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

16 November 2026

Leigh Dunn

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 22B Belvedere Avenue Waikanae.

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

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

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

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

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

Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

22B Belvedere Avenue Waikanae

Application Details

Applicant	Leigh Dunn
LIM number	L261157
Application date	09/11/2026
Issue Date	16/11/2026

Property Details

Property address	22B Belvedere Avenue Waikanae
Legal description	FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 34696
Area (hectares)	0.0000

Valuation Information

Valuation number	1495132500A
Capital value	$590,000
Land Value	$265,000
Improvements Value	$325,000

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	$4,873.37 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	$0.00
Water Rates	$1.73 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	$1.89

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

30/08/1977 Building Permit H136600 GARDEN SHED 5-4 SQM

03/12/1976 Building Permit H79507 2 X UNITS 249-64 SQM

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: High Density Residential in the Operative District Plan (2021).

This property was created via subdivision in 1973. A copy of the Deposited Plan (DP34696) and Record of Title are provided with this LIM.

There are no known easements.

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

The property is subject to a cross lease agreement. These agreements can be complex. A legal check of the cross lease in terms of the accuracy and validity of the Flats Plan is recommended. A copy of the Flats Plan (DP46585) is provided with this LIM.

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 file(s) 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.

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 interconnecting road carriageways 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 interconnecting road carriageways (Belvedere Ave, Kapanui Road & Parata Street) are 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 interconnecting road carriageways (Belvedere Ave, Kapanui Road & Parata Street) are shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.
Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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

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

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

6. Natural Hazards

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.
A natural hazard is any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

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

Natural hazard information held by Council

Natural hazards identified in the District Plan

Earthquakes

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

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

Liquefaction

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

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

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

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

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

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

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

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

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

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

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

More information on flood hazard modelling, including currently available information can be found on the Council website www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/.

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

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

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kāpiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Natural hazards identified under the Building Act 2004

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

Consents notified relating to a natural hazard

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

Notices issued under 133BT

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

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

Geotechnical assessment

If this property has been the subject of a Building Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

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

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

Natural hazards identified under the Resource Management Act 1991

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

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

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

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

Natural hazard information provided by Greater Wellington Regional Council

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

Hazard information

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

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

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

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

Please contact **Greater Wellington Regional Council** at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**
www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

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

Other natural hazard information

No other information found.

7. Other land and building classifications

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

No information located.

8. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. 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.
The water supply connection has multiple consumers using the one connection.

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

10. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

11. Other information about the property

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

No information found.

Cultural and Archaeological

The settlement history of the Kāpiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website: www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on Development impact fees - Kāpiti Coast District Council

12. Glossary of Terms and Maps attached

Aerial Photograph
A birds-eye view in colour of the property and its surrounds.

Deposited Plan
Sometimes referred to as a 'Flats Plan' or 'Title Plan.' A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances, and easements).

Building Information
This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates. This may also include technical reports (such as geotechnical and/or structural reports) if available.

Services Network Map
Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses
This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents
Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)
A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area, or route without the need for a land use resource consent.

District Plan
Every city and district council is required to have a District Plan under the Resource Management Act 1991. The District Plan plays a big part in how Kāpiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards
To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN18A/822**

Land Registration District **Wellington**

Date Issued 28 September 1977

Prior References
WN11B/1074

Estate Fee Simple - 1/2 share

Area 857 square metres more or less

Legal Description Lot 32 Deposited Plan 34696

Original Registered Owners

Enid Jacqueline Dunn

Estate Leasehold

Instrument L 234686.2

Term 999 years commencing on 1.1.1977

Legal Description Flat A Deposited Plan 46585 and Garage A Deposited Plan 46585

Original Registered Owners

Enid Jacqueline Dunn

Interests

234686.2 Lease of Flat A and Garage A DP 46585 Term 999 years commencing on 1.1.1977 Composite CT WN18A/822 issued - 28.9.1977 at 1.30 pm (affects fee simple)

234686.3 Lease of Flat B and Garage B DP 46585 Term 999 years commencing on 1.1.1977 Composite CT WN18A/823 issued - 28.9.1977 at 1.30 pm (affects fee simple)

13545154.1 Transmission to Leigh Andrew Dunn as Executor - 11.3.2026 at 8:24 am

References
Prior C/T 118/1074

Transfer No.
N/C. Order No.
LEASE 234686.2

REGISTER

Land and Deeds 69

No. 18A/822

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT
FOR ½ [redacted] SHARE AND LEASEHOLD INTEREST

This Certificate dated the 28th day of September one thousand nine hundred and seventy-seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that NEIL JOSEPH POWELL of Waikanae Builder is seised of an estate in fee simple as to an undivided one half share

