



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.

17 September 2026

HGRE Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 84 Amohia Street 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:

84 Amohia Street Paraparaumu

Application Details

Applicant	HGRE Limited
LIM number	L260854
Application date	06/09/2026
Issue Date	17/09/2026

Property Details

Property address	84 Amohia Street Paraparaumu
Legal description	LOT 17 BLK V DP 462 CT 283/119
Area (hectares)	0.1012

Valuation Information

Valuation number	1525209900
Capital value	\$890,000
Land Value	\$580,000
Improvements Value	\$310,000

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	\$8,392.19 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	\$0.00
Water Rates	\$380.49 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

02/10/12	BUILDING CONSENT 120488 : Converting rear of building into a residential unit by erecting fire wall. : Code Compliance Certificate issued 3/07/13
26/02/01	BUILDING CONSENT 010067 : ALTERATION TO COMMERCIAL BUILDING : Code Compliance Certificate issued 22/05/02
06/10/98	BUILDING CONSENT 981169 : REFIT TO CREATE BEAUTY SALON : Code Compliance Certificate issued 9/12/99
08/11/61	Building Permit 71946 Residence

Building Consent 120488 has been granted under Section 72 of the Building Act 2004. A notification, that is registered against the title, identifies inundation (potential ponding area) as a natural hazard.

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 current licences for this property.

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).

The property is located within Height Variation Control Area (36 metres). There are specific provisions in the Operative District Plan (2021) for this Area.

This property was created via subdivision in 1901. A copy of the Deposited Plan (DP 462) and Record of Title is provided with this LIM.

There are no known easements.

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

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

Resource Consent RM060238: Certificate covering existing use rights.

Resource Consent RM000100: Expansion to business, and retrospective signage consent for face beauty therapy business.

Resource Consent RM980362: Commercial activity in a residential zone - beauty therapy clinic.

For information about the 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.

This property contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Transportation Noise Effects Route – which includes designations for both State Highway No.1 (D0101) and Railway (D0301). This requires an acoustic design to new residential buildings or major additions.

This property is adjacent to land which contains a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Designation: (KRH-001) (Old reference D0301) Railway purpose, railway through the Kapiti Coast District.

This property is located within the Horizontal Surface 50m AMSL, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

5. Special Features and Characteristics of the Land

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

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.

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

The adjacent road carriageway (Amohia Street) is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps. A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

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 should be confined to site, or discharged to the kerb and channel. There is no record of any Council services running through the property.

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

9. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

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

10. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

11. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant

Earthquake Prone Buildings EQ0338

This was withdrawn as it was deemed to be residential and therefore not required to be assessed.

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 **WN283/119**
Land Registration District **Wellington**
Date Issued 22 September 1901

Prior References
WN160/168

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 17 Block V Deposited Plan 462
Original Registered Owners
Vantage Networks Limited

Interests

If the above-mentioned land shall at any time be found to contain coal, the owner thereof for the time being shall pay to her Majesty the Queen or her successors, in respect of all coal raised or gotten out of the said land, a royalty of sixpence for every full ton of twenty hundredweight so raised or gotten. If the above-mentioned land shall at any time be found to contain gold or silver such land shall be subject in all respects to the provisions of The Resumption of Land for Mining Purposes Act, 1873, but the value of the gold or silver shall not be taken into account in ascertaining or allowing compensation to the owner for the time being of the same

B707927.3 Mortgage to The National Bank of New Zealand Limited - 18.2.1999 at 2:37 pm
B835136.1 Variation of Mortgage B707927.3 - 17.5.2001 at 3:49 pm
5300128.1 Discharge of Mortgage B707927.3 - 30.7.2002 at 2:26 pm
5300128.2 Transfer to B C C Holdings Limited - 30.7.2002 at 2:26 pm
5300128.3 Mortgage to The National Bank of New Zealand Limited - 30.7.2002 at 2:26 pm
6961215.1 Discharge of Mortgage 5300128.3 - 7.8.2006 at 11:27 am
6961215.2 Transfer to AZTEC MARINE ADVENTURES LIMITED - 7.8.2006 at 11:27 am
6961215.3 Mortgage to Bank of New Zealand - 7.8.2006 at 11:27 am
8357198.1 Discharge of Mortgage 6961215.3 - 1.12.2009 at 3:35 pm
8357198.2 Transfer to Hintz & Trotter Limited - 1.12.2009 at 3:35 pm
8357198.3 Mortgage to ANZ National Bank Limited - 1.12.2009 at 3:35 pm
9210252.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation (potential ponding area) as a natural hazard - 16.10.2012 at 7:00 am
10140144.1 Discharge of Mortgage 8357198.3 - 31.7.2015 at 10:39 am
10140144.2 Transfer to Mark Andrew Prescott and Donna Marie Prescott - 31.7.2015 at 10:39 am
10140144.3 Mortgage to ANZ Bank New Zealand Limited - 31.7.2015 at 10:39 am

11877908.1 Departmental dealing correcting mining memorial to the Resumption of Land for Mining Purposes Act 1873 -

29.9.2020 at 7:00 am

NEW ZEALAND.

Form B.

Reference: Vol. 160 folio 169
Transfer No. 142414



Register-book,

Vol. 282, folio 119

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty second day of September, one thousand nine hundred and one, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that RICHARD WOLFE TURNBULL of Wellington Wood Carver

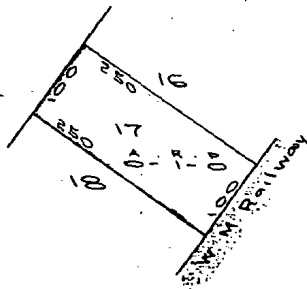
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE HECTARE more or less situated in the Town of Paraparaumu being LCT 17 Block V on Deposited Plan No 462.



Richard Wolfe Turnbull
District Land Registrar

Reservation. If the above-mentioned land shall at any time be found to contain coal, the owner thereof for the time being shall pay to His Majesty the King or his successors, in respect of all coal raised or gotten out of the said land, a royalty of sixpence for every full ton of twenty hundredweight so raised or gotten.

If the above-mentioned land shall be found to contain gold or silver, such land shall be subject in all respects to the provisions of "The Resumption of Land for Mining Purposes Act, 1873," but the value of the gold or silver in or on such land shall not be taken into account in ascertaining or allowing compensation to the owner for the time being of the same.



Scale 1 chain to an inch.

EQUIVALENT METRIC
AREA IS 1012 m²

Transfer charged produced 9th July 1901 at 11 am Richard Wolfe Turnbull to James William Wallbridge of Paraparaumu James William Wallbridge

Mortgage 153570 produced 9th July 1901 at 11:20 am James William Wallbridge to Martin Maxwell Fleming and Henry James of Wellington
DISCHARGE
PRODUCED *15/7/01*

Mortgage 181534 produced 23 September 1901 at 11:29 am James William Wallbridge to the State Advances Department
DISCHARGE
PRODUCED *15/7/01*

CONTINUED

REGISTER

283/119

Mortgage B3404 produced 19th December
 DISCHARGED 19th at 10.50 am James William Wallbridge
 to Gerald Donald Lewisson and
 Jane Lewisson
 PRODUCED 18-2-86

Mortgage 224516 James William
 DISCHARGED 18-2-86
 PRODUCED 18-2-86

Transfer 226922 James William
 Wallbridge to William John Delahunty
 of Paparuaumu manager produced
 19th November 1985 at 10.30 am

Transmission 88053 to The Public
 Trustee, entered 22nd June 1983
 at 12.15 pm

Transfer 270423 The Public Trustee to
 Catherine Anne Delahunty of
 Paparuaumu, entered 22nd June 1983
 at 12.15 pm

Transmission 670500 to Marie
 Kathleen Bourne of Papanui married
 woman and William Denis Delahunty
 of Wellington Accountant at Greenlands
 20.5.1986 at 10.21 am

Transfer 670501 to James Young of
 Wellington Retired 20.5.1986 at 10.22 am

DISCHARGED 20.5.1986
 Transmission 670502 to Marie Kathleen
 Bourne and William Denis Delahunty
 20.5.1986 at 10.22 am

Settled as a Joint Family Home under
 The Joint Family Homes Act 1964 on
 above named and
 his wife in whom the within land is
 now vested as joint tenants subject to the said Act.
 Entered 20.5.1986 at 10.22 am
 Application 32181

REPRODUCTION OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 215A LAND TRANSFER ACT 1952
 D.L.R.

Transmission 362266.1 to Gladys Rosina
 May Young as Survivor - 10.6.1980 at
 10.34 a.m.

Transfer 536705.1 to Steven Wayne Edwards
 of Wellington, Marine Steward and Janice
 Mary Edwards his wife - 20.1.1983 at 2.15 p.m.

DISCHARGED B098187.2 A.L.R.

Mortgage 536705.2 to Housing Corporation
 - 20.1.1983 at 2.15 p.m.

DISCHARGED X B098187.1 A.L.R.
 972111.1 Caveat by Australian Guarantee
 Corporation (New Zealand) Limited - 19.12.1988
 at 2.56 p.m.

B.098187.3 Mortgage to Banking Group
 (New Zealand) DISCHARGED 19.12.1990 at
 1.34 p.m.

B690698.2 Transfer to Nicole Maree
 Williams and Richard James Williams

DISCHARGED B690698.3 Mortgage to The National Bank
 of New Zealand Limited
 all 27.10.1998 at 11.35

B707927.2 Transfer to Vantage Networks
 Limited

B707927.3 Mortgage to The National Bank
 of New Zealand Limited
 all 18.2.1999 at 2.37
 CERTIFICATE OF TITLE

Folio

B835136.1 Variation of Mortgage B707927.3

17.5.2001 at 3.49

for RGL

for RGL

Copy of original

Deposit No 462

Received for deposit 5th November 1889

J.W. Shaw
Asst. Dist. Land Reg.

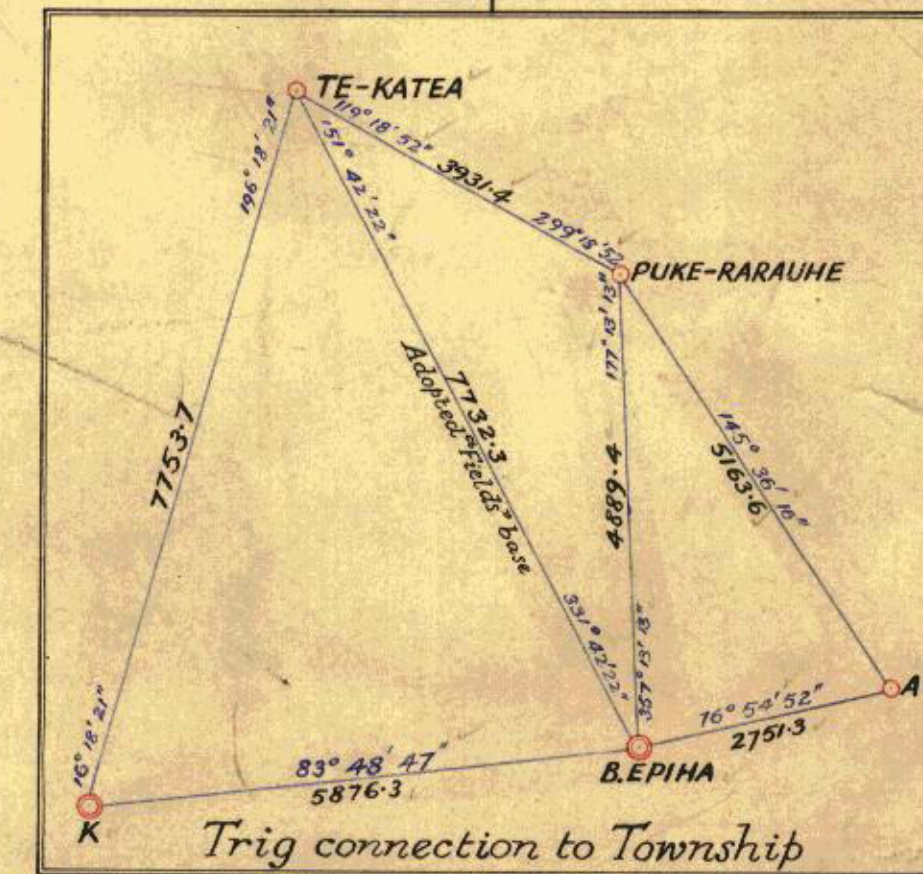
For Publicity and Names of Streets
see S.O. Plan 19635 Proc. 2468
Street names added to plan July 1949.

