

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

29 September 2026

Richard Travers

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 4 Stonewall Grove Waikanae.

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

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

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

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

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



Jackie Adams
Manager Consenting

This page is intentionally left blank.

Land Information Memorandum (LIM)

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

4 Stonewall Grove Waikanae

Application Details

Applicant	Richard Travers
LIM number	L260912
Application date	21/09/2026
Issue Date	29/09/2026

Property Details

Property address	4 Stonewall Grove Waikanae
Legal description	LOT 9 DP 49632
Area (hectares)	0.0698

Valuation Information

Valuation number	1492048800
Capital value	\$1,160,000
Land Value	\$940,000
Improvements Value	\$220,000

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

Table of Contents

Document Information 3

Attachments 4

1. Rates 5

2. Consents, Certificates, Notices, Order or Requisitions affecting the land and buildings 6

 Building Consents 6

3. Weathertightness 7

4. Land use and Conditions 8

5. Special Features and Characteristics of the Land 10

6. Natural Hazards 12

7. Other land and building classifications 17

8. Private and Public stormwater and sewerage drains 17

9. Drinking water supply 17

10. Network utility information 17

11. Other information about the property 18

12. Glossary of Terms and Maps attached 19

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	\$8,753.19 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	\$0.00
Water Rates	\$132.09 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

- 14/05/2018 BUILDING CONSENT 170652 : New Decking and doors :
CCC Refused : 22/03/21
- 07/11/2016 BUILDING CONSENT 160851 :
add toilet & shower to laundry room, replace hot
water cylinder with gas system :
CCC Refused : 12/01/21
- 09/03/1994 BUILDING CONSENT 941477 : DWELLING :
Code Compliance Certificate issued 3/05/99
- 24/08/79 Building Permit J041465 GARAGE WORKSHOP 42 SQ M

The Council under section 93 of the Building Act 2004 must decide whether to issue a Code Compliance Certificate (CCC) within 20 working days of the two-year anniversary of the date the Building Consents 170652 and 160851 were granted. Council does not currently have sufficient information to determine that work has been completed in accordance with the approved building consents and is unable at this time to be satisfied it can issue Code Compliance Certificates.

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

The council does not hold any record of inspections for a swimming pool or spa pool for 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 is located partially within PRECINCT 62 – Coastal Qualifying Matter Precinct (General Residential Zone). There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1979. A copy of the Deposited Plan (DP49632) and Record of Title is provided with this LIM.

This property is subject and appurtenant to a right of way, gas, power & telephone, water, sewer & stormwater rights easement.

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

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

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu. Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

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

This property is located within the Conical Surface 1:20, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

5. Special Features and Characteristics of the Land

This section identifies information held by Council about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Selected Land Use Register \(HAIL Database\)](#).

Other Information

The adjacent land and road carriageways (Tutere Street, Eruini Street & Waimea Road) are shown to be subject 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.

The adjacent land and road carriageways (Tutere Street, Eruini Street & Waimea Road) are shown to be subject to ponding and/or residual 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.

Residual ponding areas related to a residual flood risk for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual risk is in the event of a failure or overtopping of the flood protection structure.

The adjoining road carriageway (Eruini Street) is shown to be subject to a residual overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

A residual overflow path is a residual flood hazard for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual hazard is in the event of a failure or overtopping of the flood protection structure.

The adjoining road carriageway (Eruini 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. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

Stormwater discharge should be confined to site or discharged to the kerb and channel.

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
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 **WN19D/1220**

Land Registration District **Wellington**

Date Issued 21 May 1979

Prior References

WN586/107

Estate Fee Simple
Area 698 square metres more or less
Legal Description Lot 9 Deposited Plan 49632
Original Registered Owners
Russell Talbot Feist, Annis Gillian Feist and Peter Gerald McMenamin

Interests

Appurtenant hereto is a right of way and gas, power & telephone, water, sewer & stormwater rights specified in Easement Certificate 277235.3 - 21.5.1979 at 10:59 am

Subject to a right of way and gas, power & telephone, water sewer & stormwater rights over part marked C on DP49632 specified in Easement Certificate 277235.3 - 21.5.1979 at 10:59 am

The easements specified in Easement Certificate 277235.3 are subject to Section 309 (1) (a) Local Government Act 1974

5425069.1 Transfer to Judith Estranna Aitken and Christopher Holden Toogood - 5.12.2002 at 9:00 am

9248648.1 Transfer to Judith Estranna Aitken and Peter John Clark - 14.12.2012 at 11:21 am

9523008.1 Mortgage to Bank of New Zealand - 26.9.2013 at 12:04 pm

10116090.1 Discharge of Mortgage 9523008.1 - 8.7.2015 at 4:07 pm

10216450.1 Transfer to Penellis Activities Limited - 22.3.2016 at 12:50 pm

10216450.2 Mortgage to ANZ Bank New Zealand Limited - 22.3.2016 at 12:50 pm

13285870.1 Discharge of Mortgage 10216450.2 - 15.5.2025 at 2:06 pm

13285870.2 Transfer to Richard Jonathan Travers Ellis (1/2 share) and Alison Ann Ellis (1/2 share) - 15.5.2025 at 2:06 pm

References

Prior C/T 586/107

Transfer No.

N/C. Order No. 277235.2

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st day of May one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that MABEL WEGGERY, Widow ERIC RONALD WEGGERY Farmer, both of Waikanae Beach and NOELINE UNA HICKS of Waikanae, Married Woman, as tenants in common in equal shares are

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 698 square metres more or less situate in Block V Kaitawa Survey District being Lot 9 on Deposited Plan 49632

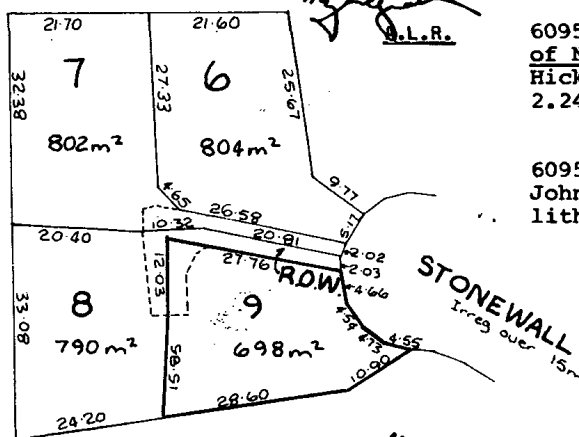
Assistant Land Registrar

No. 277235.3 Easement Certificate pursuant to Section 90A Land Transfer Act 1952

TENEMENTS PLAN 49632

Nature	Servient	Dominant
R.O.W.		
Gas	Pt. Lot 7 "A"	Lot 9
Power &	Pt. Lot 8 "B"	Lot 9
Telephone	Pt. Lot 9 "C"	Lots 6, 7 & 8
Water		
Sewer &		
Stormwater		

- produced 21.5.1979 at 10.59 a.m. (Subject to Section 309 (1)(a) Local Government Act 1974)



Measurements are Metric

609549.1 Transmission of the share of Mabel Weggery to The Public Trustee - 27.2.1984 at 2.24 0'c

609549.2 Transmission of the share of Noeline Una Hicks to Clifford Hicks as executor - 27.2.1984 at 2.24 0'c

609549.3 Transfer to Allan Keith Johnson of Wellington, Photographer - 27.2.1984 at 2.24 0'c

Fencing Covenant in Transfer 609549.4 - 27.2.1984

609549.5 Transfer to Keith Roy Johnson of Wellington, Teacher and Pauline Margaret Johnson his wife - 21.7.1987 at 2.28 p.m.

864631.1 Transfer to Keith Roy Johnson of Wellington, Teacher and Pauline Margaret Johnson his wife - 21.7.1987 at 2.28 p.m.

19D/1220 Cont

B.130321.1 Mortgage to United Building
Society - 12.11.1990 at 9.42 p.m.

16.11.1990

A.L.R.

B.130321.2 Transfer to Graeme Patrick Quinn
Real Estate Salesperson of Waikanae -
16.11.1990 at 9.20 am.

A.L.R.

~~B.367385.1 Mortgage to Countrywide
Banking Corporation Limited - 27.6.1994
at 9.38 a.m.~~

REJECTED

A.L.R.

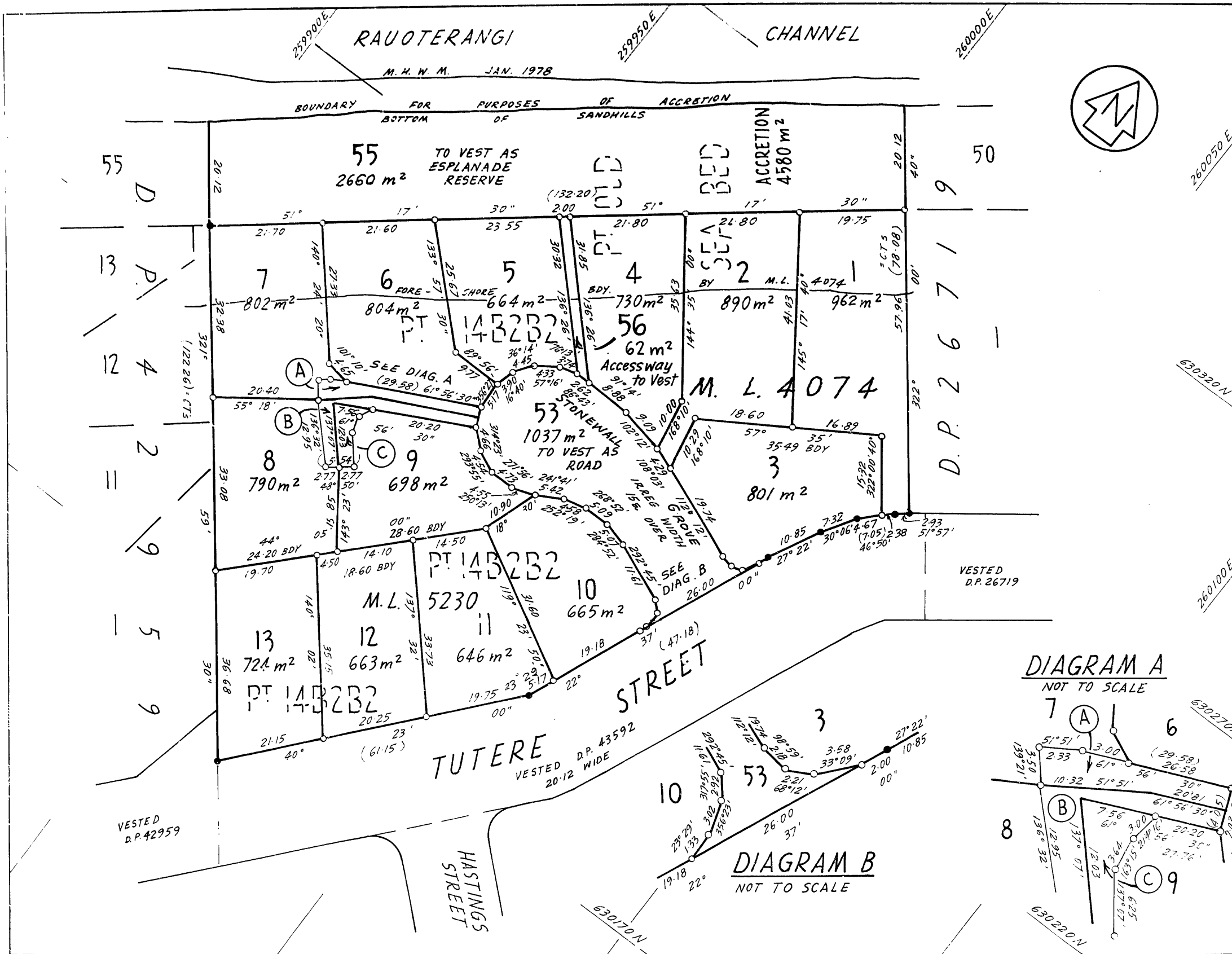
~~B.372728.1 Mortgage to Countrywide
Banking Corporation Limited - 25.7.1994
at 9.31 a.m.~~