[redacted] (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 857 square metres more or less situate in Block V Kaitewa Survey District being Lot 32 on Deposited Plan 34696

AND THIS CERTIFICATE FURTHER WITNESSETH THAT the said

NEIL JOSEPH POWELL

is seised of an estate of leasehold (subject as aforesaid) created by Lease 234686.2 for a term of 999 years commencing on 1.1.1977 in Flat A and Garage A on Deposited Plan 46585 delineated with bold black lines on the plan hereon

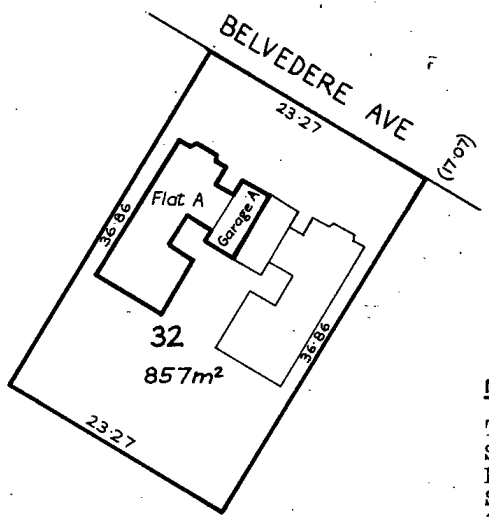
Assistant Land Registrar

DISTRICT LAND REGISTRAR WELLINGTON, N.Z.

MEMORIALS AFFECTING THE FEE SIMPLE

Fencing covenant in Transfer 065208.2

A.L.R.



The following Leases were registered on 28.9.1977 at 1.30 p.m. for a term of 999 years commencing on 1.1.1977

LEASE	FLATS PLAN 46585	LEASE & SHARE C.T.
234686.2	Flat A and Garage "A"	18A/822
234686.3	Flat B and Garage "B"	18A/823

A.L.R.

MEMORIALS AFFECTING BOTH ESTATES

Transfer 238072.1 to Herbert Samuel Stone of Waikanae, Retired and Sybil Beatrice Stone his wife - 8.11.1977 at 2.31 p.m.

A.L.R.

No. 18A/822

Measurements are Metric

OVER

18A/822

Transfer 378284.1 to Alice Lilian Burns of Waikanae, Widow - 8.12.1980 at 2.42 p.m

for D.L.R

Transfer 548453.1 to James Lindsay Christie of Waikanae, Retired and Clodagh Gertrude Lillith Christie his wife - 24.3.1983 at 2.34 p.m.

A.L.R.

647050.1 Transmission to Clodagh Gertrude Lillith Christie as Survivor - 24.9.1984 at 2.21 p.m.

A.L.R.

B.193957.1 Transmission to The Public Trustee - 17.9.1991 at 1.43 pm.

A.L.R.

B.223060.1 Transfer to Ronald Alan Smith of Lower Hutt, Company Director and Beryl Smith of Lower Hutt, Married Woman as tenants in common in equal shares - 16.3.1992 at 11.55 a.m.

A.L.R.

B.302182.1 Transfer to Enid Jacqueline Dunn of Wellington, Receptionist - 28.7.1993 at 2.49 p.m.

A.L.R.

File 1073

Land Transfer Office

Received Plan 366096

Title Reference 405/75

Morrison Taylor $60.00 1.2.1973

31C Referred to L. T. Surveyor

Memorandum of Easements

Purpose	Colour	Servient Tenement	Grantee
Electric Power	Yellow	Pt Lot 28	HEPB

T. 979545

34696

Metric Areas

Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area
10	857m²	24	854m²	37	857m²	42	824 m²	46	837m²
11	857 m²	25	864m²	39	920 m²	43	842 m²	47	837m²
12	860 m²	26	354m²	40	918 m²	44	839 m²		
14	860m²	27	857 m²	41	897m²	45	839 m²		
15	860 m²	28	857 m²						
16	860 m²	29	857 m²						
17	862 m²	30	857 m²						
18	862 m²	31	857 m²						
19	862 m²	32	857 m²						
20	849 m²	33	857 m²						
21	852 m²	34	857 m²						
22	852 m²	35	857 m²						
23	852 m²	36	857 m²						

Deposited this 12½ day of June 1973

District Land Registrar

All boundaries unfenced unless otherwise stated.