See D.P. 463

MUAUPOKO

BLOCK

All in C.T. 47/181



Approved

J.W. Wallace
Secretary (W. & M.R. Coy.)
5/11/89

Plan of
Sections 1-10 Blk I, 1-25 Blk II, 1-21
Blk III, 1-11 Blk IV, 1-20 Blk V, 1-26 Blk VI, 1-26
Blk VII Town of Paraparaumu (Amended Appellation
by R432728 2-9-59)

Plan of
Part Muaupoko Block
being
PARAPARAUMU TOWNSHIP
AND
SUBURBAN
Blk. III. Kapiti S.D.

Scale: 2 chains to an inch

Note: Each section in which no area is marked contains 1/2

Surveyed June 1

Declaration

We Richard Bowden Martin, and Morgan Carkeek, Surveyors
duly licensed under the Land Transfer Act 1885 do solemnly and
sincerely declare that the parcels of land hereon delineated being
portion of the land in certificate Vol. 1010 of the Land
register of the Wellington District have been surveyed and pegged on
the ground and plotted in accordance with the regulations of the
Surveyor General and that this map is in all respects accurate;
that the said land is not within the limits of any borough or
town district
And we make this solemn declaration conscientiously
believing the same to be true and by virtue of an act of the
General Assembly of New Zealand entitled The Justices of the Peace
Act 1882.

R.B. Martin
M. Carkeek

Declared at Wellington this tenth day of October,
one thousand eight hundred and eighty eight, before me
J. R. Blair a Justice of the Peace for the colony of New Zealand.

G.B. XXIV p. 24e25

Copied by J.D. Royal June 1949
Compared with original E.M. F. July 1949

Carkeek & Martin Surveyors



1031
6

Aerial Photography

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



0 10 20 Metres

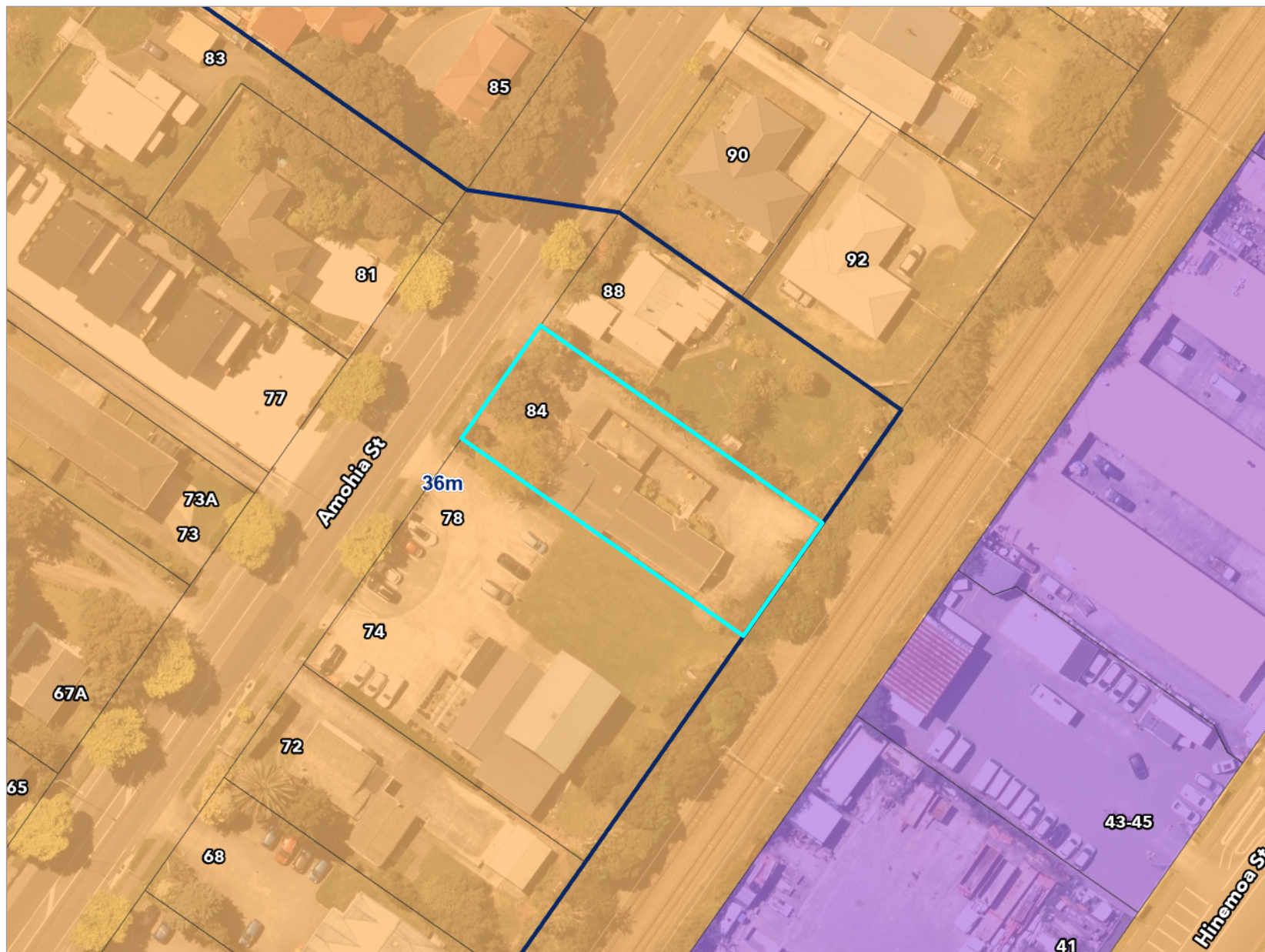
Scale @ A4 - 1:500

Date Printed: September 4, 2026

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Operative District Plan 2021 - Zones and Precincts

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

-  Height Variation Control Area
-  High Density Residential Zone
-  General Industrial Zone



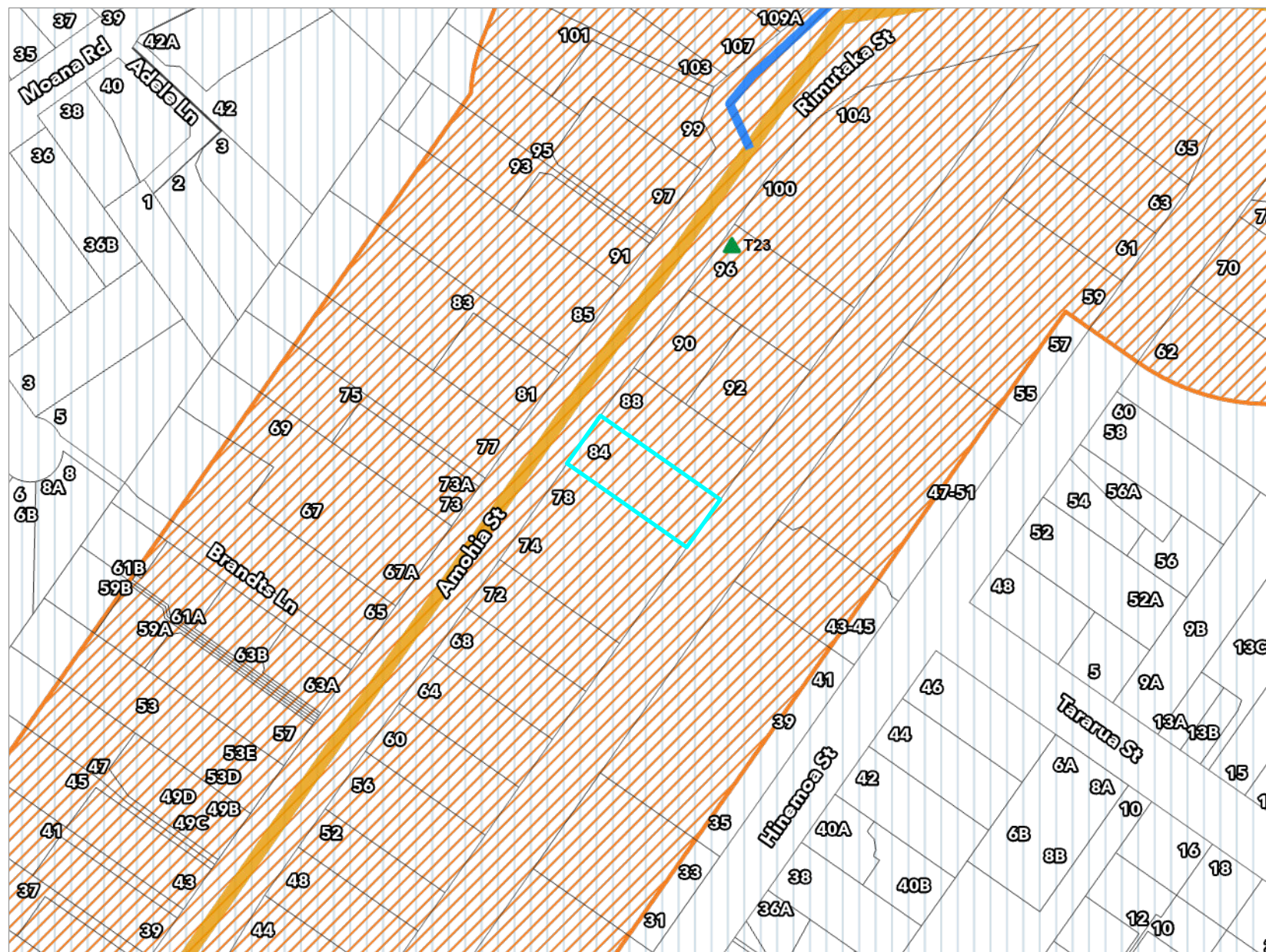
0 20 40 Metres
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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

- Strategic Arterial Routes (or SH1)
- Local Community Connectors
- Notable Trees
- Noise Corridor
- 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

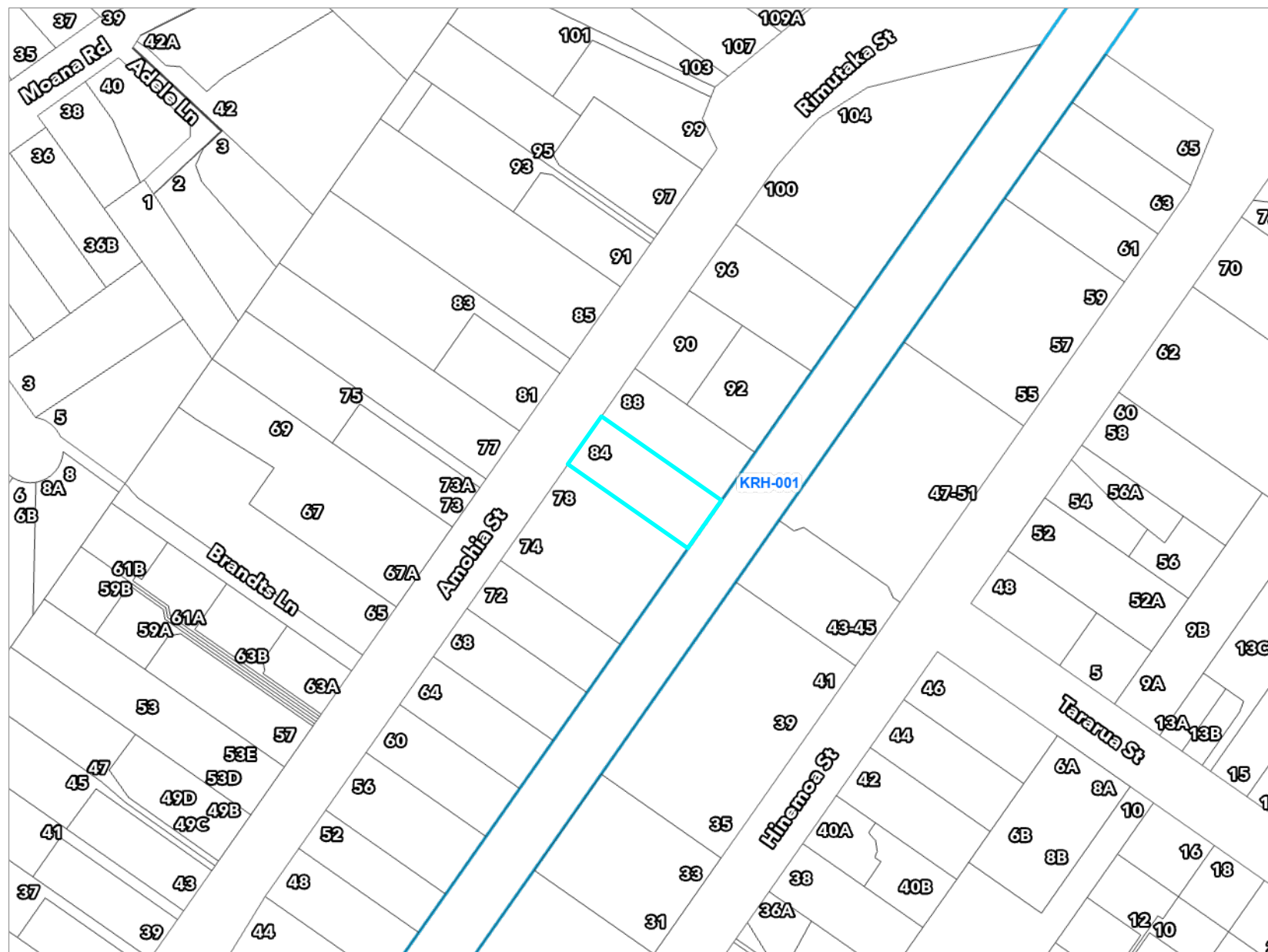
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Operative District Plan 2021 - Designations & Miscellaneous Features

