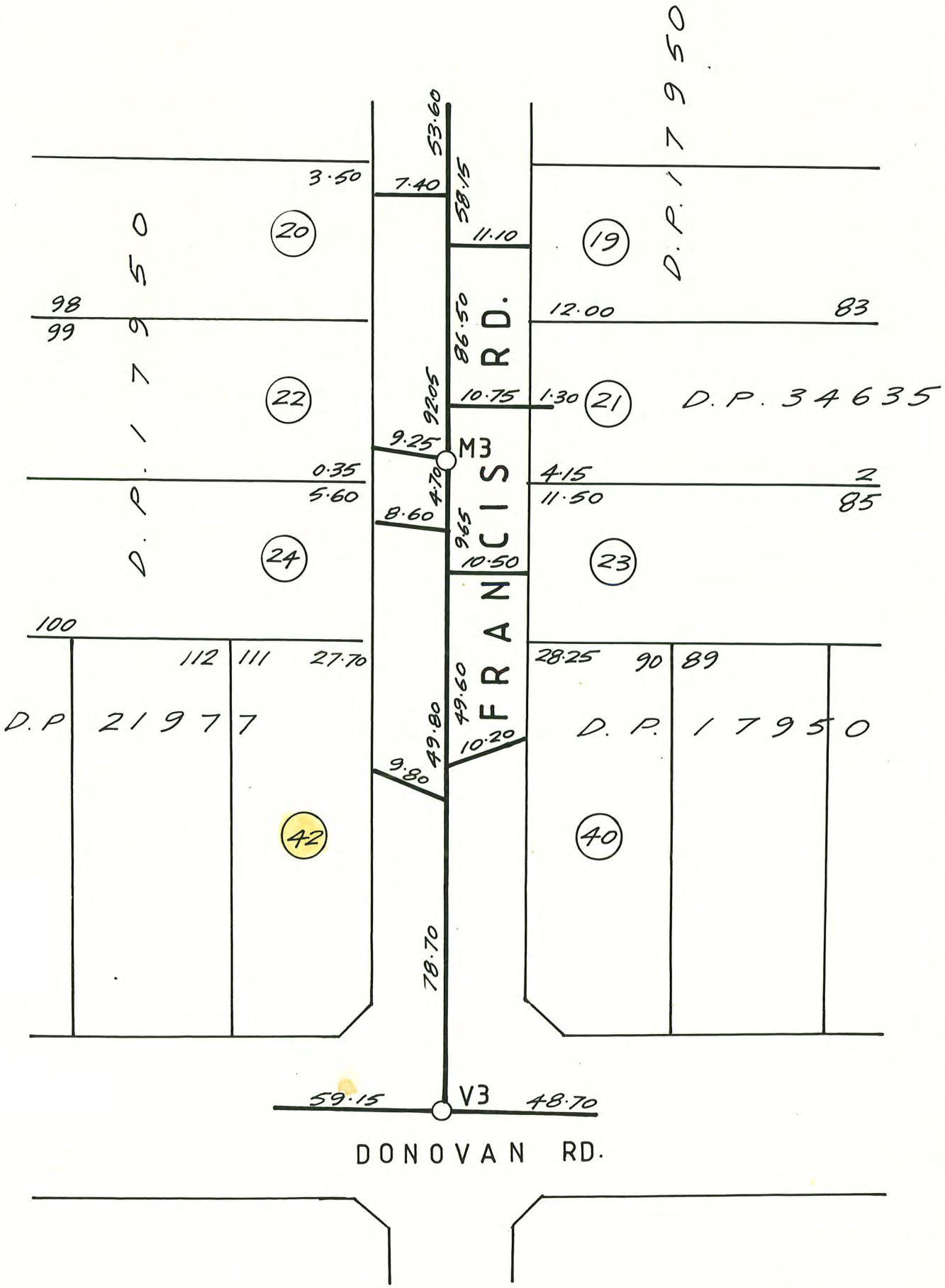
TESTED 15/12/88 JH

G. KLEE DRAINLAYER

42A DONAVAN RD

SEWER AS BUILTS

# FRANCIS RD. 14



KAPITI COAST DISTRICT COUNCIL

there's a future here

RM:

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

APPLICANT: S. Clouston

SITE: 42 Donovan Rd. Paraparaumu

ZONE: Transitional Residential A

Proposed Residential

FURTHER INFORMATION REQUESTED:

RECEIVED:

DATE CONSIDERED

NEIGHBOURS CONSENT: obtained from:

C & A Williams: 44 Donovan Rd

C. Ross: 26 Francis Rd

PERSON WHO DETERMINED APPLICATION AS NON-NOTIFIED: Mike Weir

PROPOSAL:

To erect a garage in the front yard.