Permit to subdivide granted by Horowhenua County Council passed on the 8th day of December 1971

J.S. Blenkhorn

L.G. Evenson

J. Mansell

HOROWHENUA COUNTY COUNCIL

pursuant to Section 33 of the Town and Country Planning Act 1953 certifies that the subdivision shown hereon complies with the requirements or provisions of the operative district scheme for the district, as they stand at the time of this approval.

29th January 1973.

County Clerk

DIAGRAM 'A'
Not to scale

DIAGRAM 'B'
Not to scale

DIAGRAM 'C'
Not to scale

DIAGRAM 'D'
Not to Scale.

Schedule of Areas
Residential: 7-2-21·8
Road to Vest 1-3-31·7
Total Area: 9-2-13·5

LOT	C.T.	LOT	C.T.	LOT	C.T.	LOT	C.T.
10	118-1053	20	118-1062	29	118-1071	39	118-1080
11	118-1054	21	118-1063	30	118-1072	40	118-1081
12	118-1055	22	118-1064	31	118-1073	41	118-1082
14	118-1056	23	118-1065	32	118-1074	42	118-1083
15	118-1057	24	118-1066	33	118-1075	43	118-1084
16	118-1058	25	118-1067	34	118-1076	44	118-1085
17	118-1059	26	118-1068	35	118-1077	45	118-1086
18	118-1060	27	118-1069	36	118-1078	46	118-1087
19	118-1061	28	118-1070	37	118-1079	47	118-1088

PLAN OF SUBDIVISION OF PT NGARARA WEST A78B5A

Approved as to Survey

Chief Surveyor 25.5.78

Received

Reference plans DP 366096, 366096, 322?7, 27616, 10742, 6096, ML 4605, 4652

Field book 284 p. 82-84

Traverse book 304 p225-229

Examined by L.W. Coppins

Recorded WAIMANAE 15

Correct

L. T. Surveyor

Comprised in C.T. 905/75 (Bal)

Survey Block & District V Kaitawa

Land District Wellington **Local Body** Horowhenua County

Scale 150 Links to an inch **Surveyed by** Foster & Foster **Date** May 1972

I, Alister Ritchie of Paraparaumu Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at ____ this ____ day of ____ 19____ before me—

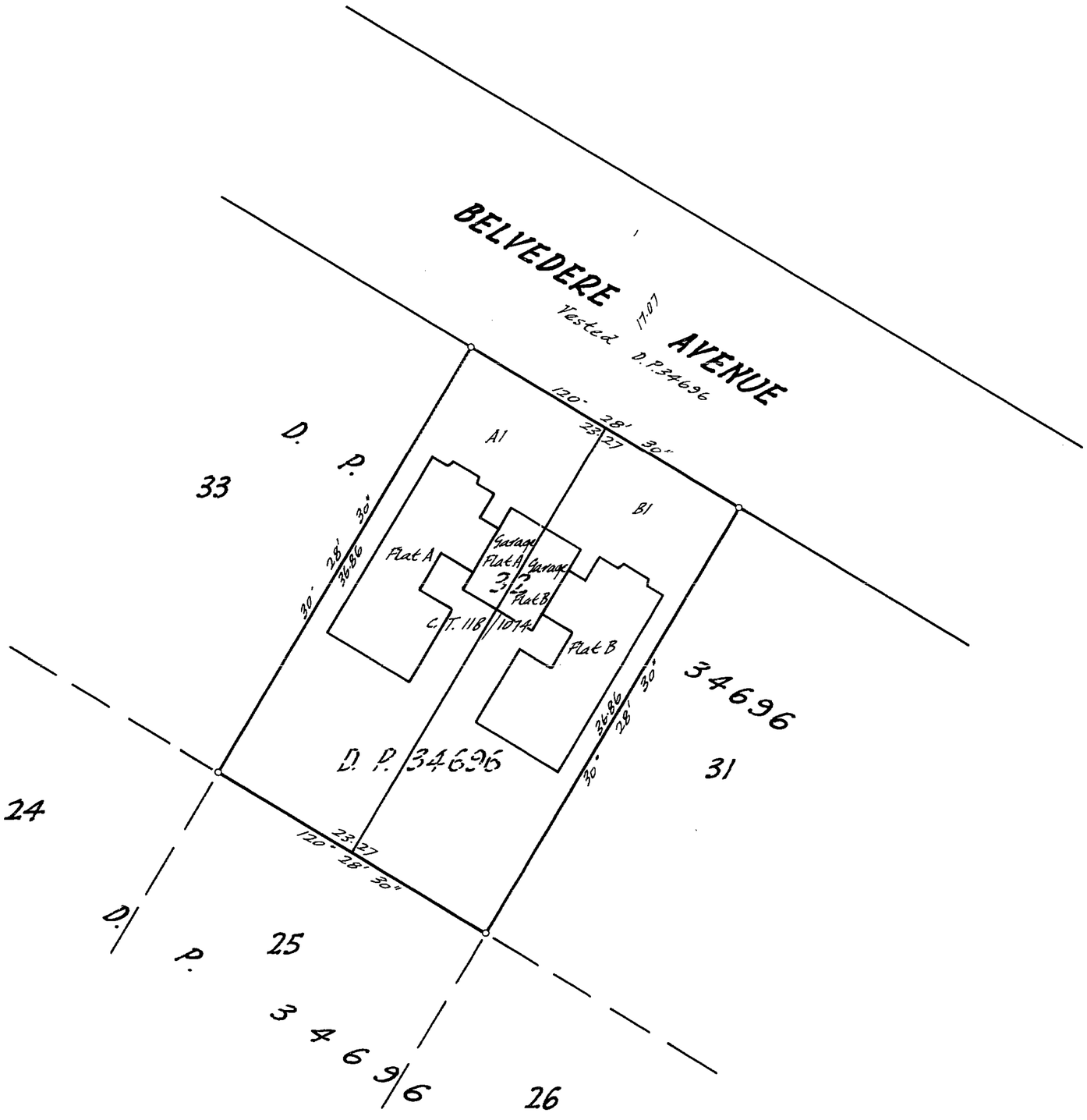
Registered Surveyor.