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

Designation

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0 40 80 Metres
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Operative District Plan 2021 - Natural Features

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

▲ Key Indigenous Trees

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0 40 80 Metres

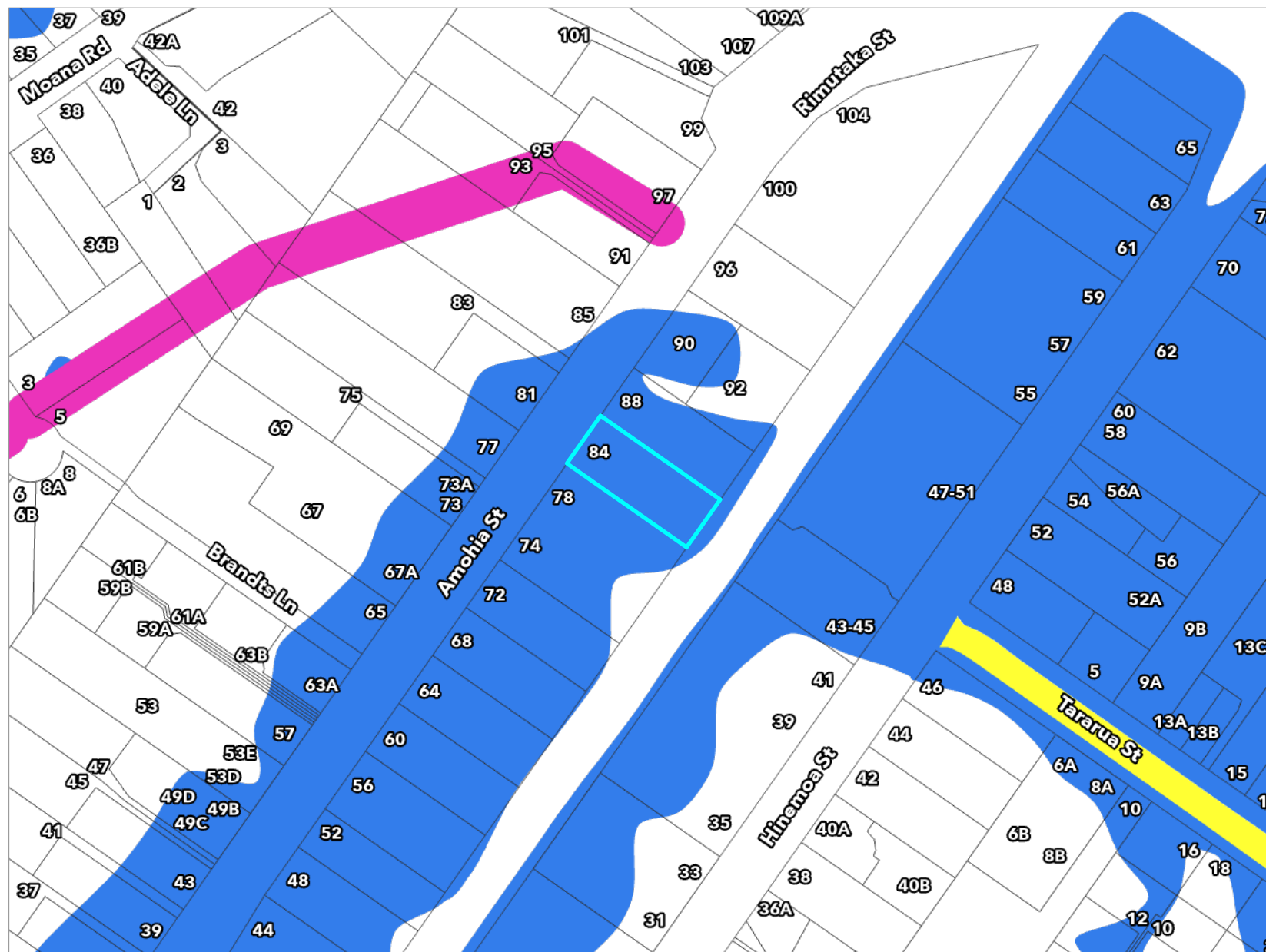
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Operative District Plan 2021 - Natural Hazards

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Ponding Area

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



0 40 80 Metres

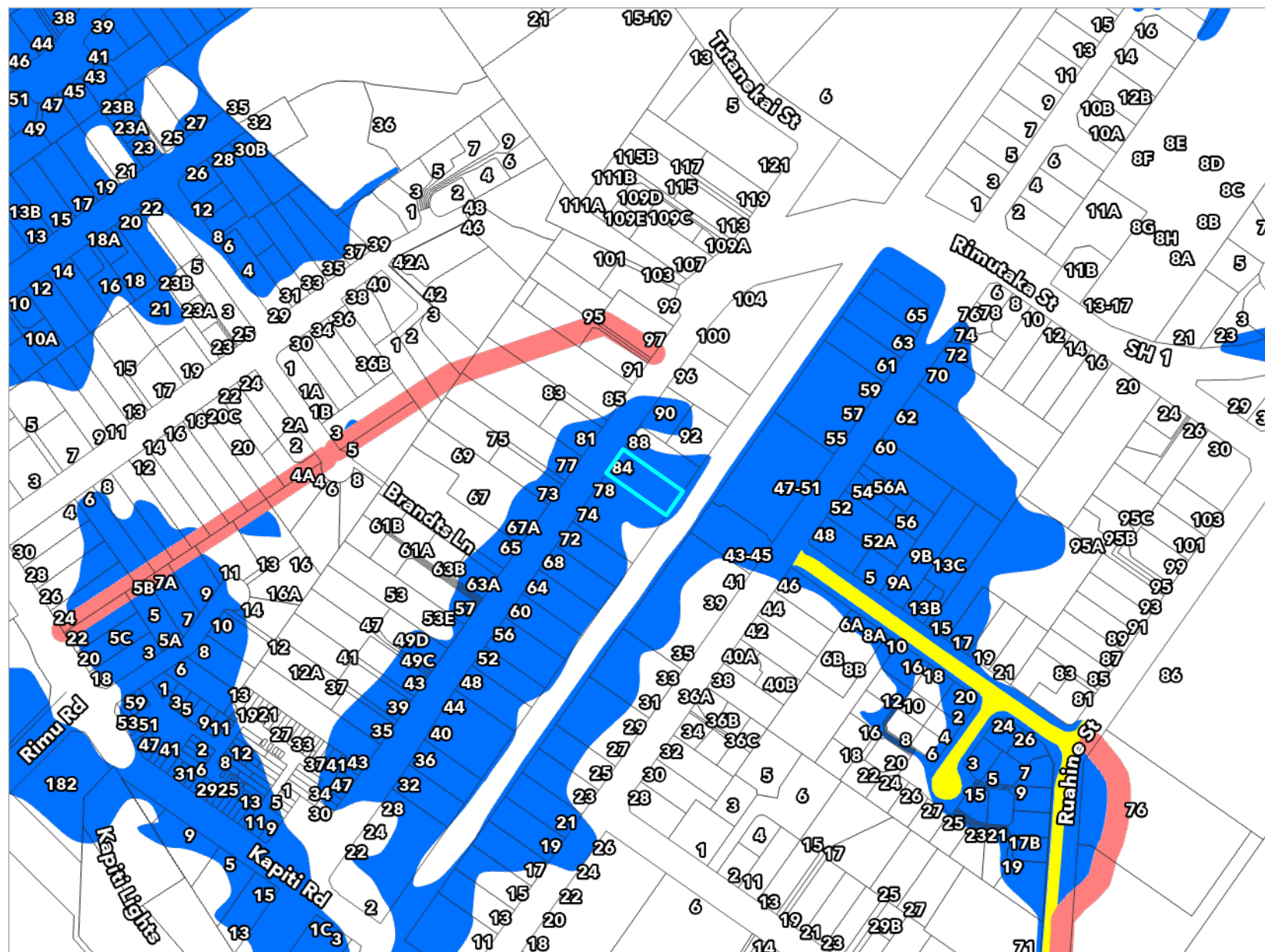
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Latest Flood Hazards

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

- Stream 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

Scale @ A4 - 1:4,000

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Resource Consents Map

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



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: September 4, 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
000110	35-41 Hinemoa Street, Paraparaumu	1525102000	LOTS 2-3 BLK V DP 462 SEC 1 SO 19635	SC	ONE ADDITIONAL LOT	N	N	Decision Issued	3/5/2000	31/3/2000
010112	35-41 Hinemoa Street, Paraparaumu	1525102000	LOTS 2-3 BLK V DP 462 SEC 1 SO 19635	LD	ESTABLISHMENT OF NEW FUEL STORAGE FACILITY AT 35-41 HINEMOA	N	N	Decision Issued	5/6/2001	2/5/2001
000100	84 Amohia Street, Paraparaumu	1525209900	LOT 17 BLK V DP 462 CT 283/119	LD	EXPANSION TO BUSINESS, AND RETROSPECTIVE SIGNAGE CONSENT	N	N	Decision Issued	7/3/2001	21/2/2001
040292	43-45 Hinemoa Street, Paraparaumu	1525102200	LOTS 7-8 DP 16171 PT LOT 5 BLK V DP 462	LD	Construct new series of lock up buildings and on	N	N	Decision Issued	17/1/2006	9/11/2004
060238	84 Amohia Street, Paraparaumu	1525209900	LOT 17 BLK V DP 462 CT 283/119	LD	Certificate covering Existing use rights	N	N	Decision Issued	12/9/2006	14/8/2006
070271	43-45 Hinemoa Street, Paraparaumu	1525102200	LOTS 7-8 DP 16171 PT LOT 5 BLK V DP 462	LD	Section 127 - change conditions 3 and 4 of RM040292 to	N	N	Decision Issued	11/10/2007	3/9/2007
110132	43-45 Hinemoa Street, Paraparaumu	1525102200	LOTS 7-8 DP 16171 LOTS 4 PT LOT 5 BLK V	SD	2 Lot subdivision at 47-53 Hinemoa Street, Paraparaumu	N	N	s.223 Approval	19/9/2011	24/8/2011