*Ngarara Building, Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Fax (04) 297 2563.*

CONSIDERATIONS:

The applicant proposes to build a garage at 42 Donovan Rd. The site is zoned Residential A under the Transitional District Plan and Residential under the Proposed District Plan.

As the section is a corner site the 4.5 metre front yard boundary applies along both street frontages. The siting of the proposed garage is entirely within the front yard. This is contrary to the standards of the Proposed District Plan and is a non-complying activity.

There is sufficient room to locate the proposed garage within the side yard. This would also have a lesser visual impact on the street scape.

It is my recommendation that this application be declined. as there are more suitable sites on the property. The proposed site restricts the amount of

CONSIDERATIONS:

sunlight reaching the principle dwelling as it is located on the northern side of the house.

RECOMMENDATION:

That the application for Resource Consent made by S Claus to

build a garage in the front yard.

be approved ~~subject to the attached conditions~~/declined for the following reasons:

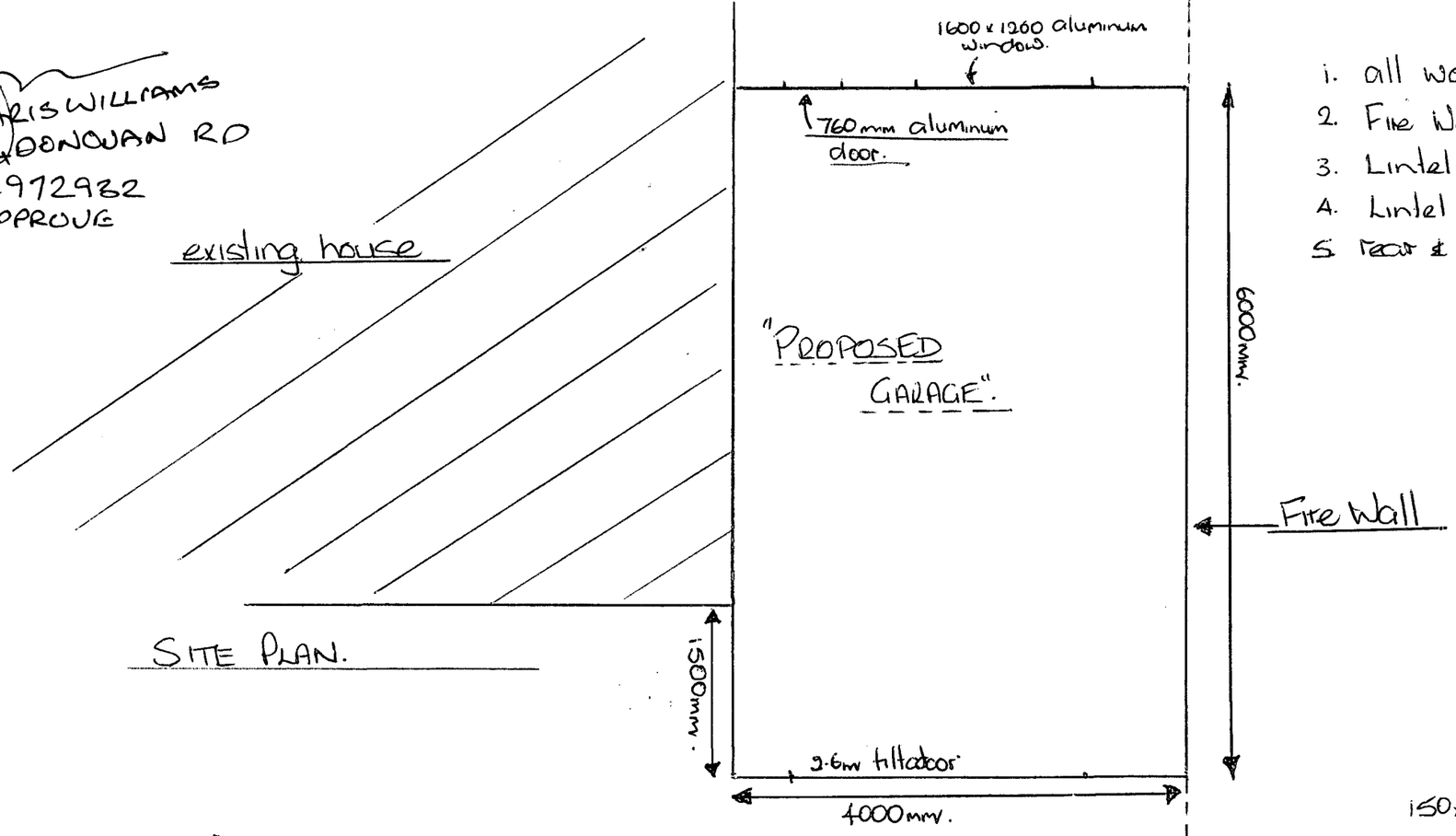
K Johnston