Justice of the Peace, (or other person authorised to take a statutory declaration.)

Approved

Applicant or Registered Owner

This space reserved for plan numbers



Approvals.

Registered Owner

Area A1, with Flat A, subject to right of user.

Area B1, with Flat B, subject to right of user.

Total Area 857 m²

Comprised in C.T. 118/1074 (All)

I, Bruce Alan Page Hanify of Lower Hutt 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 the plan is correct, and the buildings are well within the boundaries of lot 32 D.P. 34696.

Dated at Lower Hutt this 8th day of December 1976 Signature

Field Book p. Traverse Book p.

Reference Plans D.P. 34696.

Examined G. McGrath Correct

Approved for Lease & Licence Purposes Only

17/1/77 Deputy Chief Surveyor

Deposited this 25th day of January 1977 for Lease & Licence Purposes Only.

District Land Registrar

File

Received

Instructions

46585

LAND DISTRICT WELLINGTON

SURVEY BLK.& DIST. V KAITAWA

NZMS SHEET No. Waikanae 13

FLATS ON LOT 32 D.P. 34696

LOCAL AUTHORITY HOROWHENUA COUNTY

Surveyed by BRUCE A.P. HANIFY

Scale 1:250 Date DEC. 1976

Printed by Littlejohns Instruments Ltd. Wellington, New Zealand.

I.F. Stirling, Surveyor General, Department of Lands and Survey, Wellington.

L&S FORM N 93

Aerial Photography

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



N

0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: November 9, 2026

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Operative District Plan 2021 - Zones and Precincts