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
160297	74-78 Amohia Street, Paraparaumu	1525209700	LOTS 18 19 BLK V DP 462 CT 147/37	LD	To operate a commercial activity (real estate office and	N	N	Decision Issued	9/2/2017	23/12/2016
200018A	77 Amohia Street, Paraparaumu	1525212400	LOT 19 DPVI II DP 462 CT 426/181	LD	Change to condition 1 of RM200018 to reduce the size of the	N	N	Letter Generated	4/5/2021	30/3/2021
200018	77 Amohia Street, Paraparaumu	1525212400	LOT 19 DPVI II DP 462 CT 426/181	LN	To undertake the construction of a medium density housing	N	N	Letter Generated	8/12/2020	30/1/2020
180233	74-78 Amohia Street, Paraparaumu	1525209700	LOTS 18 19 BLK V DP 462 CT 147/37	LN	Extend an existing commercial activity, within the	N	N	Letter Generated	22/8/2019	26/10/2018
200279	90 Amohia Street, Paraparaumu	1525210101	LOT 1 DP 577275	SDR	Undertake a 2-lot residential subdivision and a landuse	N	N	Letter Generated	7/5/2021	17/12/2020
930089	72 Amohia Street, Paraparaumu	1525209600	LOT 20 BLK V DP 462 CT 148/167	LC	TO ERECT DISPLAY GARAGES and SHED and ADVERTISING SIGN	Y	Y	Decision Issued	24/8/1993	25/6/1993
940160	74-78 Amohia Street, Paraparaumu	1525209700	LOTS 18 19 BLK V DP 462 CT 147/37	LN	TO OPERATE AN ANTIQUE BUSINESS	Y	Y	Decision Issued	16/9/1994	3/8/1994
950136	73 Amohia Street, Paraparaumu	1525212600A	FLAT 1 DP 47277 1/2 INT 827 M2 BEING	LC	ERECT A NON-COMPLYING DECK	N	N	Decision Issued	12/6/1995	22/5/1995

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
970167	43-45 Hinemoa Street, Paraparaumu	1525102200	LOTS 7-8 DP 16171 PT LOT 5 BLK V DP 462	LN	RESITING OF GOODS SHED TO 47-51 HINEMOA STREET	N	N	Decision Issued	26/6/1997	17/6/1997
980275	35-41 Hinemoa Street, Paraparaumu	1525102000	LOTS 2-3 BLK V DP 462 SEC 1 SO 19635	LC	TO UTILISE EXISTING OFFICE LOCATED IN INDUSTRIAL ZONE FOR	N	N	Decision Issued	4/9/1998	17/7/1998
980362	84 Amohia Street, Paraparaumu	1525209900	LOT 17 BLK V DP 462 CT 283/119	LD	COMMERCIAL ACTIVITY IN RESIDENTIAL ZONE	N	N	Decision Issued	29/9/1998	14/9/1998

Health and Alcohol Licenses

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

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



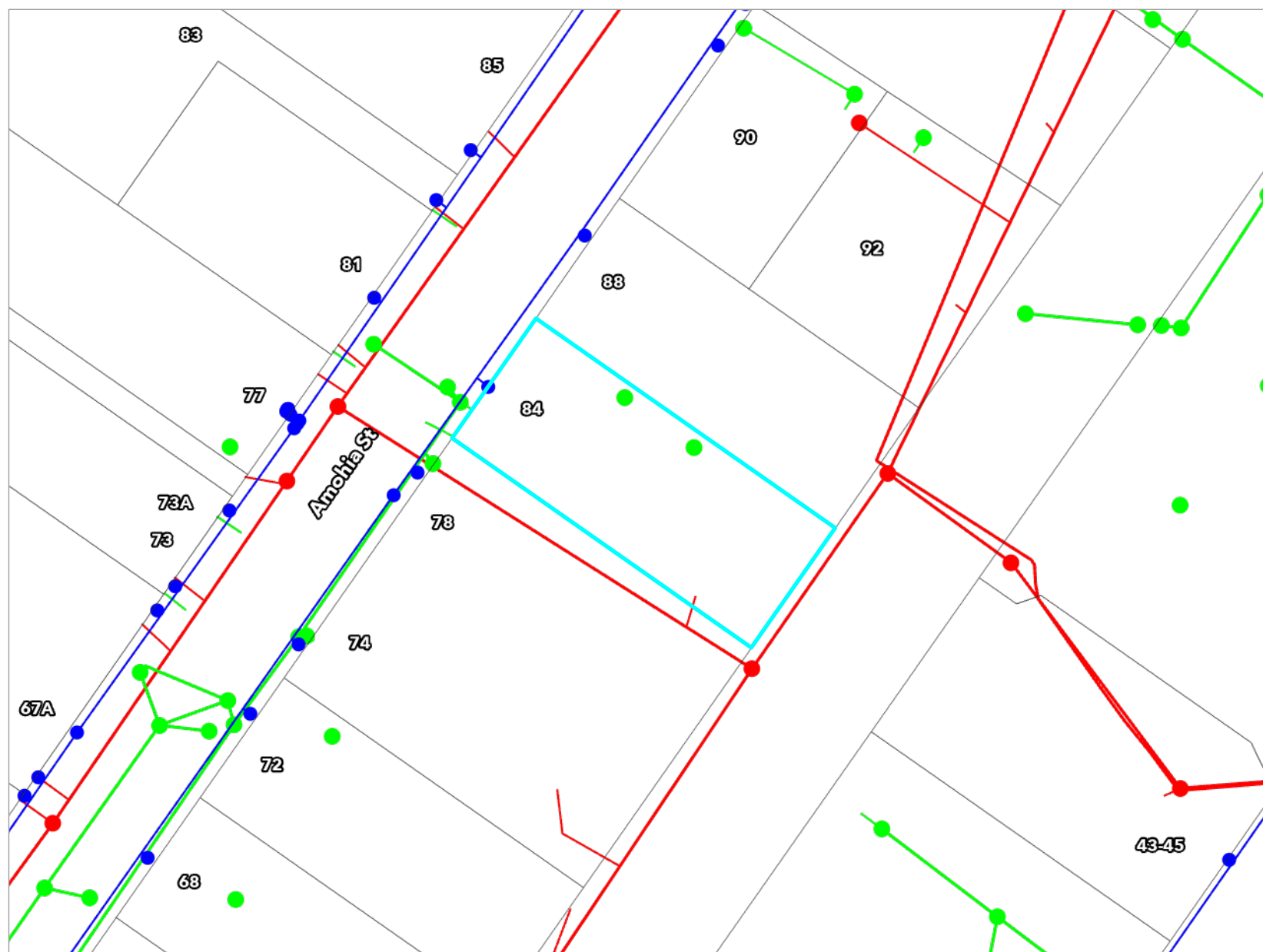
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Scale @ A4 - 1:1,000

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Services Network

84 Amohia Street Paraparaumu - LOT 17 BLK V DP 462 CT 283/119



Key to map symbols

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

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



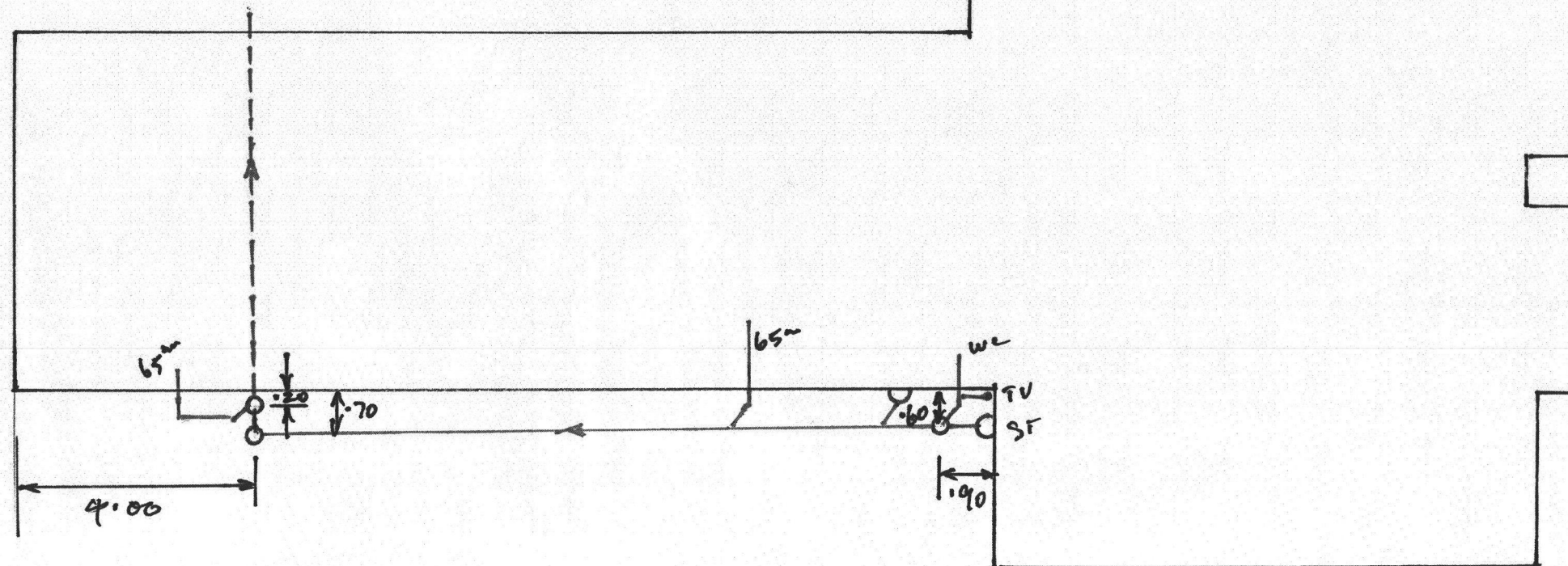
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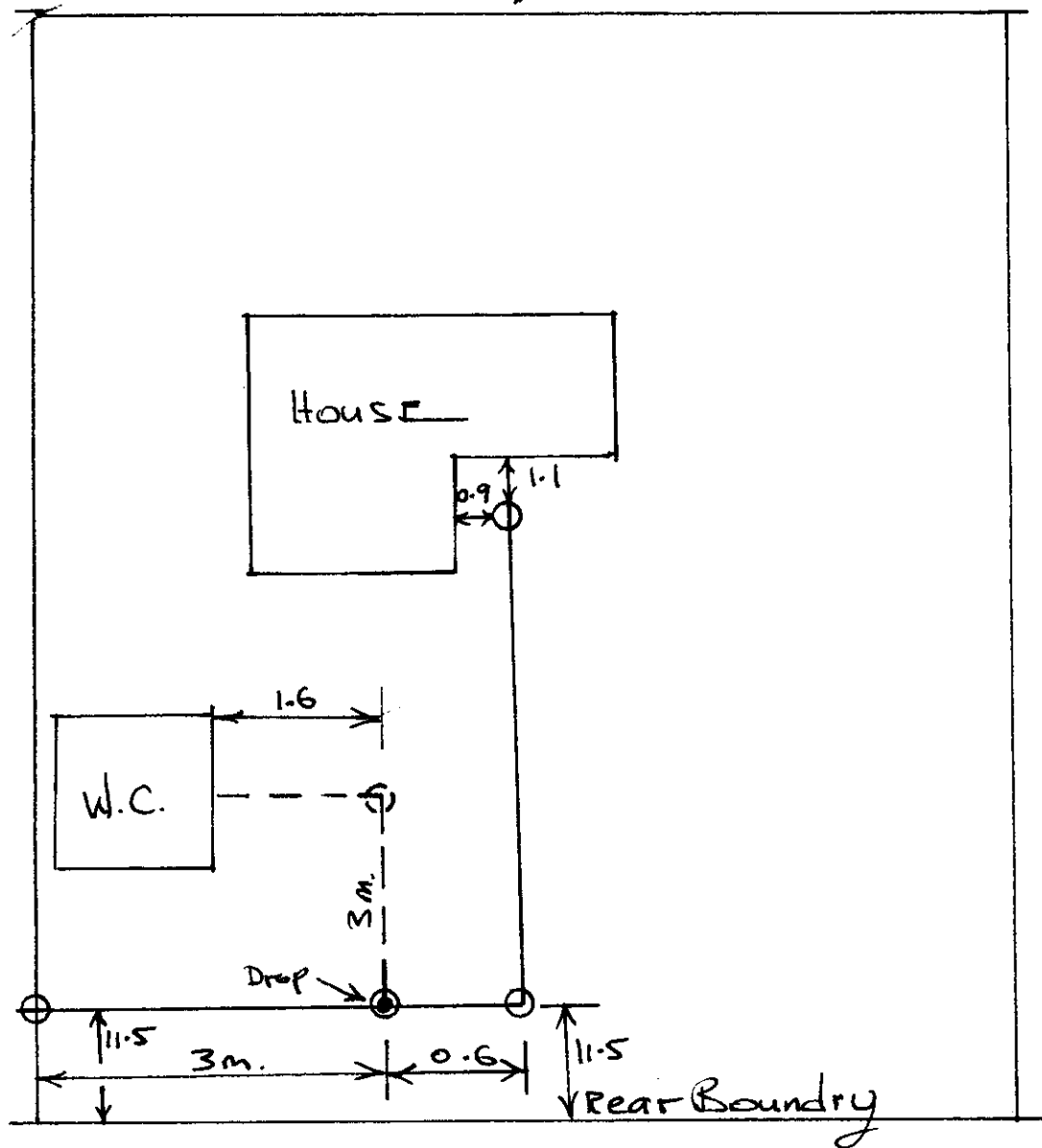
Rear boundary



24 AMOHLA ST.

ALL
TESTED 7/05/01
M. SCATTE DRAINLATER

Amohia St.