PLANNER, LAND USE CONSENTS

APPLICATION: ~~APPROVED~~/DECLINED

HEARING COMMISSIONER
10 Sept 1996

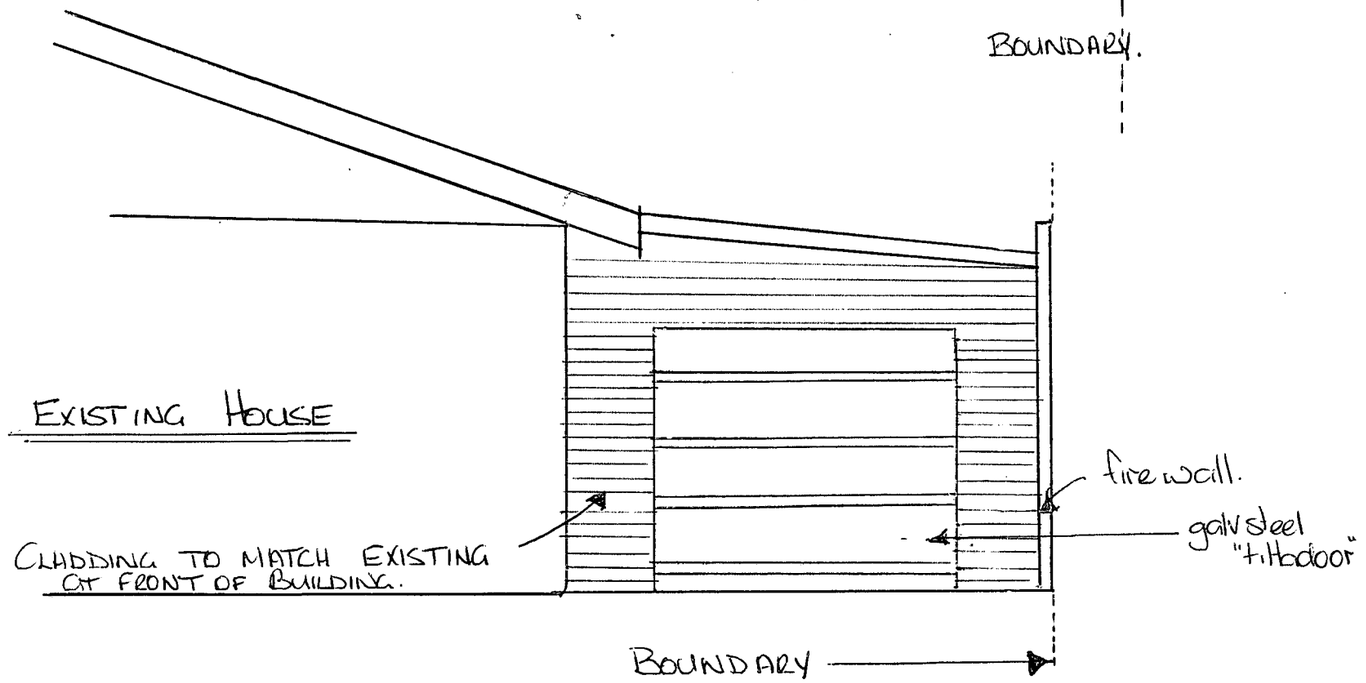
HEARING COMMISSIONER
10 September 1996

CHRIS WILLIAMS
42 DONOVAN RD
PH 2972982
APPROVE

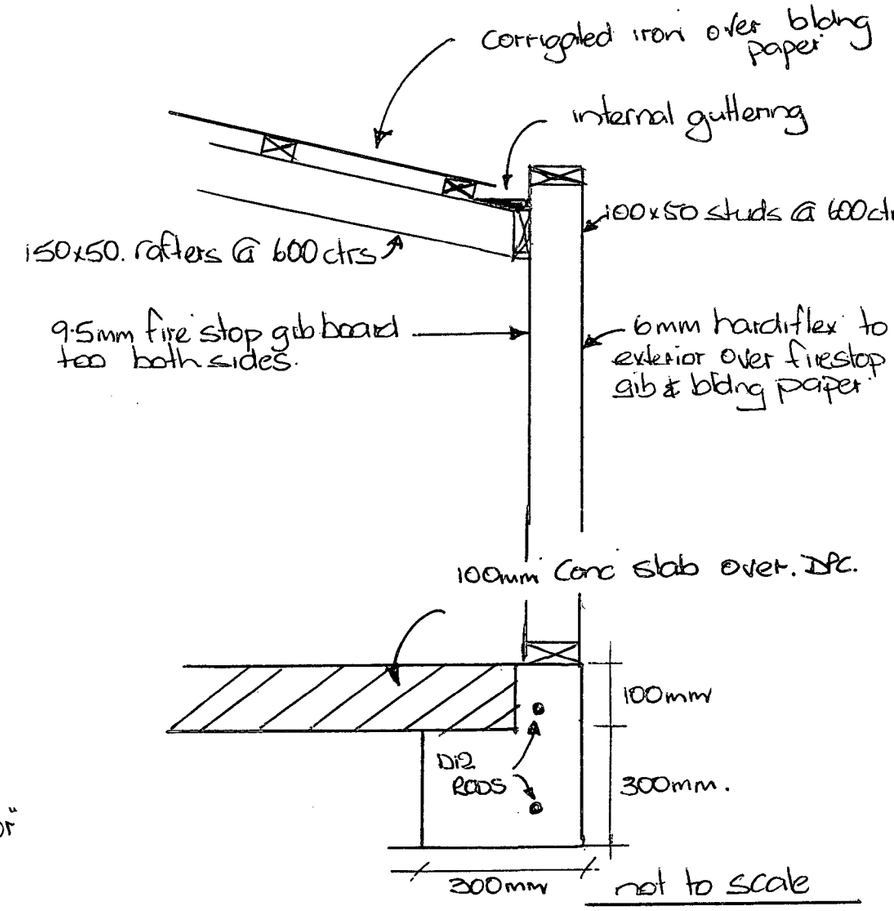



SITE PLAN.

1. all work as Per NZ3604
2. Fire Wall as per attached specification.
3. Lintel over garage door 200x100mm
4. Lintel over rear window 150x50mm
5. rear & side of building clad in 6.0mm hardiflex.




NORTHERN. ELEVATION.




not to scale

FOUNDATION DETAIL.

Proposed Garage at 42 Donovan Road, Paraparaumu Beach.

91

FRANCIS ROAD
LEGAL ROAD 20·12 WIDE

CHRIS WILLIAMS
44 DONOVAN RD
2972932
APPOVE

1:200

site of proposed garage

48° 45' 00" (46·27)

17·00

29·27

6.0m

4.0m

1.5m

93° 25' 40"
5·72

318° 07' 00"
13·68

138° 07'
17·70

B

A

DECK

FLAT 1

42 DONOVAN ROAD

4.5m

01

33·29

(50·29)

17·00

48° 45' 00"

ROW

Garage ?

Neighbors consent + fire wall

OR

1m off boundary no need for neighbors consent + fire wall

112
D.P. 21977

FLAT 1 ON LOT 111

WA ROBE

70
950

42

DONOVAN ROAD
LEGAL ROAD 20·12 WIDE

KAPITICOAST
DISTRICT COUNCIL

there's a future here

FILE: 960320

11 September, 1996

S Clouston
42 Donovan Road
PARAPARAUMU

Dear Madam

**APPLICATION FOR RESOURCE CONSENT: TO ERECT A GARAGE WITH THE FRONT BOUNDARY**

I refer to the above planning application and advise that on 10 September 1996 the following decision was made under delegated authority by Hearing Commissioners.

That pursuant to Section 105 of the Resource Management Act 1991, the Kapiti Coast District Council declined consent to the application by S Clouston to build a garage in the front yard at 42 Donovan Road, Flat 1 DP 65330, 1/2 INT 882m2 being Lot 111 DP 17950, Paraparaumu.

Reasons for Decision

1. The proposed siting of the garage is in the front yard which is contrary to the standards of the Proposed District Plan.

2. There is sufficient room to locate the garage in the side yard (to the rear of the dwelling).

3. The proposed siting would visually detract from the street scape.

4. The proposed site will restrict the degree of sunlight reaching the dwelling as it is located on the northern side of the dwelling.

Would you please note that if you do not concur with the above you may have the matter considered by the Hearing Commissioners. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard.

Yours faithfully

K Johnston
PLANNER, LAND USE CONSENTS