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

High Density Residential Zone

N

0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: November 9, 2026

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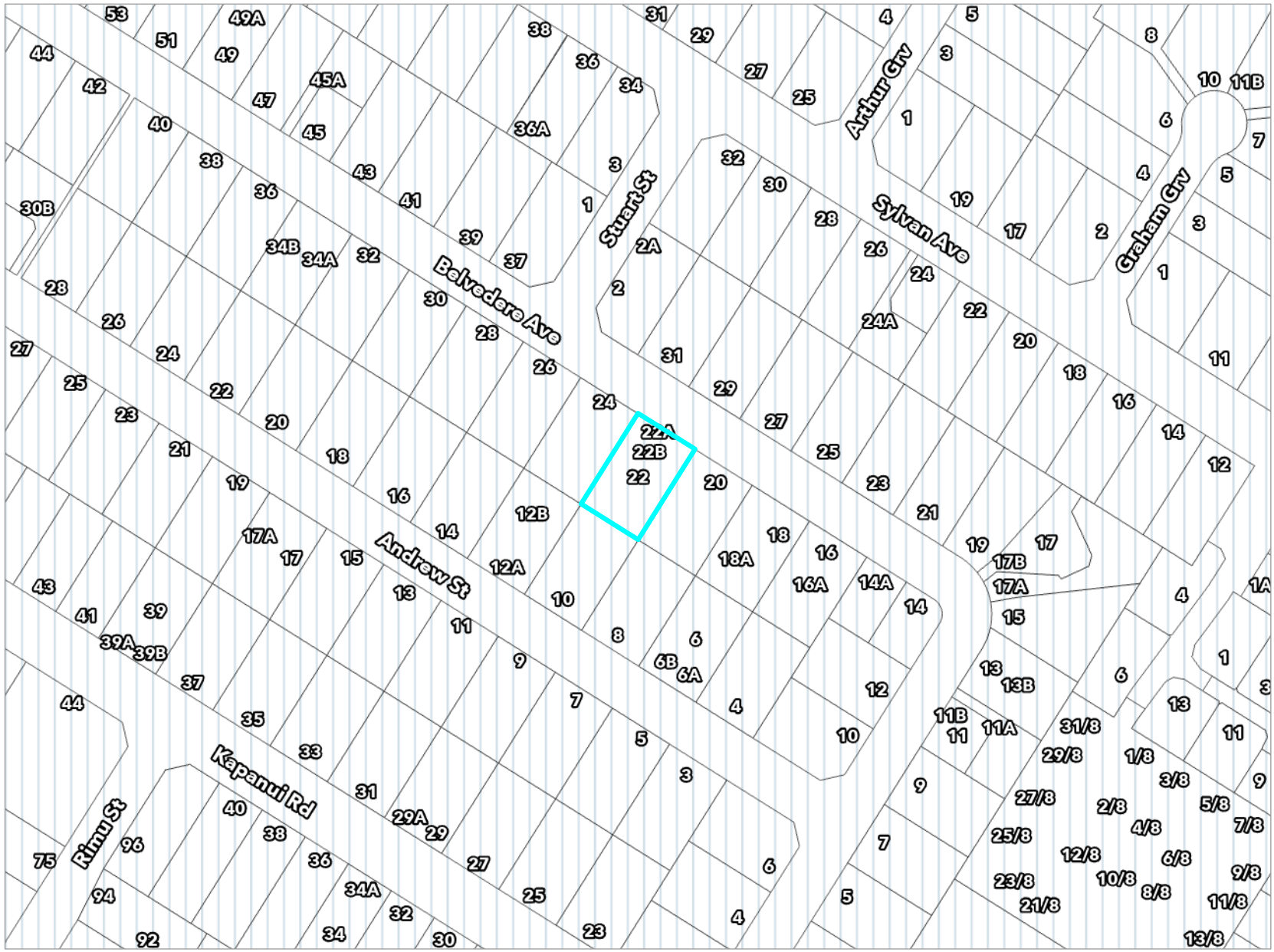
Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

Coastal Environment

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

N

0 40 80 Metres

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Operative District Plan 2021 - Designations & Miscellaneous Features

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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Operative District Plan 2021 - Natural Features

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Ecological Sites
- Key Indigenous Trees

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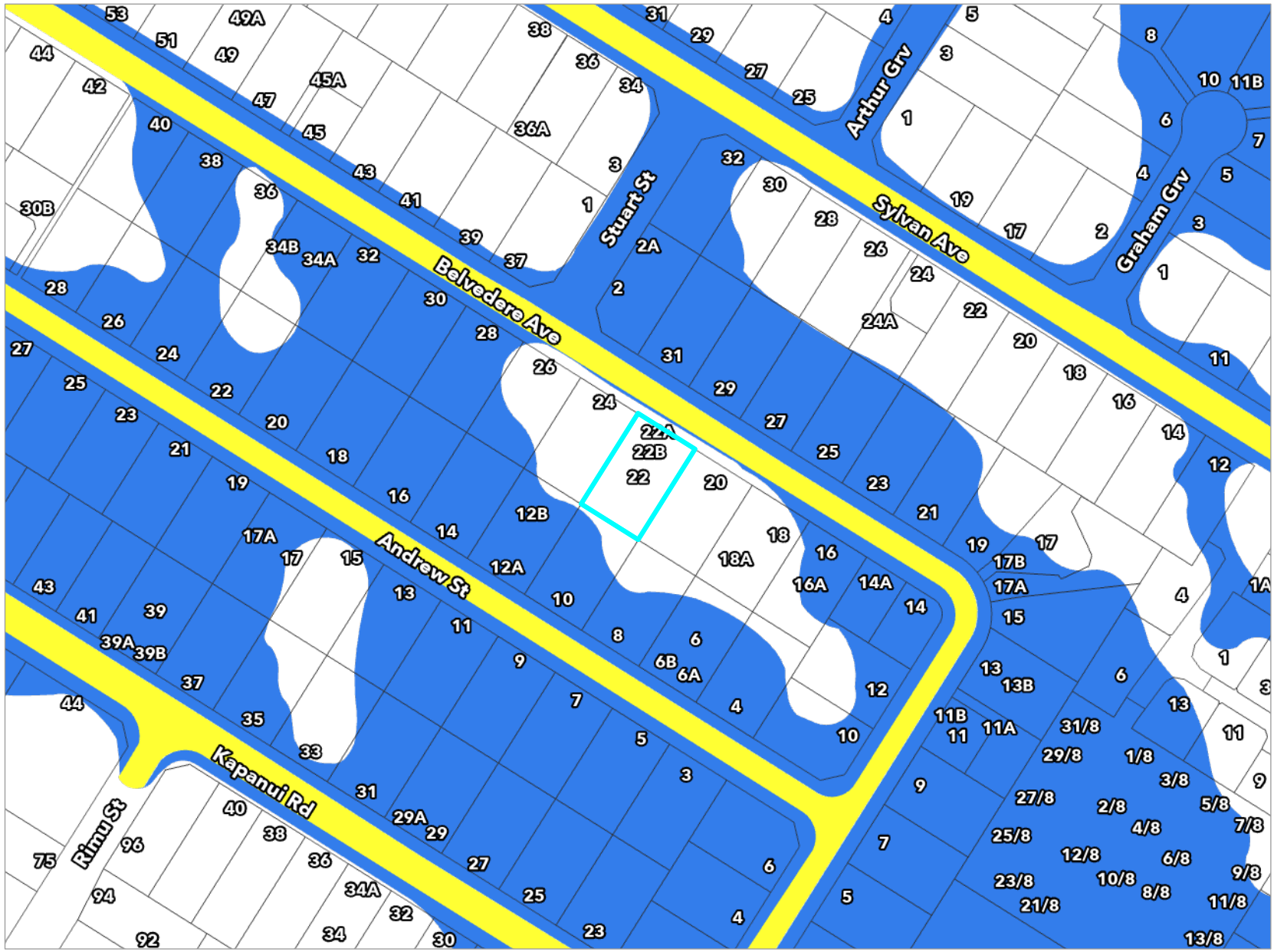
Operative District Plan 2021 - Natural Hazards