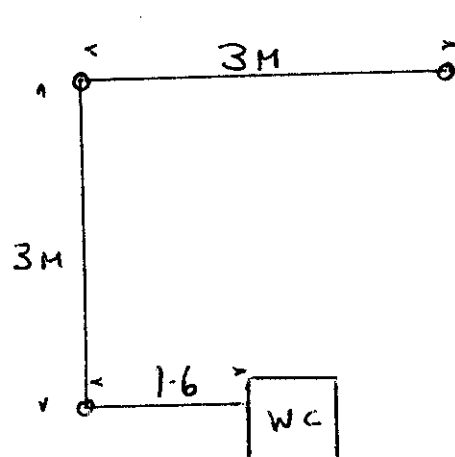


84 Amohia St.

P.V.C. in good soil

Water tested 23/3/84.

Drainlayer S. Quirke.



P.V.C. IN CLEAN
GROUND, WATER
TESTED 26-9-80

(Gallies to be connected
at a later date)

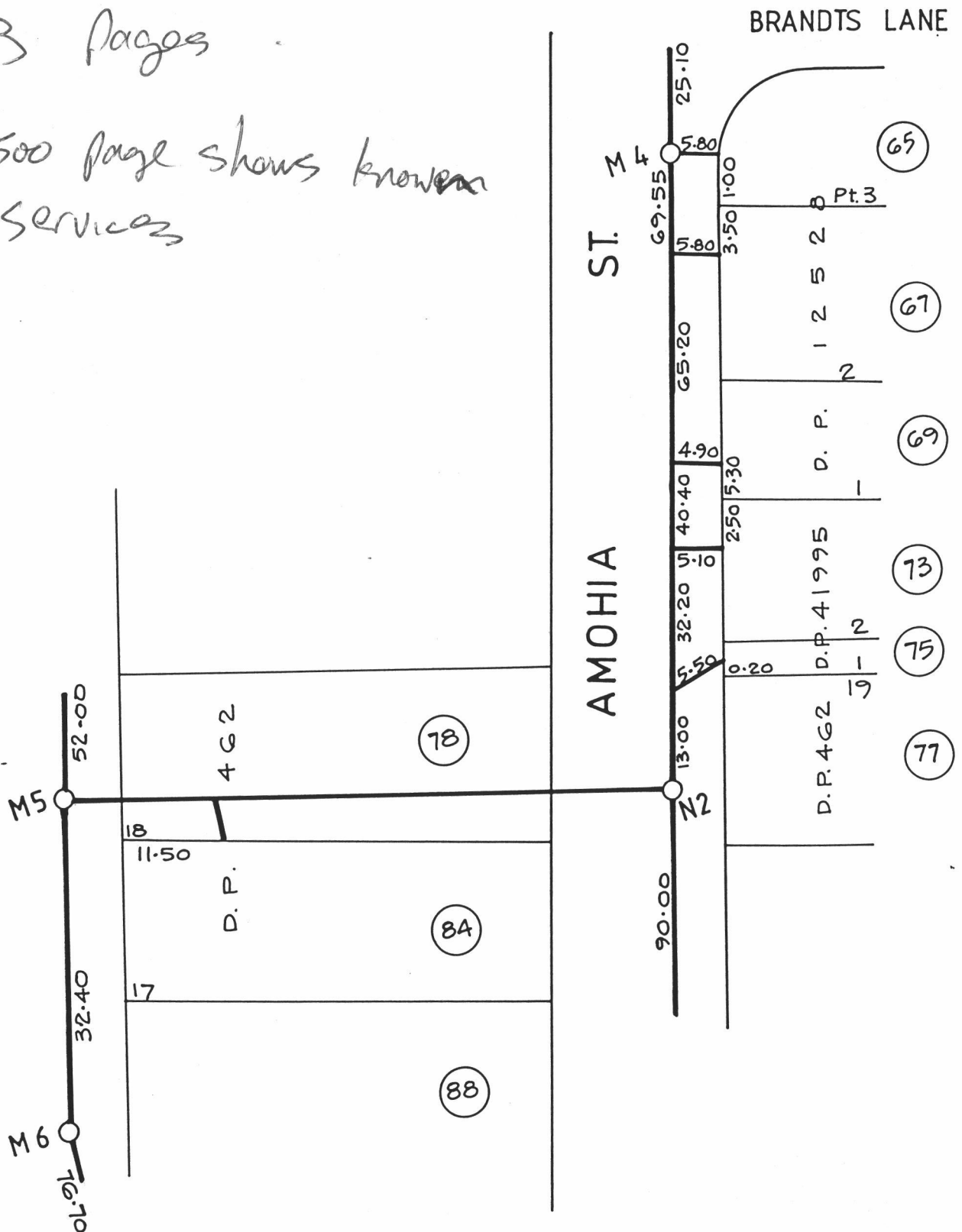
84 AMOHIA ST

To Helen Lazarides

From John Hickey

3 Pages

1. 500 page shows known services



RESOURCE CONSENT – SHORT REPORT

RM060238	Address: 84 Amohia St, Paraparaumu LOT 17 BLK V DP 462 CT 283/119	Site Visit: 18 August 2006
Proposal: Builder's office and customer showroom		
Applicant: Fix It Building Services		
District Plan Area: Residential Zone		

Site Description:

The property is located in Amohia Street, Paraparaumu (State Highway 1). The property has previously been used for a beauty therapy clinic (resource consent granted RM980362 and RM000100). There is a building on the site, which was originally a dwelling and has more recently been used for the beauty clinic, with the balance of the property being paved for parking, with a few trees and shrubs along the boundary. Access is off Amohia Street, which is a 50kmh section of SH1. The railway line adjoins the rear of the site and there is an antique business to the south and a residential property to the north of the site. There are a number of other non-residential activities in this part of Amohia Street, including motels and the Plunkett rooms.

Proposal Description:

The applicant originally applied for a certificate covering existing use rights. However, after further consideration and discussion amongst resource consents staff it was concluded that the proposed change of use does not fall within the definition of existing use rights in Section 10 of the Resource Management Act 1991. This application is therefore being processed as a resource consent application for a commercial activity in the residential zone.

The proposal is to use the existing building as an office for a building services company and to have a showroom for the display of products, which consists of bathroom accessories, taps, handbasins and the like. It is proposed to employ three to four staff on the site. Hours of operation are proposed to be from 7am to 7pm Monday to Friday and from 10am to 3pm Saturday and Sunday.

Sign details have not yet been provided, but any sign would need to comply with the signs standards of the District Plan.

There are fourteen parking spaces on the site to service the proposed activity. It is possible for vehicles to enter and leave the property in a forward direction.

Consent Required For:

Commercial Activity in the Residential Zone.	Discretionary Activity
--	-------------------------------

Notification Analysis

Possible Adverse Environmental Effects:

Possible effects on traffic	minor
-----------------------------	-------

Potentially Adversely Affected Persons:

Name	Address	Consent Obtained?
Transit New Zealand	190 Willis Street Wellington	Yes

Section 94(c): No special circumstances exist which require the application to be publicly

notified. The applicant has not requested public notification

Section 94 Decision: This application shall be processed on a non-notified basis.

Experts Consulted and Their Comments:

Transit New Zealand	Transit has given approval subject to a condition that all vehicles can enter and exit the property in a forward gear, and that any sign must comply with the provisions of the KCDC District Plan.
---------------------	---

District Plan:

Relevant Objectives and Policies:

C.1.1 Objective 1 - general, Policy 1 – amenity values, Objective 2 – non-residential activities

Relevant Assessment Criteria:

D2A, D.1.1.3, D.1.2.1, J.1, L.1

Assessment:

I consider that the proposal is consistent with the relevant Objectives, Policies and Assessment Criteria of the District Plan.

I concur with the advice from Transit NZ that the effects on the State Highway are minor. The application is for the continuing use of a building which has previously been used for commercial purposes. It is considered that the proposed activity will be less intensive than the previous activity on this site in terms of traffic movements and that the effects of the activity will also be less than that previously experienced.

Conclusion:

The effects of this proposal are minor and the proposal is consistent with the relevant Objectives, Policies and Assessment Criteria of the District Plan. Having considered the matters set out in Section 104 of the Act, I am of the opinion that consent can be granted.

Decision:

That Officers acting under Delegated Authority from Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 grant consent to build a garage encroaching front and side yard subject to the following conditions, which are imposed under Section 108 of the Act:

1. The proposal shall be in accordance with the information submitted with the application for Resource Consent RM060238.
2. The hours of operation shall be limited to 7:00am to 7:00pm Monday to Friday and 10:00am to 3:00pm Saturday and Sunday.
3. The consent holder shall notify the Council's Compliance Officer in writing **48 hours** before the consent is carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.
4. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36

of the Resource Management Act 1991. These costs may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained. Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

Reasons for Conditions:

- The reason for Condition 1 and 2 is to ensure that the activity does not go beyond the scope of the application.
- The reason for Conditions 3 and 4 is to ensure that compliance with the conditions of this resource consent is achieved and without cost to Council.

Advice Notes:

- Rights of objection to the above decision may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- Under Section 125 of the Resource Management Act 1991 this consent will lapse in five years unless given effect to within that time
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken
- Any sign erected in relation to the proposed activity needs to comply with the provisions of the Kapiti Coast District Plan.

Reasons For Decision:

1. The effects on the environment are considered to be less than minor
2. This proposal is in accordance with the relevant Objectives, Policies, and Assessment Criteria of the Kapiti Coast District Plan

Report Prepared by: Dean Raymond

Decision: Granted

Date: 12 September 2006

Dean Raymond
Resource Consents Planner

Colin Bridges
Senior Resource Consents Planner



12 September 2006

FILE: RM060238

Fix It Building Services
PO Box 215
PARAPARAUMU

Dear Rudy

RM060238: RESOURCE CONSENT AT 84 AMOHIA ST, PARAPARAUMU

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

There is no deposit for an objection. However, a fee of \$180.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire within 5 years of the date of issue of this decision. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 819.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Dean Raymond
Resource Consents Planner



**RESOURCE CONSENT UNDER PART IV OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM060238**

APPLICANT:	Fix It Building Services
LOCATION OF ACTIVITY:	84 Amohia Street Paraparaumu
DESCRIPTION OF ACTIVITY:	Builder's Office and Showroom

DECISION:

Granted subject to conditions on 12 September 2006.

The following conditions were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

1. The proposal shall be in accordance with the information submitted with the application for Resource Consent RM060238.
2. The hours of operation shall be limited to 7:00am to 7:00pm Monday to Friday and 10:00am to 3:00pm Saturday and Sunday.
3. The consent holder shall notify the Council's Compliance Officer in writing **48 hours** before the consent is carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.
4. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991. These costs may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained. Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz

Reasons for Conditions:

- The reason for Condition 1 and 2 is to ensure that the activity does not go beyond the scope of the application.
- The reason for Conditions 3 and 4 is to ensure that compliance with the conditions of this resource consent is achieved and without cost to Council.

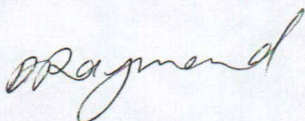
Advice Notes:

- Rights of objection to the above decision may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- Under Section 125 of the Resource Management Act 1991 this consent will lapse in five years unless given effect to within that time
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken
- Any sign erected in relation to the proposed activity needs to comply with the provisions of the Kapiti Coast District Plan.