A.L.R.

B788092.2 Transfer to Russell Talbot Feist,
Annis Gillian Feist and Peter Gerald
McMenamin
14.6.2000 at 2.25

for RGL





Approvals
 MABEL WEGGERY
 ERIC WOOD WEGGERY
 NOEL WEGGERY
 S. W. WEGGERY
 Regd. Owner

Conditional upon the granting or reserving of easements shown in the Memorandum of Easements hereon this plan of subdivision is approved under Section 34 Counties Amendment Act 1961 and certified under Section 33(4) Town and Country Planning Act 1953 by resolution of the Horowhenua County passed on the 14th day of September 1977

J. S. Blunklow
 Councillor

Councillor

County Clerk.

W.S. 259.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
R.O.W., Gas	A	Pt. Lot 7	Lots 6, 8, 9
P.&T., Water	B	Pt. Lot 8	Lots 6, 7, 9
San Sewer	C	Pt. Lot 9	Lots 6, 7, 8
Power			
Stormwater			

Total Area 1:3599 ha.

Comprised in C.T. 586-107 Pt.

HUGH RUSSELL FARQUHAR of PALM. NORTH
 Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at PALM. NORTH this 29th day of June 1978 Signature: H. R. Farquhar

Field Book 329 p. 109-114 & 362 119-125

Reference Plans D.P.s. 42959, 43592, 26719

M.L. 4074, 5230

Examined H. R. Farquhar Corrected 5-3-79

Approved as to Survey

5379 M. W. Armstrong Chief Surveyor

Deposited this 26th day of June 1978

District Land Registrar

File INF. 1728 M
 Received
 Instructions

49632

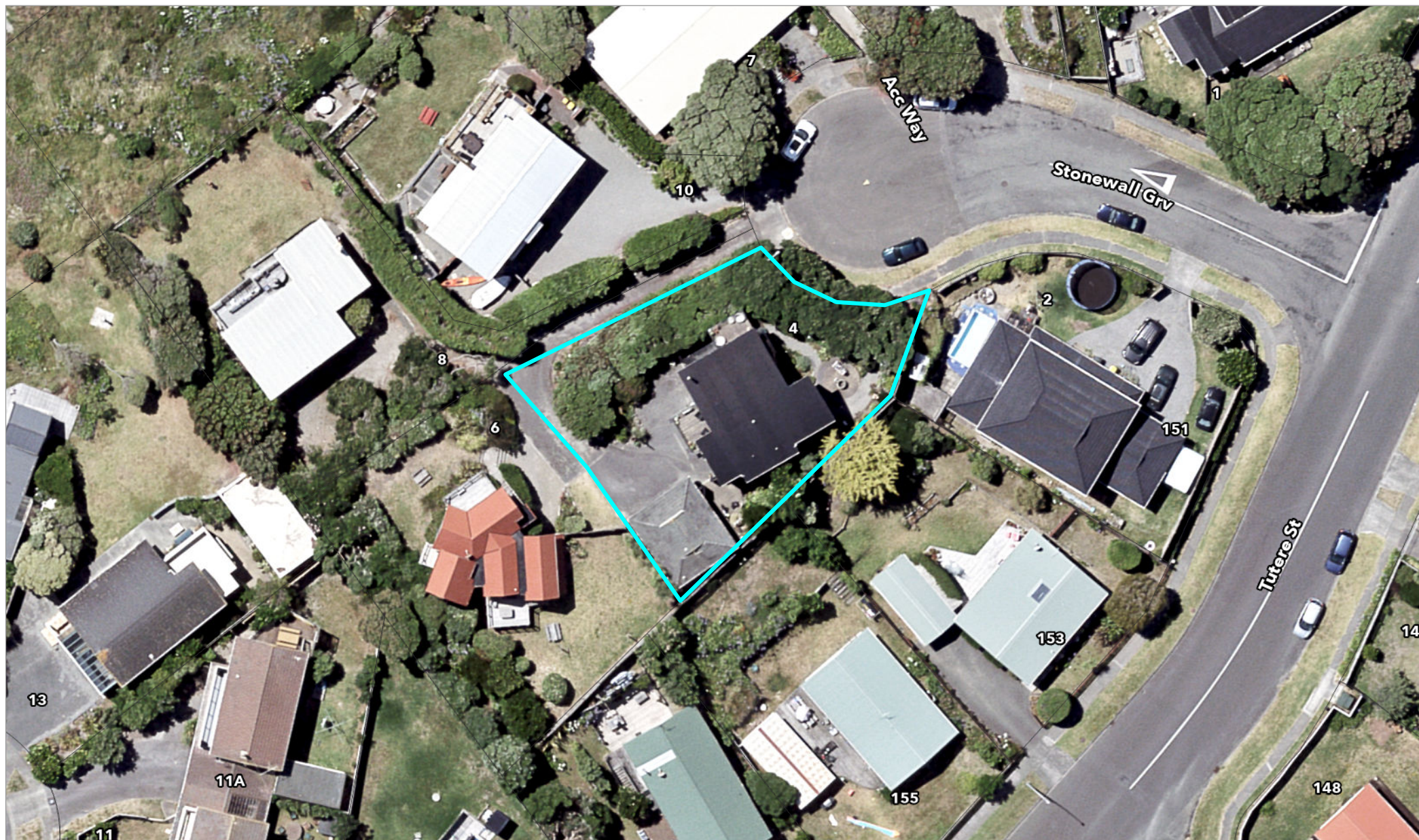
AND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. V KAITAWA
 NZMS 261 SHEET NO. R26/61 Waikanae 3

LOTS 1-13, 53, 55 & 56 BEING SUBDN.
 OF PARTS SEC. 14B2B2 NGARARA WEST A

LOCAL AUTHORITY HOROWHENUA COUNTY
 Surveyed by H.R. FARQUHAR & ASSOCIATES
 Scale 1:500 Date DEC. 1977

Aerial Photography

4 Stonewall Grove Waikanae - LOT 9 DP 49632



0 10 20 Metres

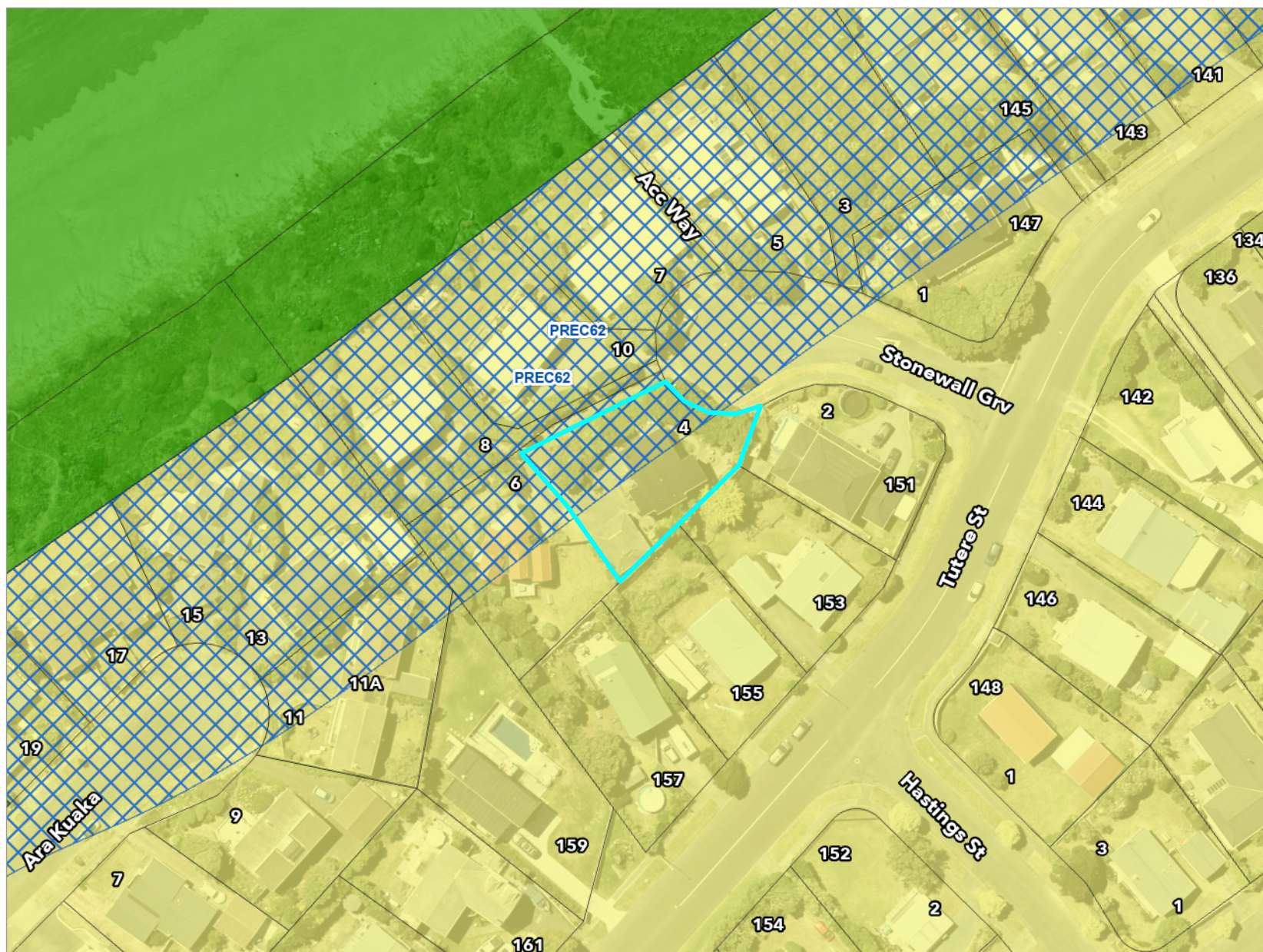
Scale @ A4 - 1:500

Date Printed: September 18, 2026

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

Operative District Plan 2021 - Zones and Precincts

4 Stonewall Grove Waikanae - LOT 9 DP 49632



Key to map symbols

-  Coastal Qualifying Matter Precinct
-  General Residential Zone
-  Natural Open Space Zone