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Overflow Path
- Ponding Area

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N

0 40 80 Metres

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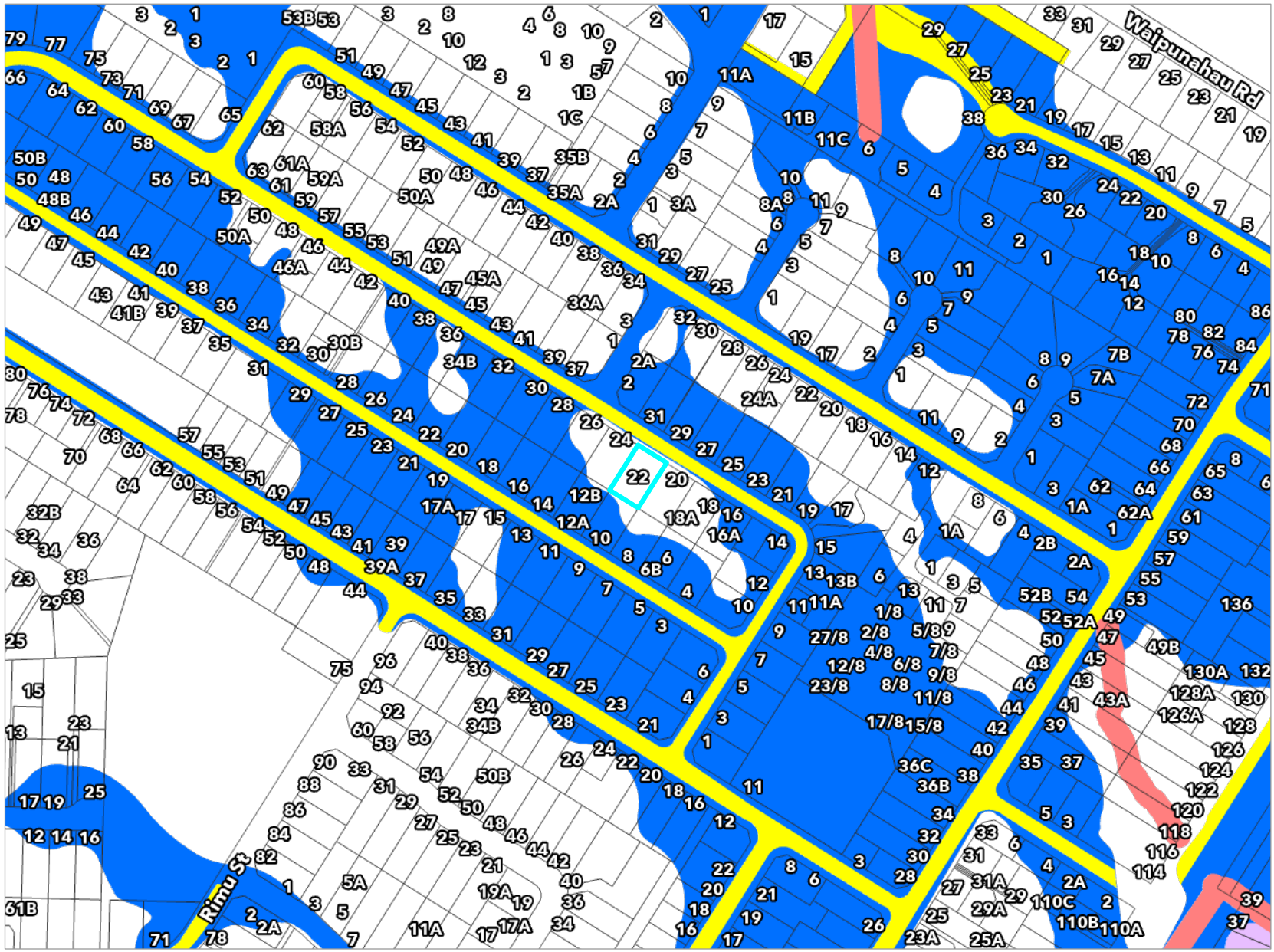
Latest Flood Hazards