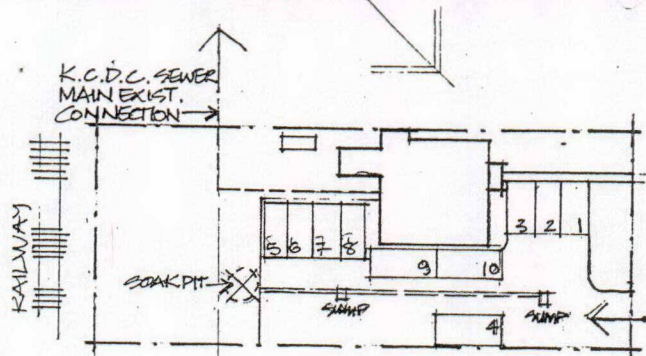
Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991 the actual and potential effects associated with the proposed activity have been assessed and are outlined in the report. It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

DECISION: Granted
CONSENT NUMBER: RM060238
DATE: 12 September 2006



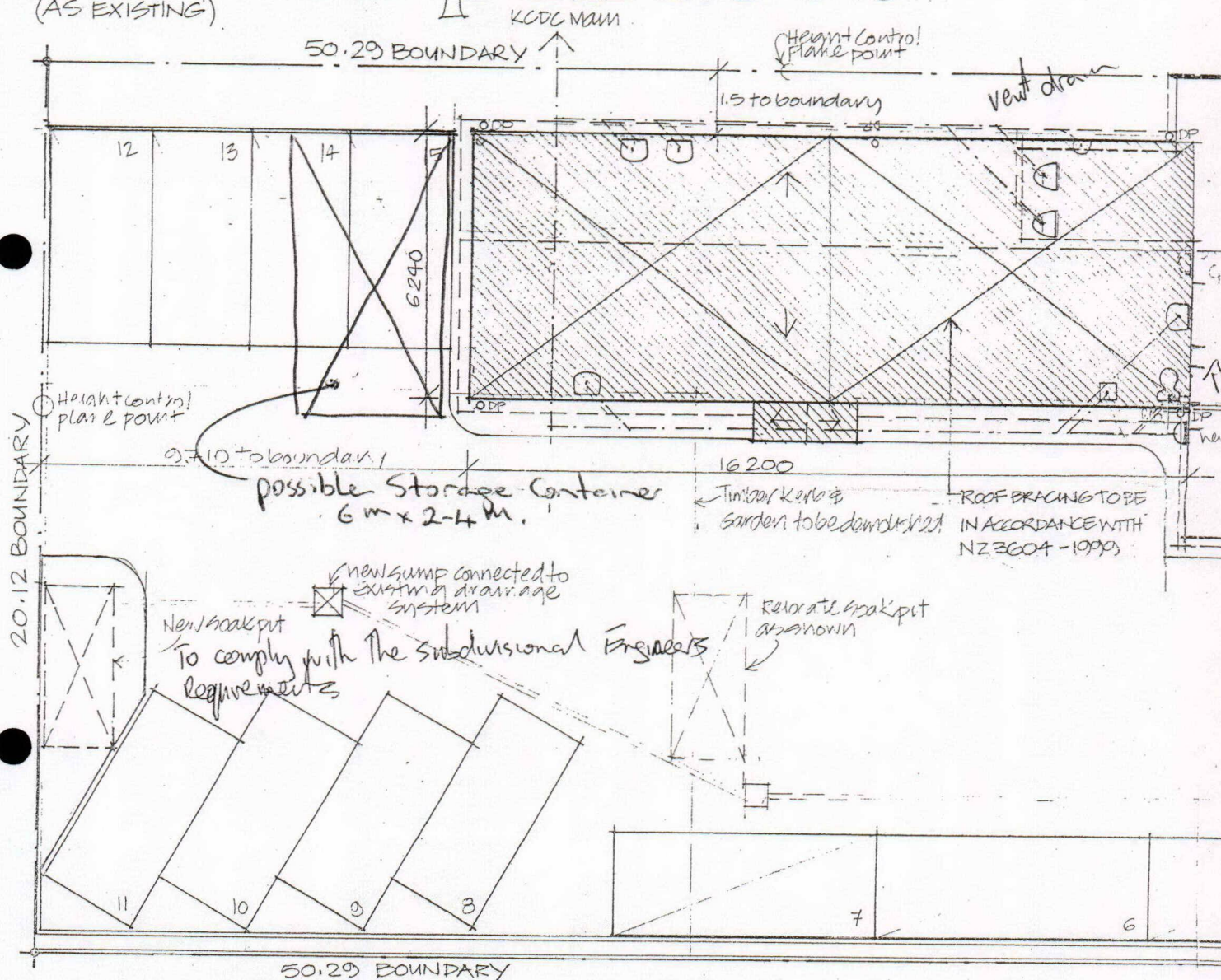
Dean Raymond
Resource Consents Planner



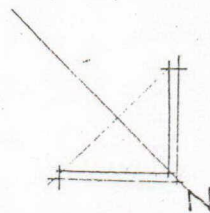
location plan 1.500

(AS EXISTING)

KCDC MAIN



site plan 1.100

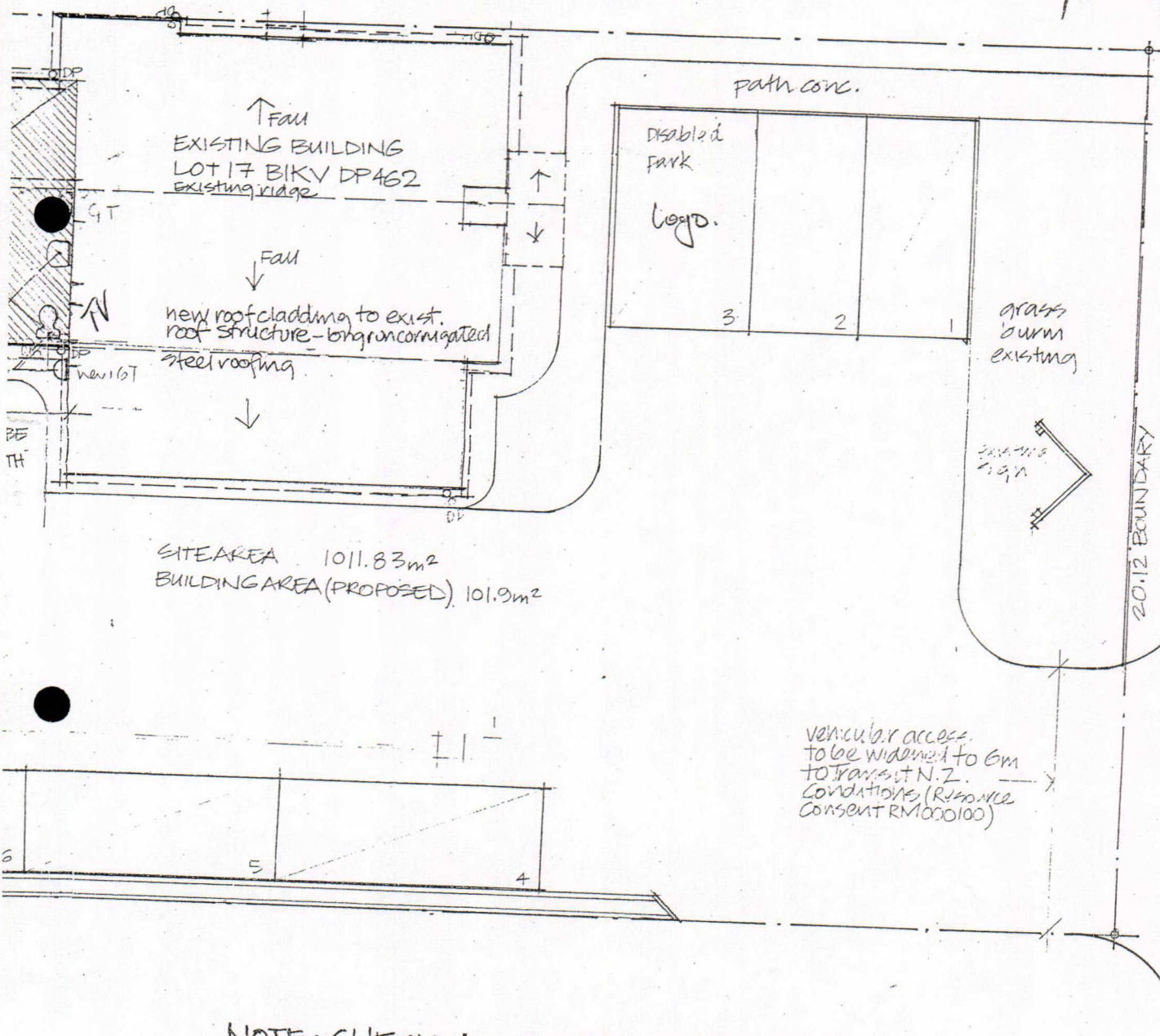


Ventage Networks Ltd.
84 Amohia St. Ohia Rim.

PROPOSED ALTERA
84 AMOHIA ST
NOVEMBER 200

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

KAPITI COAST DISTRICT COUNCIL
PLANS APPROVED PLUMBING
AND DRAINAGE
CONSENT MAY BE ISSUED.
DATE: 9/02/01 OFFICER: [Signature]



NOTE: CHECK ALL DIMENSIONS ON SITE
LOCATION PLAN, SITE & ROOF PLAN, DRAINAGE & PARKING PLAN.

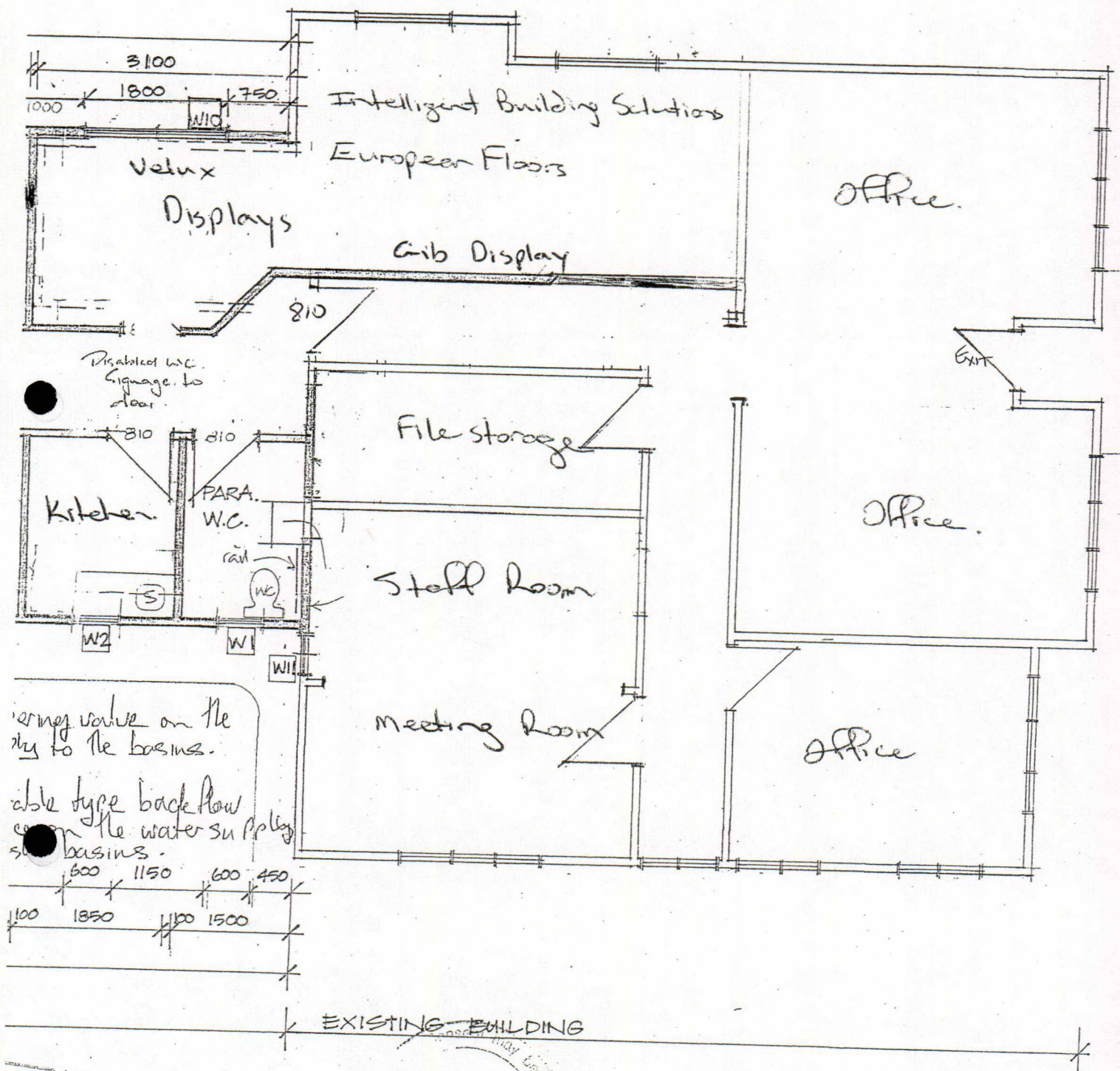
ALTERATIONS & ADDITIONS
11A STREET SHI PARAPARAUMU
2200
JOB NO. 1399

NOTE ALL WORK TO BE IN ACCORDANCE
WITH NZ: 3604-1999

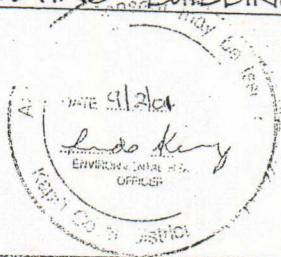
HELEN D. LAZARIDES
B.Arch. COLLEAGUE NZIA
ARCHITECTURE
AND INTERIOR DESIGN
P.O. BOX 513 PARAPARAUMU
PHONE (04) 298 3598
FAX (04) 298 8821
MOBILE (023) 542 684
E-mail helenlaz@xtra.co.nz



AMOHIA STREET S.H.I.