0 20 40 Metres

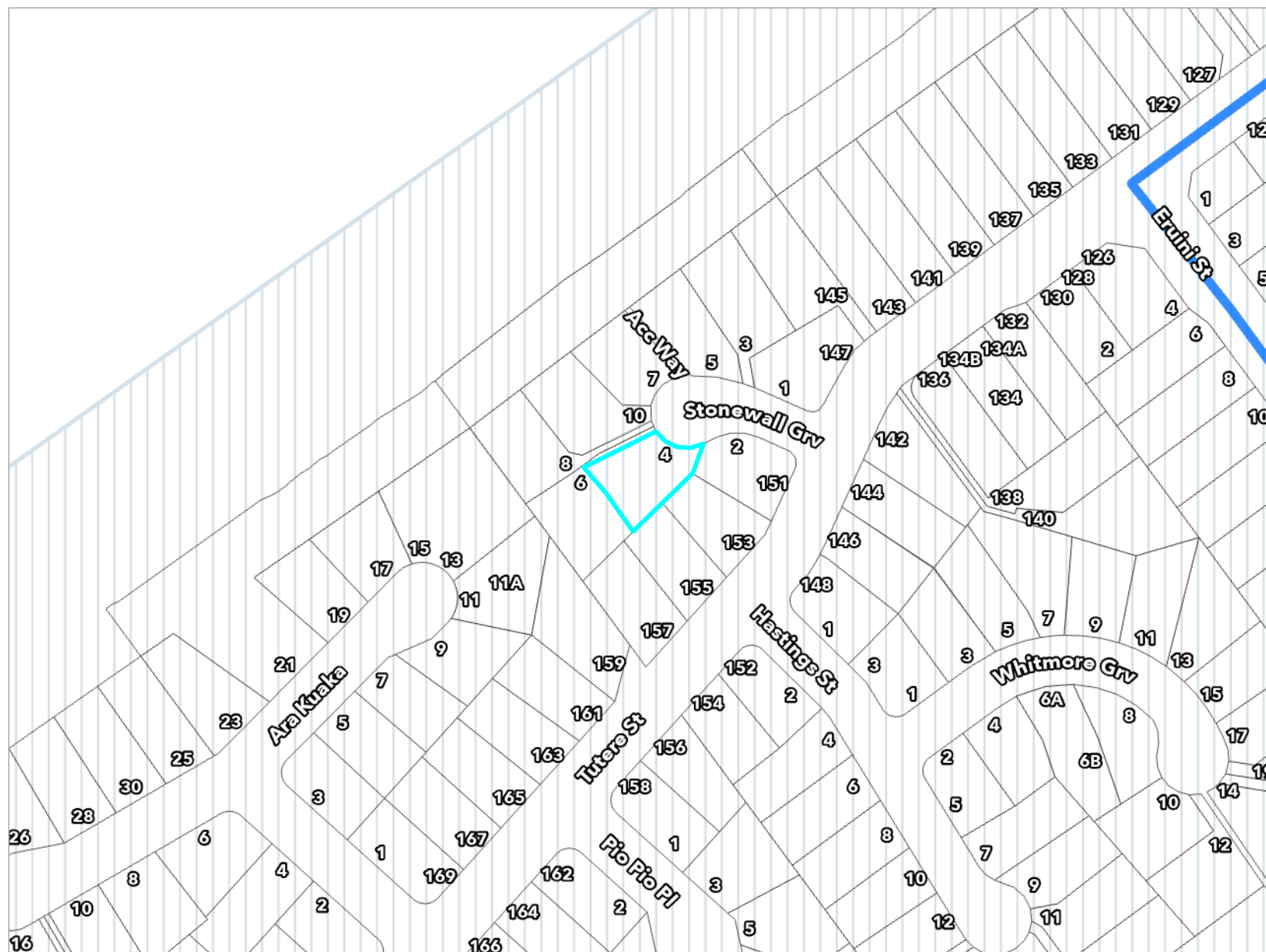
Scale @ A4 - 1:1,000

Date Printed: September 18, 2026

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

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

4 Stonewall Grove Waikanae - LOT 9 DP 49632



Key to map symbols

- Local Community Connectors
- Coastal Environment

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



0 40 80 Metres

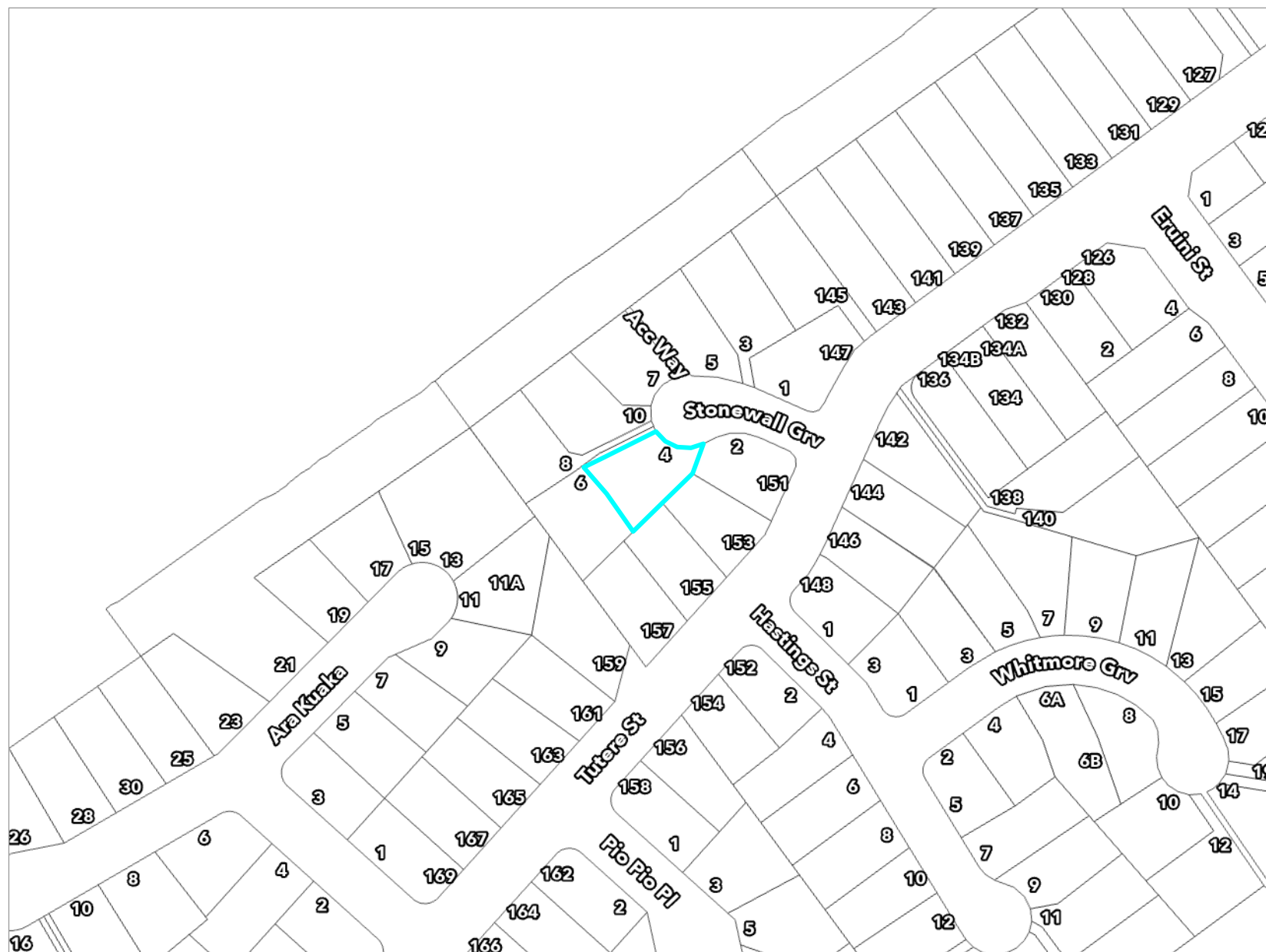
Scale @ A4 - 1:2,000

Date Printed: September 18, 2026

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

Operative District Plan 2021 - Designations & Miscellaneous Features

4 Stonewall Grove Waikanae - LOT 9 DP 49632



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.