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding
- Shallow Surface Flow

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N

0 90 180 Metres

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Resource Consents Map

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

Resource Consents

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

N

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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
020171	14A Belvedere Avenue, Waikanae	1495132900	LOT 1 DP 70573 CT 40B/242	LD	CONSERVATORY ENCROACHING FRONT YARD	N	N	Decision Issued	2/8/2002	8/7/2002
110115	39 Belvedere Avenue, Waikanae	1495126800	LOT 40 DP 34696 C/T 11B/1081	LD	Build second garage more than 60m2 at 39 Belvedere Avenue	N	N	Decision Issued	25/7/2011	18/7/2011
130198	2 Stuart Street, Waikanae	1495126600A	FLAT 1 DP 46055 LOT 42 DP 34696	LD	Alterations and additions to dwelling at 2 Stuart Street,	N	N	Decision Issued	25/11/2013	30/10/2013
900100	14 Belvedere Avenue, Waikanae	1495133000	LOT 2 DP 70573 CT 40B/243	SC	RESIDENTIAL SUBDIVISION, STAGE 24, LOTS 22-44	N	N	Decision Issued	28/6/1990	15/5/1990
950334	12 Andrew Street, Waikanae	1495133700	LOT 24 DP 34696	SC	BOUNDARY ADJUSTMENT	N	N	s.223 Approval	31/10/1995	9/10/1995
970457	6A Andrew Street, Waikanae	1495133400A	FLAT 1 DP 41563 1/2 INT IN 857 M2 BEING	SC	2ND STAGE CROSS LEASE	N	N	s.223 Approval	6/1/1998	8/12/1997

Health and Alcohol Licenses

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...