COUNCIL
BUILDING
3D.



NOTE: CHECK ALL DIMENSIONS ON SITE

ALTERATIONS & ADDITIONS
A STREET SHI PARAPARAUMU
2000
JOB NO. 1399

FLOOR PLAN 1:50

HELEN D. LAZARIDES
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E-mail helenlaz@xtra.co.nz



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

APPLICANT: Nicole Williams

LOCATION: 84 Amohia Street, Paraparaumu

LEGAL DESCRIPTION: Lot 17 Blk V DP 462

ZONE: Transitional: Residential B
Proposed : Residential

ACTIVITY STATUS: Transitional: Discretionary
Proposed: Discretionary

DATE DUE: 12 October 1998

DATE CONSIDERED: 28 September 1998

AFFECTED PERSON WRITTEN CONSENT OBTAINED:

Mr and Mrs Bould 88 Amohia Street
E. Wilkin 74 & 78 Amohia Street
Transit New Zealand

PERSON WHO DETERMINED APPLICATION AS NON-NOTIFIED:

Mike Jacobson & Anna Carter

PROPOSAL

To obtain consent to use a residential dwelling for the commercial activity of operating a beauty therapy business consisting of a hairdresser, a beauty therapist and one additional staff member carrying out beauty treatments. All 3 staff may be working at any one time. No one will be living in the dwelling.

The business will operate five days a week from 8am to 6pm.

Ten carparks will be provided on site.

DISTRICT PLANS

The Proposed District Plan is well advanced following the closing of appeals (none of which directly affect the matters relating to development of this type). While the Resource Management Act requires that the provisions of the Transitional District Plan continues to have status (except as otherwise provided by section 19 of the Act), until the new plan is fully operative, the weight to be given to the plans is substantially towards the Proposed District Plan.

TRANSITIONAL DISTRICT PLAN

The site is located within the Residential B zone of the Kapiti Scheme of the Transitional District Plan. A commercial activity is a controlled activity in this zone.

PROPOSED DISTRICT PLAN

The site is zoned Residential under the Proposed District Plan and commercial activities are a discretionary activity. The activity is not a home occupation as defined in the Plan, because no one will be living in the dwelling. Despite being clearly commercial in nature and scope, the activity complies with the permitted activity standard for traffic movements of no more than 30 vehicle movements per day.

As a commercial activity the application will be considered as a discretionary activity.

In assessing the application the Residential Zone objectives and policies of the Proposed District Plan are pertinent, particularly the following policies relating to amenity values and signage.

RESIDENTIAL ZONE OBJECTIVES & POLICIES

OBJECTIVE 1.0 - GENERAL

ENSURE THAT THE LOW DENSITY, QUIET CHARACTER OF THE DISTRICT'S RESIDENTIAL ENVIRONMENTS IS MAINTAINED AND THAT ADVERSE EFFECTS ON THE AMENITY VALUES THAT CONSTITUTE THIS CHARACTER AND MAKE THE RESIDENTIAL ENVIRONMENTS SAFE, PLEASANT AND HEALTHY PLACES FOR RESIDENTS ARE AVOIDED, REMEDIED OR MITIGATED.

To achieve this objective Council will implement the following policies (refer also C.7.1):

POLICY 1 - AMENITY VALUES

Activities locating and/or operating in the district's residential environments shall display a residential appearance and be at a density

which enables the existing character to be maintained and, in particular, which does not cause a decline in the amenity values of these environments through the:

- clearance of vegetation;
- changes to the landform;
- loss of private gardens and open space;
- creation of hard surfaces and lack of permeable area;
- loss of landscaped frontages;
- overshadowing and overlooking of neighbouring residential properties;
- generation of excessive levels of noise, vibration, glare, dust or odour associated with the activities themselves;
- generation of additional traffic movements resulting in excessive noise, vibration, glare, dust or odour and a decline in traffic safety;
- imposition of buildings, structures, signs or other features that are visually obtrusive and out of character with the character of these environments;
- degradation of the natural environment and/or modification of natural processes likely to lead to degradation;
- inadequate provision for access to sites of activities and also manoeuvrability for associated traffic movements;
- hazards to human health and residential convenience of inadequate or inappropriate supply of water, disposal of effluent and stormwater;
- creation of neighbourhoods with inadequate availability of network utility services;
- generation of nuisance or health risks to adjoining residents of farming activities and/or the keeping of animals/birds.
- lack of off-street parking
- siting of buildings
- storage of goods
- generation of traffic

The "amenity values" of the residential environment are separately defined as a term and mean those natural or physical qualities and characteristics that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.

OBJECTIVES & POLICIES ON SIGNS

OBJECTIVE 1.0

ENSURE THAT THE LOCATION AND DESIGN OF SIGNAGE FOR ACTIVITIES DO NOT HAVE SIGNIFICANT ADVERSE EFFECTS ON THE SAFETY OF THE TRANSPORT INFRASTRUCTURE AND VISUAL AMENITY VALUES OF THE ENVIRONMENT.

While it is important to permit signs to promote business activities within the district it is equally important to ensure that these signs do not detract from the visual amenities of the district and that road users are not distracted from inappropriately located and designed signs.

To achieve this objective Council will implement the following policies:

POLICY 1 - VISUAL AMENITY

Control unsightly or intrusive visual effects of the size and location of signs on landscape and amenity values especially on the character of rural and residential areas.

To ensure that signs do not have significant adverse effects on the environment including visual amenity and road safety. This is especially important where visual amenity and traffic safety is important, e.g. residential and rural areas and land fronting State Highway 1.

POLICY 2 - ROAD/PEDESTRIAN SAFETY

Ensure that signs do not interfere with the safe and efficient use of roads and pedestrian ways.

Most problems relating to signs can be attributed to signs located on the road, on the berm or on the footpath. These signs can obstruct vehicles and pedestrians, distract motorists from driving and obstruct visibility at intersections or driveways. While many of these signs contribute to the success of businesses and other organisations it is considered that the safety of both motorists and pedestrians is paramount. Any sign that is required to be located within road reserve should be limited to a removable sandwich board type sited immediately adjacent to any lawfully established business provided there is no interference with vehicular and pedestrian traffic. These are controlled by Council's General Bylaw.

POLICY 3 - DESIGN AND LOCATION

Recognise the public benefit and traffic safety advantages of appropriately designed and located signs.

Traffic directional and commercial signs can contribute to the safety of the roading network and visual amenity of the district. There are a number of nationally and internationally recognised signs which have been established by both traffic safety authorities and corporate bodies and it is appropriate for the Plan to recognise the benefits of suitably located and designed signs.

SECTION 94 ANALYSIS

Section 94 defines which applications for resource consents do not require to be notified under Section 93. With respect to this resource consent application for a non-complying activity, Section 94(2) states that:

An application for a resource consent need not be notified in accordance with Section 93, if the application relates to a discretionary activity or a non-complying activity and -

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which consent is sought will be minor, and*
- (b) Written approval has been obtained from any person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.*

Both adjoining neighbours have provided their written consent, although the neighbour to the north - "Elizabeth Wilkin Antiques" was concerned about on-street carparking. The applicant had to add five more on-site carparks to satisfy E. Wilkins concern.

Transit New Zealand has also considered the application. While the site adjoins State Highway One, Transit New Zealand has limited interest in this application as it is within a 50km/h zone. However they have suggested particular amendments to the proposed sign which the applicant has subsequently complied with.

All other effects in terms of parking, noise and residential amenity are considered to be no more than minor. Therefore this application could be assessed on a non-notified basis.

ASSESSMENT

The business premises is located at the on the eastern side of Amohia Street/State Highway 1, Paraparaumu. The property is bounded by the railway line to the rear, an Antique business to the north and Plunket to the south. Both business adjoining this property have advertising signs at the front of their property. While two thirds of Amohia Street is zoned Residential, the majority of properties on the eastern side of Amohia Street are generally commercial in nature.

The house is surrounded on the southern and western side by a 2 metre high dense hedge. On the northern side boundary there is a low one metre high timber fence, separating the dwelling from the adjoining antique business. The front, northern side and back yards of the dwelling has been laid in concrete some years ago. This is beneficial to the applicant as the area allocated for the 10 carparks will not need to be sealed.

Traffic Activity

On the face of it, the only potential effect readily apparent is from traffic activity, as the business of itself generates no external noise or activity, and level of activity outside from the number of staff on site at any one time is not out of keeping with that from a normal residential dwelling.

To deal with traffic effects, the claimed average number of movements is 27 per day. That number was calculated on three staff having 8 appointments each per day. Thus the traffic movements will be no greater than the permitted activity standard of 30 movements per day.

As stated above there is ample car parking on site for the number of staff and their visitors. Once the three staff carparks are taken there will be 6 additional carparks available for clients. This will allow for two clients per staff to park at any one time. Although unlikely, if the carparks were full there may be some difficulties with vehicle manoeuvring.

Conditions should enable Council to review any effects on the residential community and on State Highway One as a result of the amount and timing of traffic activities associated with the business.

Signage

The Proposed District Plan states that signs advertising commercial activities in a residential zone may not exceed 2.4m^2 in total size, shall not be more than 4 metres high and shall not be illuminated. Transit New Zealand has suggested that in order to reduce any adverse effects on traffic safety the following conditions should be imposed:

1. The size of the sign be limited to 2.4m^2 ;
2. Restrict the position of the sign to being parallel to the directional flow of traffic and prohibit the second sign along the driveway; and
3. Restrict the lettering on the sign to a minimum and all numbers including phone numbers should be avoided.

The applicant has proposed to erect two single sided signs which would be 2.4 metres high and is approximately 3.2m^2 in total size. These are to be located on the corner of the driveway and on the front boundary. While no lettering has been identified on the plans submitted with the application, the applicant has said that she would like to restrict it to the name of the business and the four services she offers. She does not want to advertise the hours of operation or the phone number.

Given Transit New Zealand's recommendation to restrict the lettering on the sign to a minimum and considering the policies for signs on maintaining traffic safety, the lettering on the sign should be restricted to the name of the business only. However the applicant would be permitted to erect a more detailed sign showing the hours of operation, services provided and phone number on the front door or in a similar location, provided it is not visible from Amohia Street.

In conclusion, it is my opinion that the proposed activity is consistent with the objectives and policies of the Proposed District Plan and all potential environmental effects will be no more than minor (or conditions will be imposed so that effects on traffic safety and on the residential amenity of the neighbourhood will be no more than minor).