0 40 80 Metres

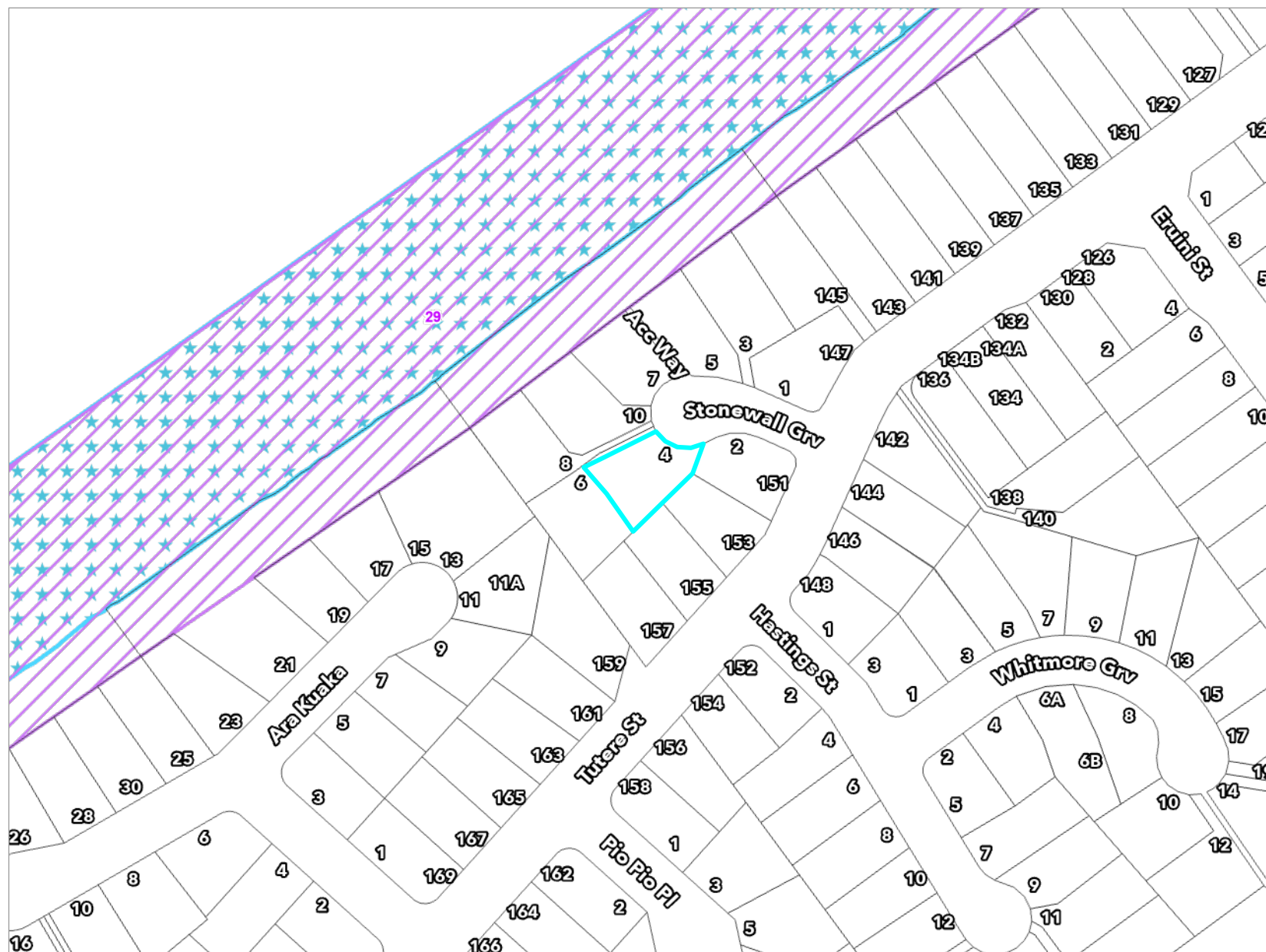
Scale @ A4 - 1:2,000

Date Printed: September 18, 2026

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

Operative District Plan 2021 - Natural Features

4 Stonewall Grove Waikanae - LOT 9 DP 49632



Key to map symbols

-  Special Amenity Landscapes
-  Areas of High Natural Character

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



0 40 80 Metres

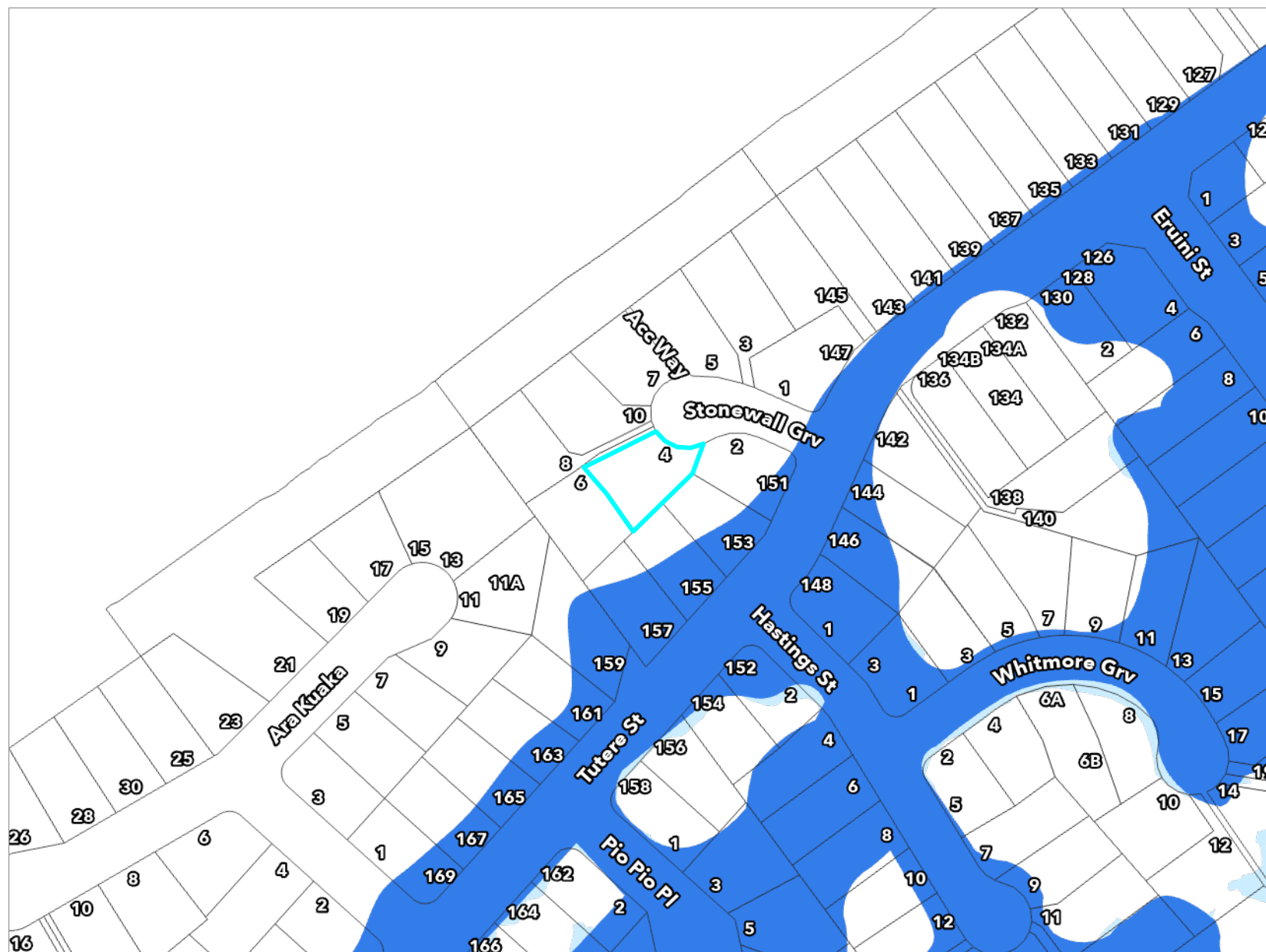
Scale @ A4 - 1:2,000

Date Printed: September 18, 2026

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

Operative District Plan 2021 - Natural Hazards

4 Stonewall Grove Waikanae - LOT 9 DP 49632



Key to map symbols

- Ponding Area
- Residual Ponding Area

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



0 40 80 Metres

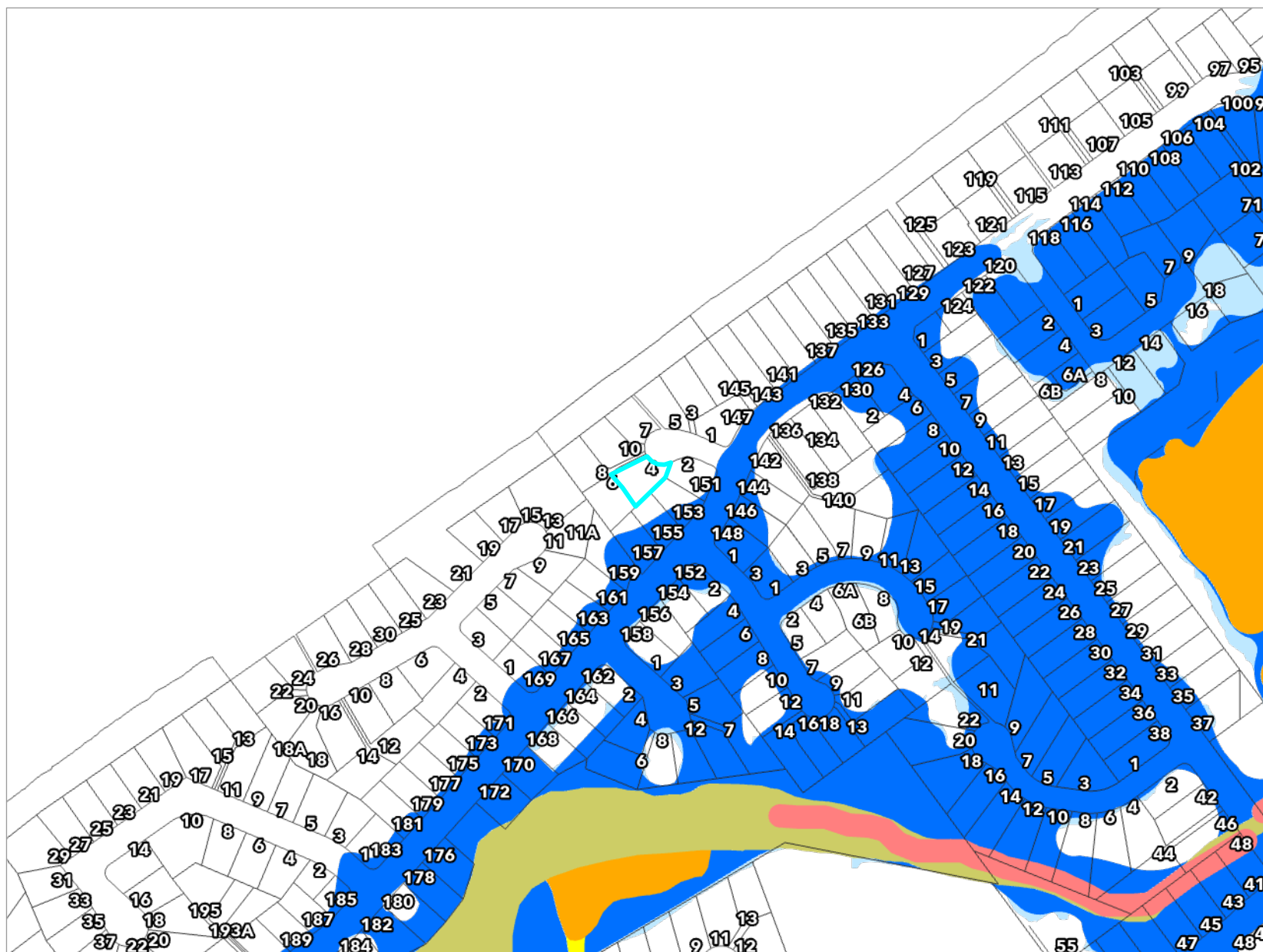
Scale @ A4 - 1:2,000

Date Printed: September 18, 2026

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

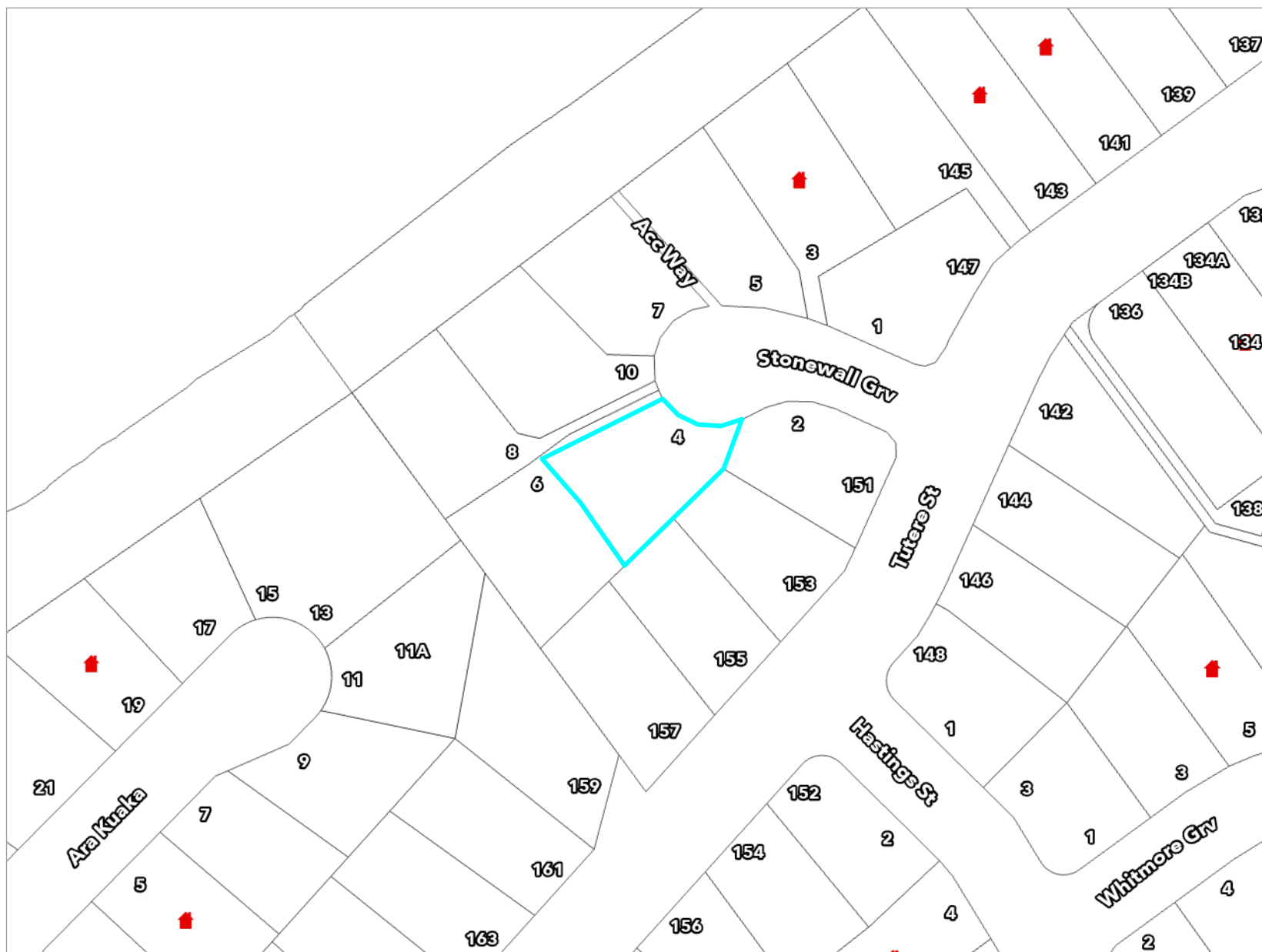
Latest Flood Hazards

4 Stonewall Grove Waikanae - LOT 9 DP 49632



Resource Consents Map

4 Stonewall Grove Waikanae - LOT 9 DP 49632



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 25 50 Metres

Scale @ A4 - 1:1,200

Date Printed: September 18, 2026

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

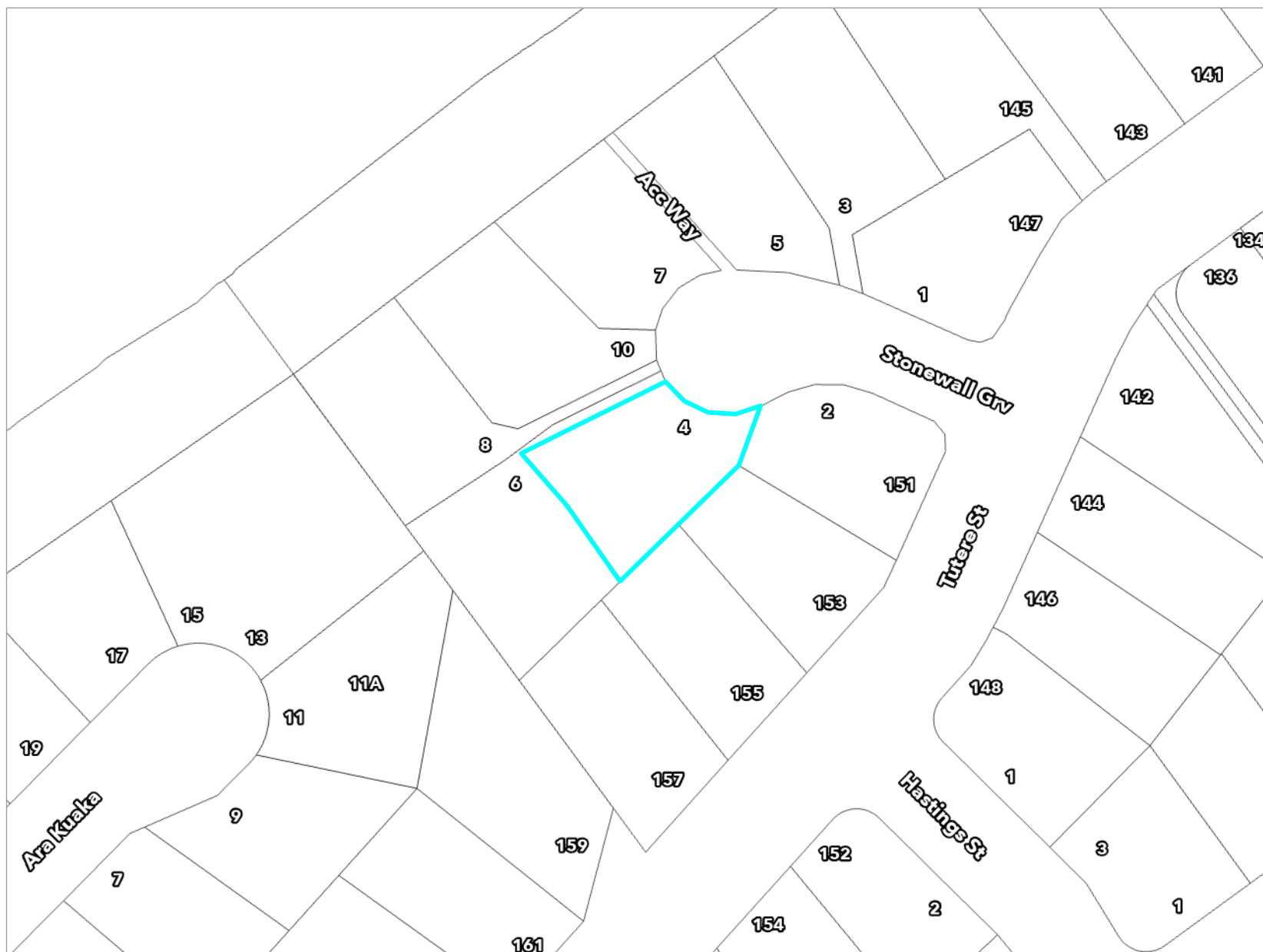
Resource Consents Report

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
040009	4 Hastings Street, Waikanae	1492035400	LOT 51 DP 46556	LD	Boat shed exceeding 60sqm accessory building site	N	N	Decision Issued	20/2/2004	10/2/2004
070256	3 Stonewall Grove, Waikanae	1492049400	LOT 2 DP 49632	LD	Earthworks for dune restoration of foredune in front of 3	N	N	Decision Issued	3/9/2007	15/8/2007
050382	143 Tutere Street, Waikanae Beach	1492049700	LOT 1 DP 26719	LC	Additional unit on army welfare property	N	N	Decision Issued	11/1/2006	28/12/2005
060281	3 Pio Pio Place, Waikanae	1492035900	LOT 1 DP 49723	LD	Relocation of Existing garage and construction of	N	N	Decision Issued	22/9/2006	18/9/2006
130224	19 Ara Kuaka, Waikanae	1492046900	LOT 15 DP 42959 CT 14D/1011	LD	Refurbishment of an existing pergola, boundary setback	N	N	Decision Issued	12/12/2013	13/12/2013
190261	141 Tutere Street, Waikanae Beach	1492049800	LOT 2 DP 26719 CT 44A/403	LD	To construct additions to the existing dwelling that	N	N	Decision Issued	22/11/2019	29/10/2019
960053	134 Tutere Street, Waikanae Beach	1492031700A	FLAT 1 DP 67319 1/2 INT 817 M2 BEING	LC	CROSS LEASE	N		s.223 Approval	20/3/1996	23/2/1996
980154	158 Tutere Street, Waikanae Beach	1492035800	LOT 41 DP 42959	LD	REMOVE APPROX 700m2 SAND IN PREPARATION OF HOUSE SITE	N	N	Decision Issued	1/7/1998	22/4/1998