RECOMMENDATION

That in consideration of Section 105 and pursuant to Sections 104 and 108 of the Resource Management Act 1991, the application for Resource Consent made by Nicole Williams, to operate a beauty therapy business in the residential zone (being a commercial activity) in a residential dwelling at 84 Amohia Street, Paraparaumu, as shown on the plan and described in the documents which accompanied the resource consent application (RM 980362), be **granted** subject to the attached conditions:

1. The Consent Holder shall ensure that the activity and development is in accordance with the information and the two plans titled, 'Beauty Clinic for Nicole Williams 84 Amohia Street SH1, Paraparaumu' dated 3.10.98, submitted with the application RM980362.
2. The signage shall be limited to one sign which is parallel to State Highway One. The lettering on the sign shall be limited to the name of the business.

A more detailed sign advertising the services offered, the contact number and hours of operation may be erected closer to the dwelling provided it is not visible from Amohia Street.

3. In accordance with Section 128 of the Resource Management Act 1991, the Council shall review the conditions of this consent every two years in order to deal with any adverse effects arising from the amount, or timing, or parking and manoeuvring of traffic associated with the activity.

REASONS FOR DECISION

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this non-notified discretionary activity consent decision are as follows:

1. The adverse effects relating to the proposal are considered to be no more than minor and have been avoided, remedied and mitigated by conditions of consent.
2. Granting of the consent will not contravene the Act's focus of sustainable management of natural and physical resource. The proposal will facilitate efficient use of the land and existing buildings.

Report Prepared By:

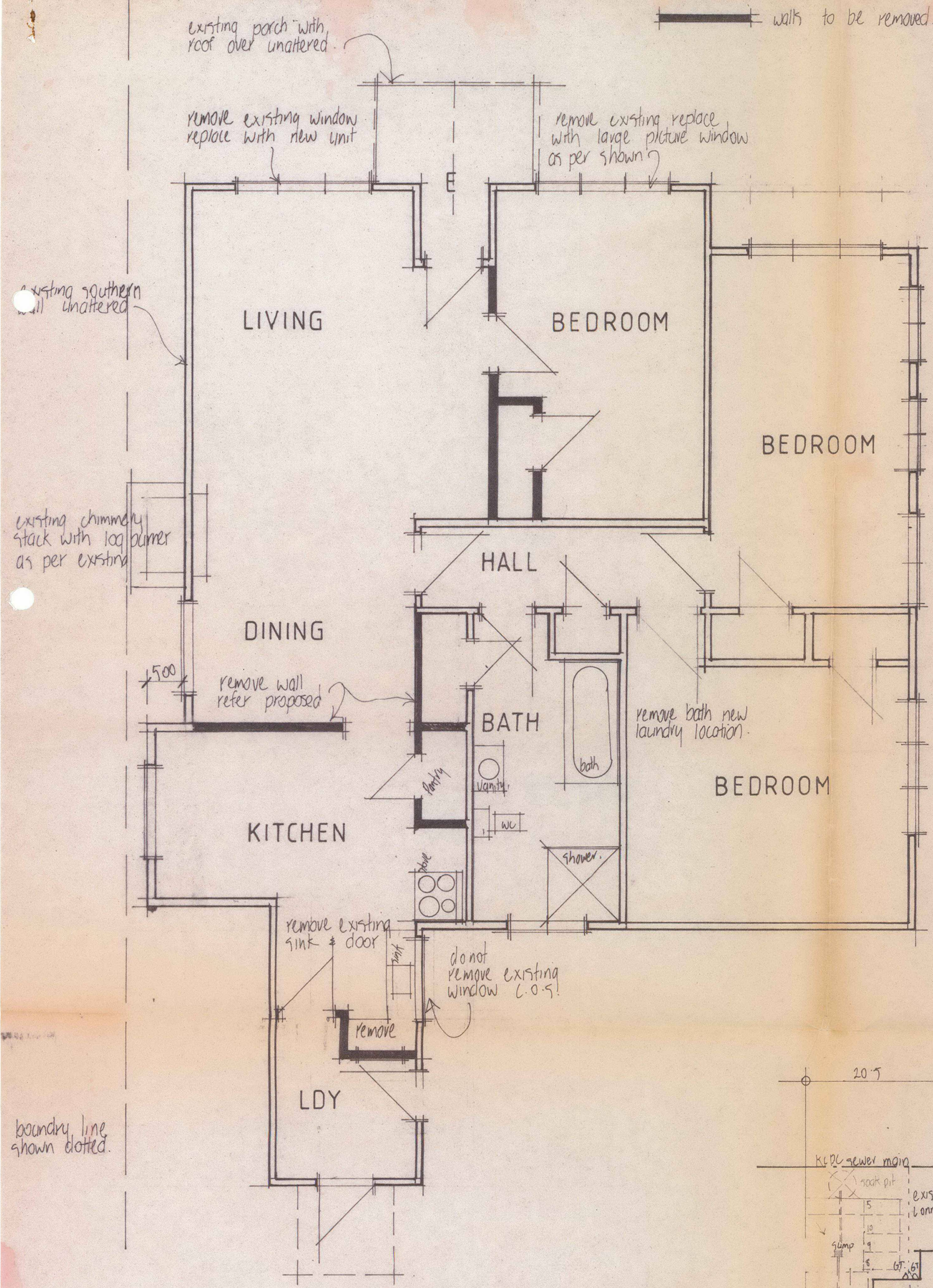


Anna Carter
RESOURCE CONSENTS PLANNER

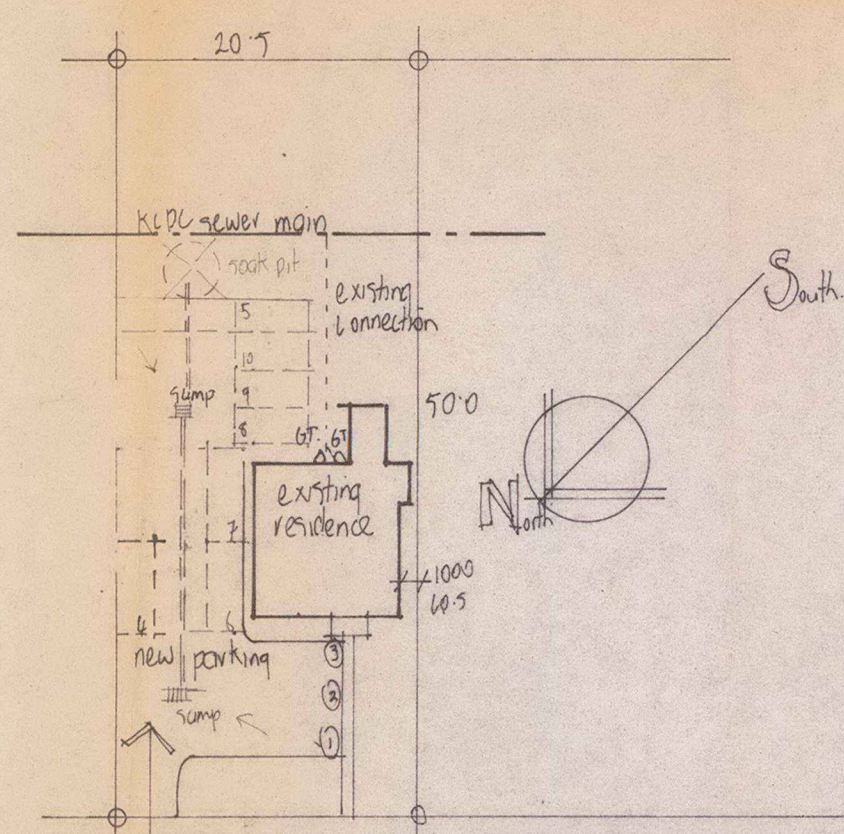
Report Peer Reviewed By:



Mike Jacobson
RESOURCE CONSENTS PLANNER



EXISTING floor plan 1:50

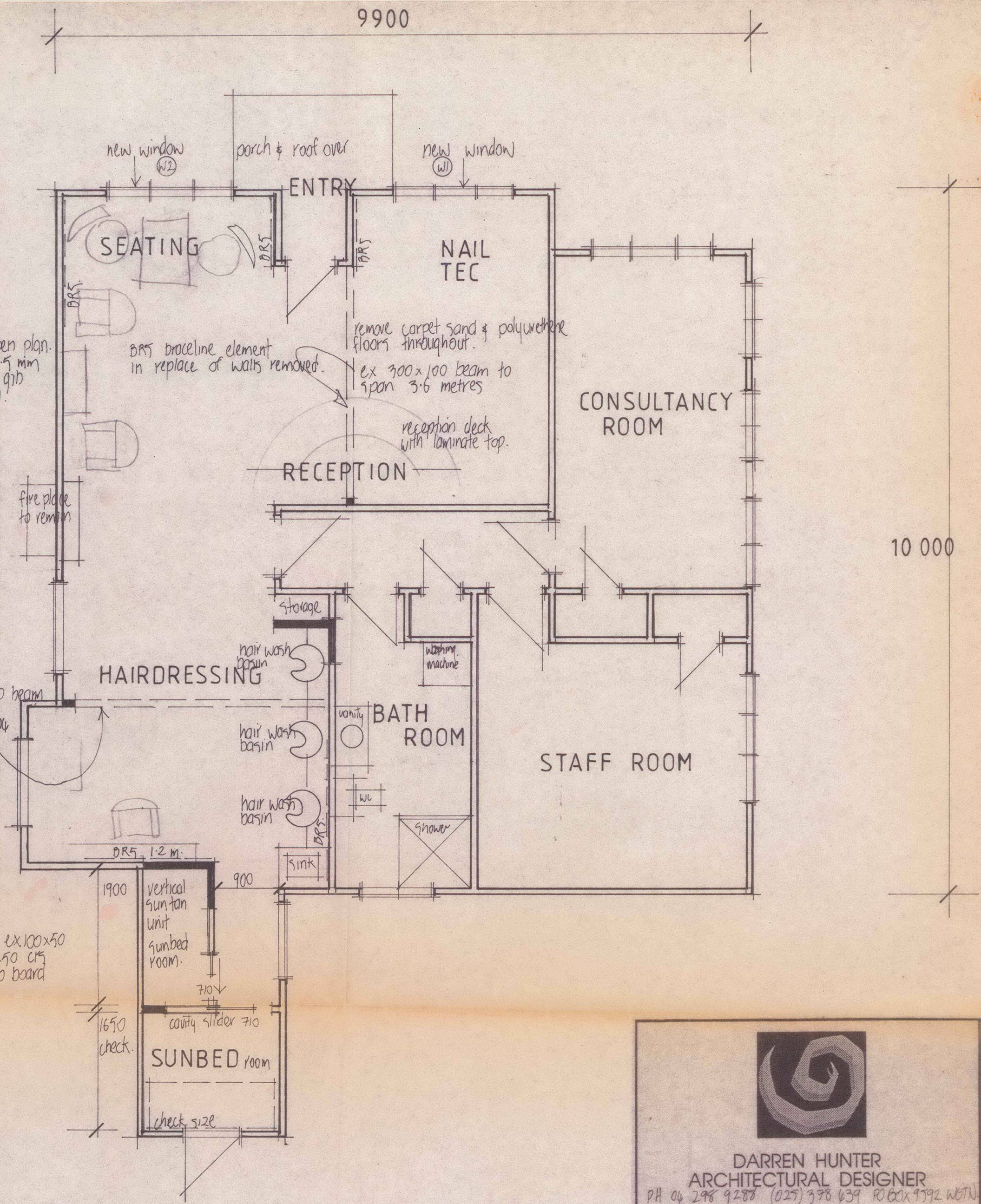


84 AMOHIA STREET SH1
SITE PLAN 1:500

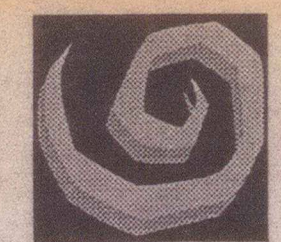
re-line entire new open plan floor area walls with 9.5 mm gib board brace line gib to those areas shown.

new ex 300x100 beam with double studs fix as per NZS 3604 max span 3.6 m.

new walls ex 100x50 studs & 450 cty 9.5 mm gib board



PROPOSED floor plan



DARREN HUNTER
ARCHITECTURAL DESIGNER
PH 04 298 9288 (025) 378 639 R160x992 W610

DRAWING TITLE:
BEAUTY CLINIC
for Nicol Williams 84 Amohia Street SH1
paraparumu
Land Use Consent -
building consent

PAGE TITLE: floor plans	
DATE 9-10-98	JOB NO 99098
SCALE 1:50 500	DWG NO 7.