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
PB190040	141 Tutere Street, Waikanae Beach	1492049800	LOT 2 DP 26719 CT 44A/403	PB	Additions and alterations to existing dwelling which encroach	N	N	Decision Issued	24/9/2019	11/9/2019
CE250012	5 Whitmore Grove, Waikanae	1492032700	LOT 22 DP 47090	LD	Additions and alterations to existing dwelling which	N	N	Decision Issued	20/1/2026	10/9/2025
990195	5 Ara Kuaka, Waikanae	1492047600	LOT 8 DP 42959 CT 14D/1004	LD	HEIGHT ENVELOPE ENCROACHMENT	N	N	Decision Issued	30/6/1999	27/5/1999
PB250015	5 Whitmore Grove, Waikanae	1492032700	LOT 22 DP 47090	PB	Height recession plane infringement along South West	N	N	Cancelled RMCE required		29/8/2025
PB240002	5 Whitmore Grove, Waikanae	1492032700	LOT 22 DP 47090	PB	Additions and Alterations to existing dwelling which encroach	N	N	Decision Issued	21/2/2024	9/1/2024
PB210059	7 Whitmore Grove, Waikanae	1492032800	LOT 23 DP 47090 C/T 18A/398	PB	Addition to existing garage/studio which encroaches minimum	N	N	Decision Issued	10/9/2021	6/9/2021
PB210069	7 Whitmore Grove, Waikanae	1492032800	LOT 23 DP 47090 C/T 18A/398	PB	Addition to existing garage/studio which encroaches minimum	N	N	Decision Issued	14/10/2021	8/10/2021

Health and Alcohol Licenses

4 Stonewall Grove Waikanae - LOT 9 DP 49632



Key to map symbols

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



0 20 40 Metres

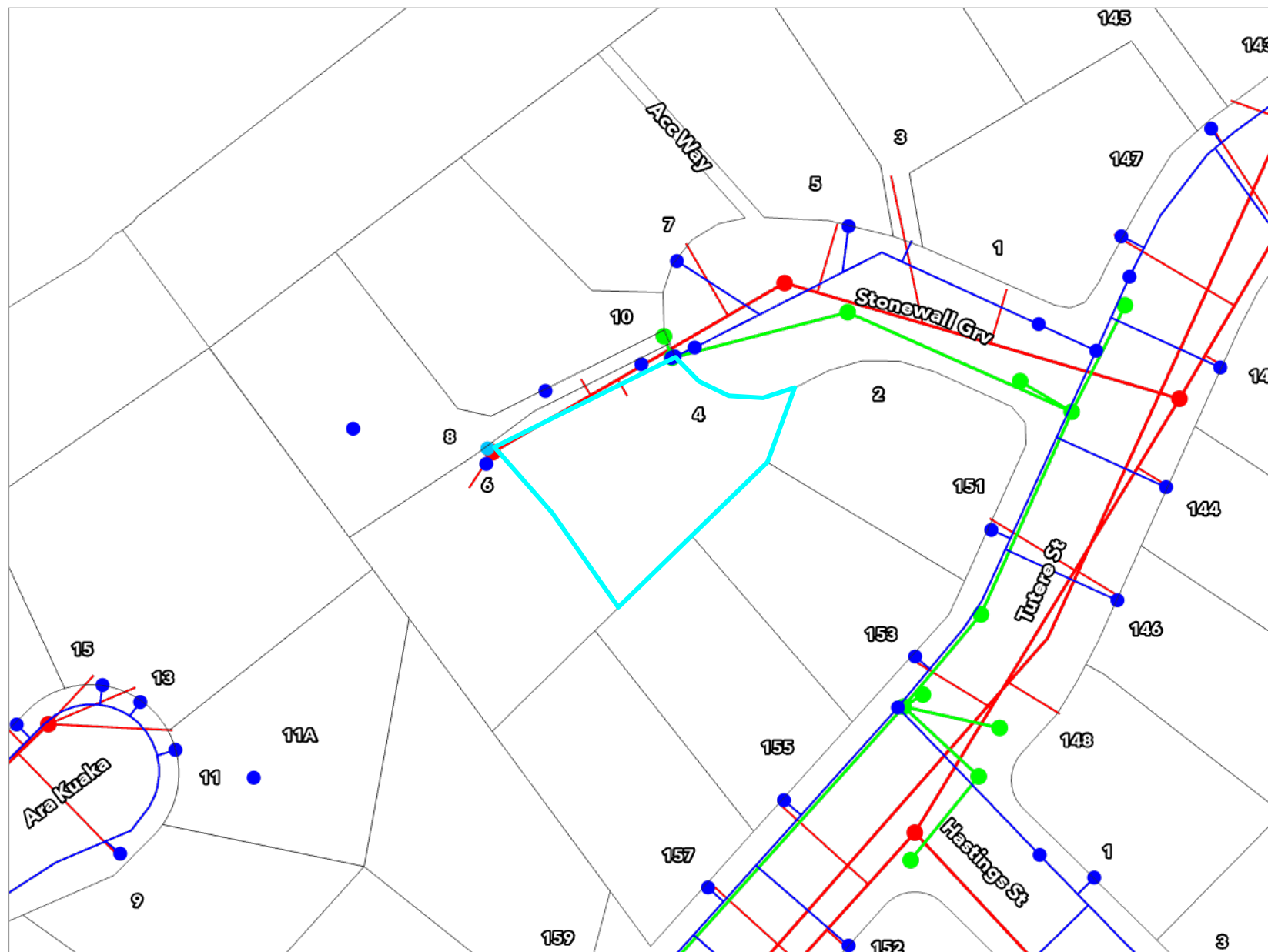
Scale @ A4 - 1:1,000

Date Printed: September 18, 2026

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

Services Network

4 Stonewall Grove Waikanae - LOT 9 DP 49632



Key to map symbols

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

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



0 10 20 Metres

Scale @ A4 - 1:800

Date Printed: September 18, 2026

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

BC 160851

Site Plan

5000

Amade

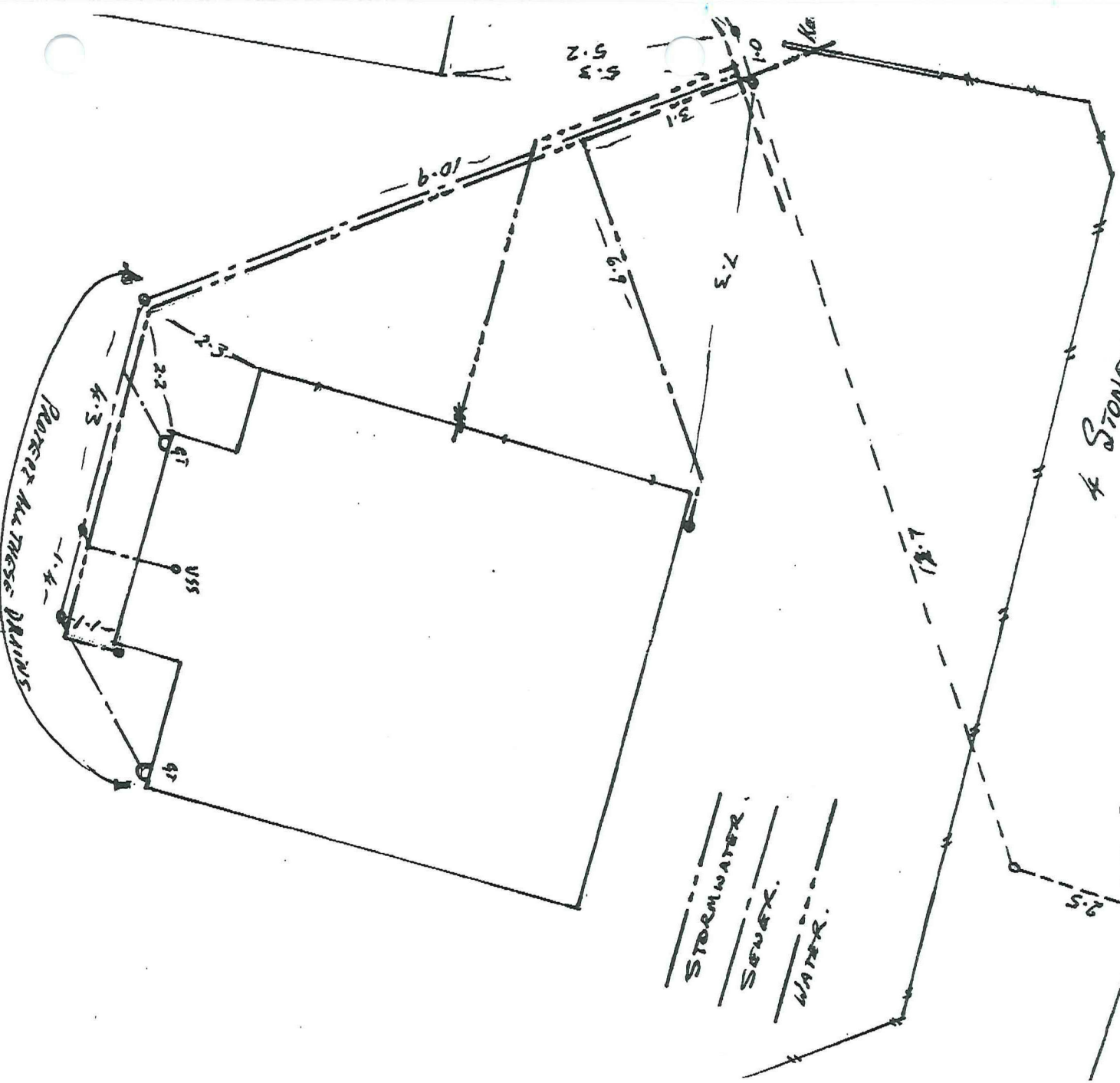
Dimensions

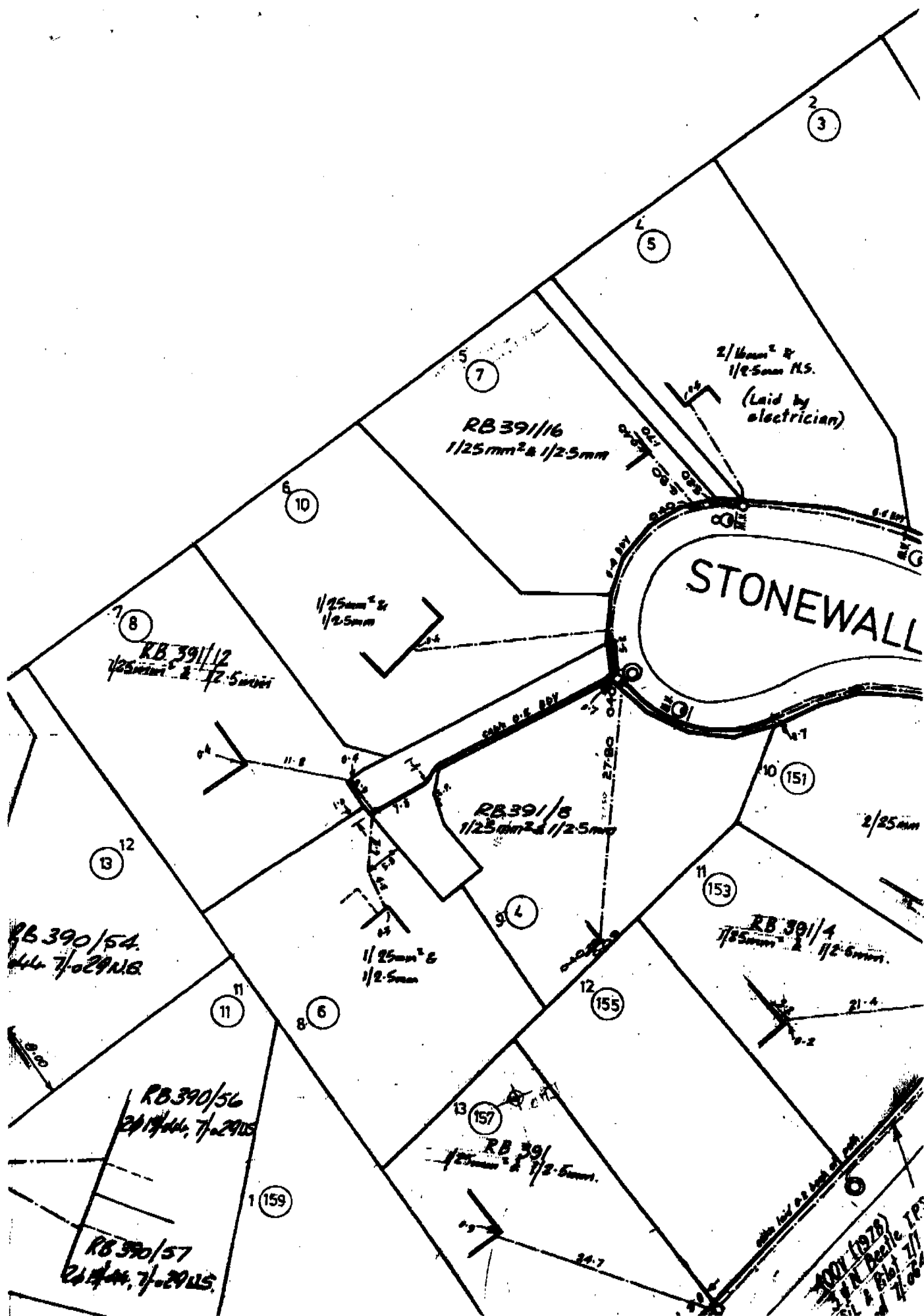
21 OCT 2016

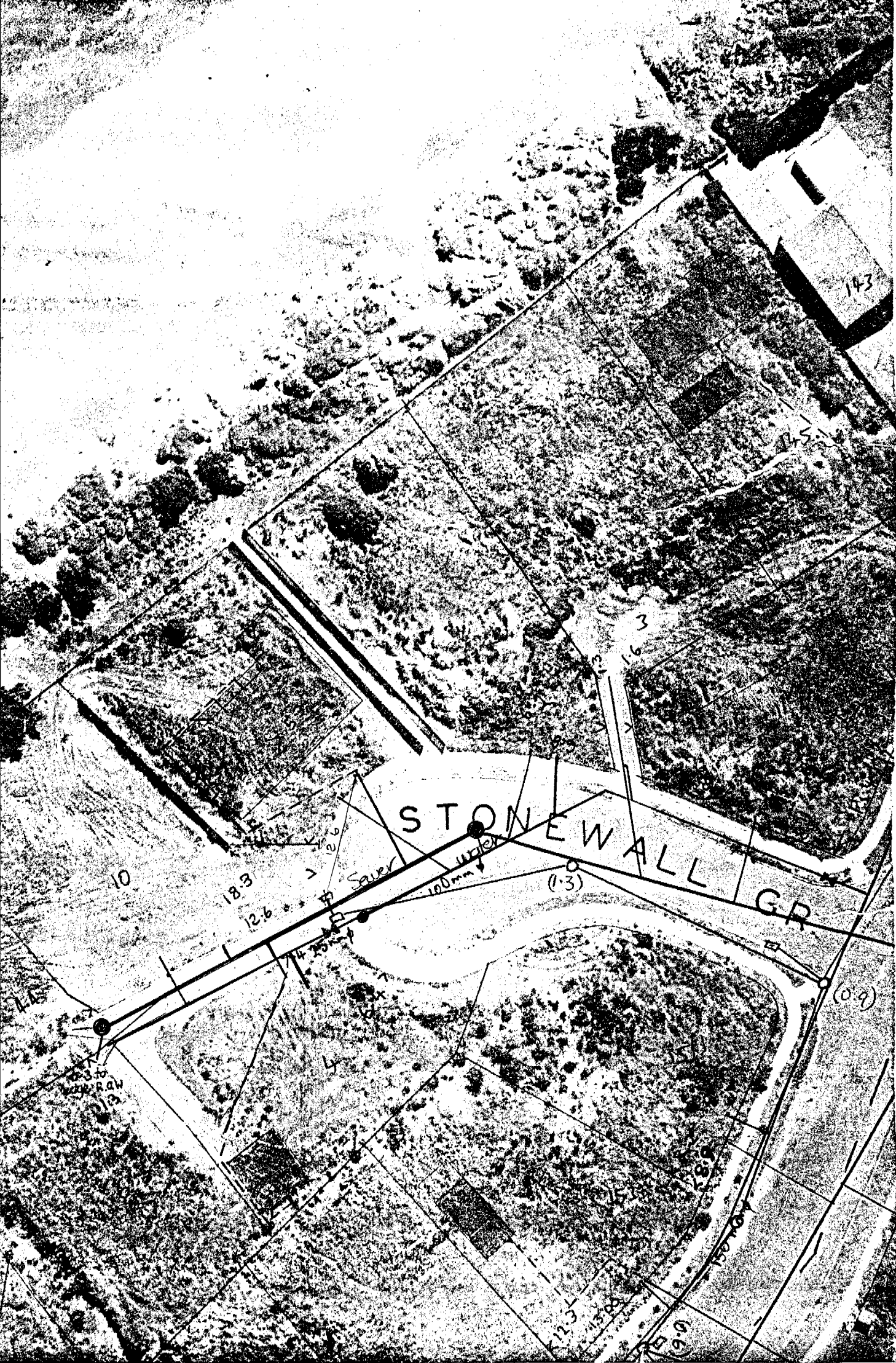
2-20m
1742p.

4 STONEWALL CR.
LOT 9. DP #9632
D/L MCF name
24-6-94 AH.

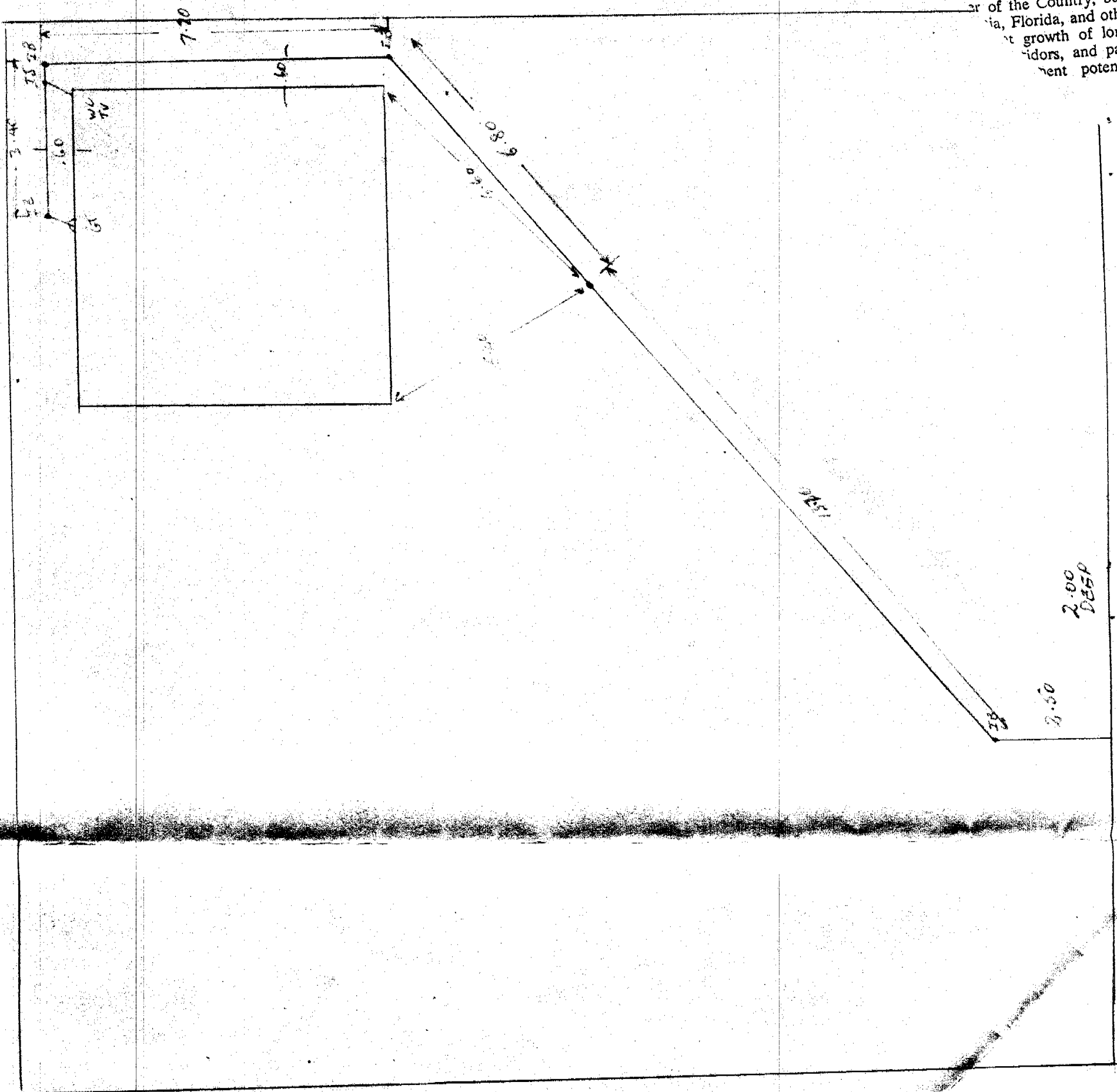
STORMWATER.
SEWAGE.
WATER.







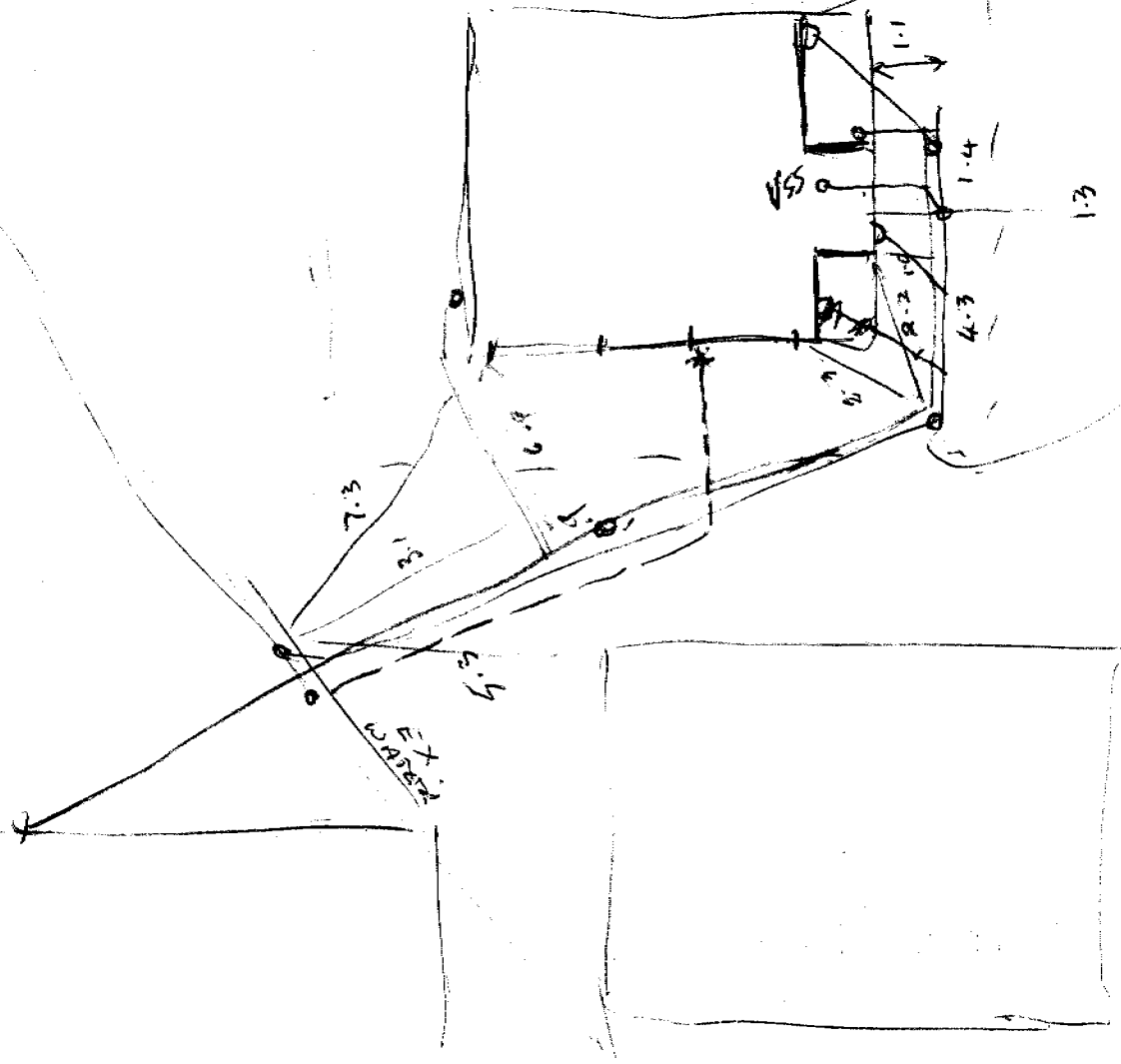
perpetuating the existing capacity for expanded and improved local or regional needs. Especially in the northeastern part of the Country, but also in Florida, and other areas, growth of long super-riders, and particularly potential and



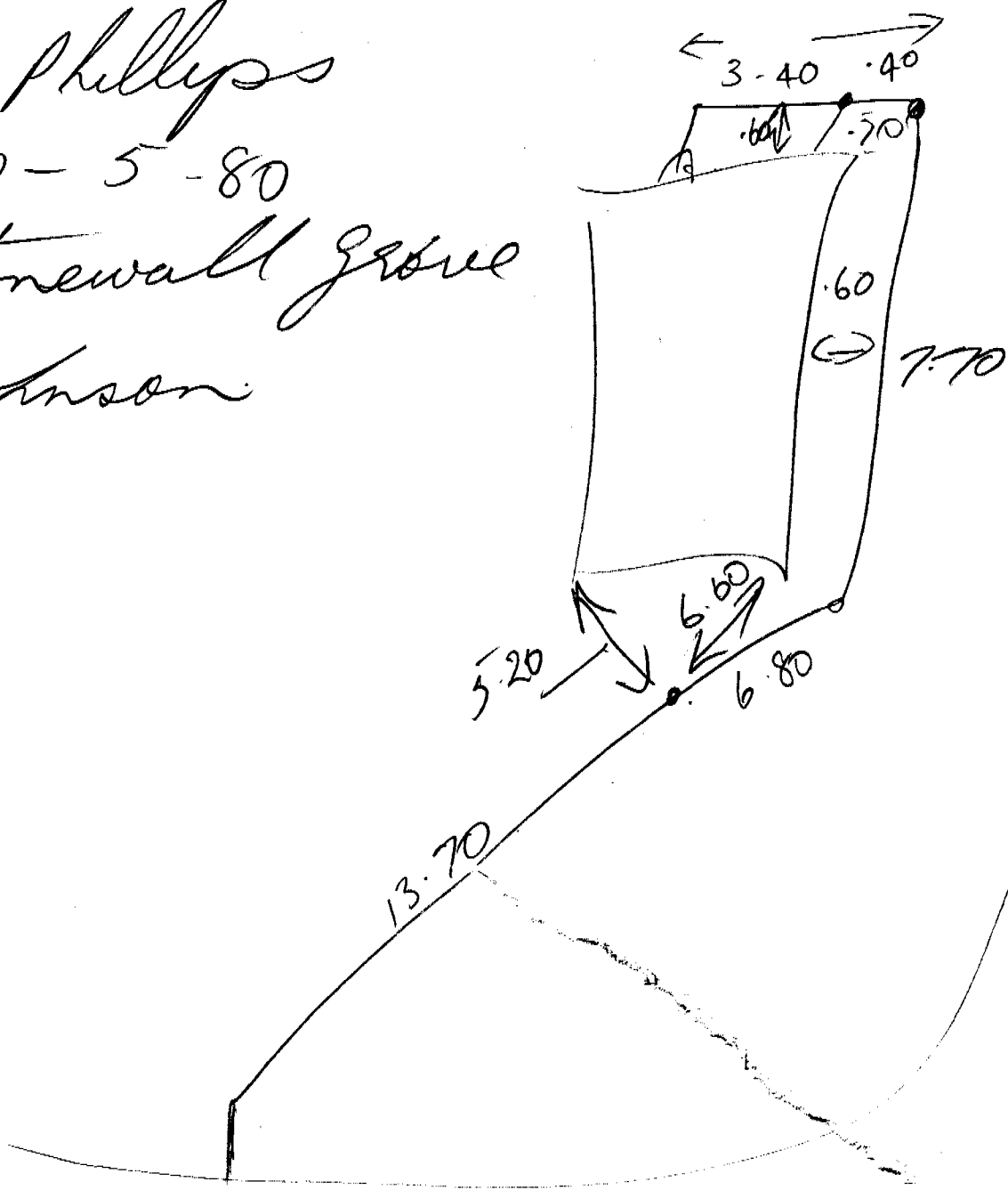
STONEWALL GROVE

ROAD - STONEWALL CR.
 LOT
 DT
 DRAWN BY M. F. H. CHAP.
 OWNER - JOHNSON
 DATE - 20-5-80
 PACE - TERRAIN P.V.C.

The image contains two hand-drawn sketches of mechanical parts. The top sketch is a cross-sectional view of a shaft with a keyway. A vertical line indicates the centerline. To the right of the sketch, there is handwritten text: "4" and "Standard". Below the sketch, there is a detail of a shaft end with a key. The key is shown in a cross-section, and the shaft has a flange or shoulder. The drawing is done in black ink on a white background.



m Phillips
20-5-80
Stonewall Grove
Johnson



PLAN OF ALLOTMENT – PROPOSED DRAINAGE LAYOUT

**Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.**

Boundary Lines to be shown thus: _____

Frontage to

4 Stevenson Cir

Road