Key to map symbols

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

N

0 20 40 Metres

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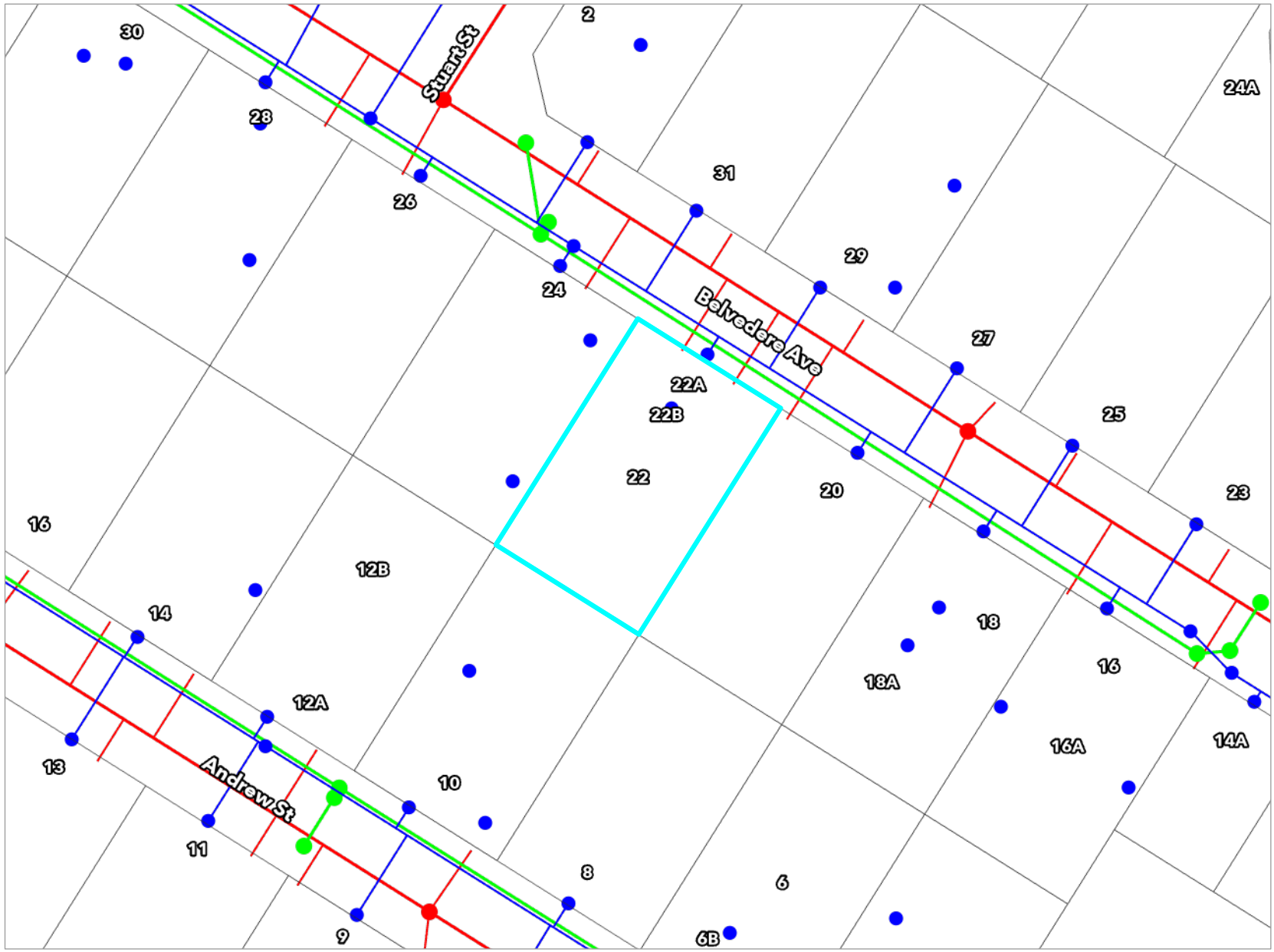
Services Network

22B Belvedere Avenue Waikanae - FLAT 1 DP 46585 1/2 INT 857 M2 BEING LOT 32 DP 3469...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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

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

N

0 10 20 Metres

Scale @ A4 - 1:800

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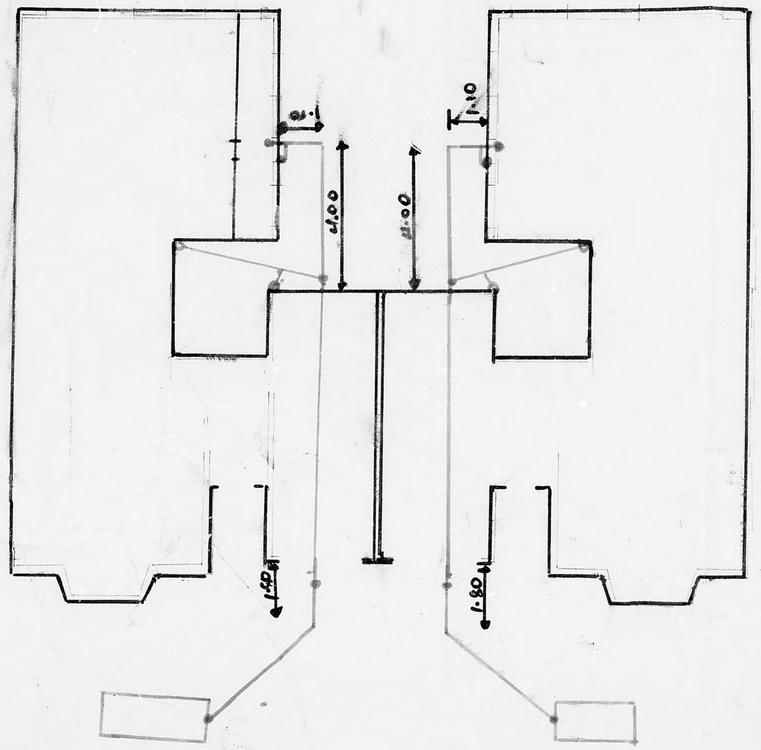
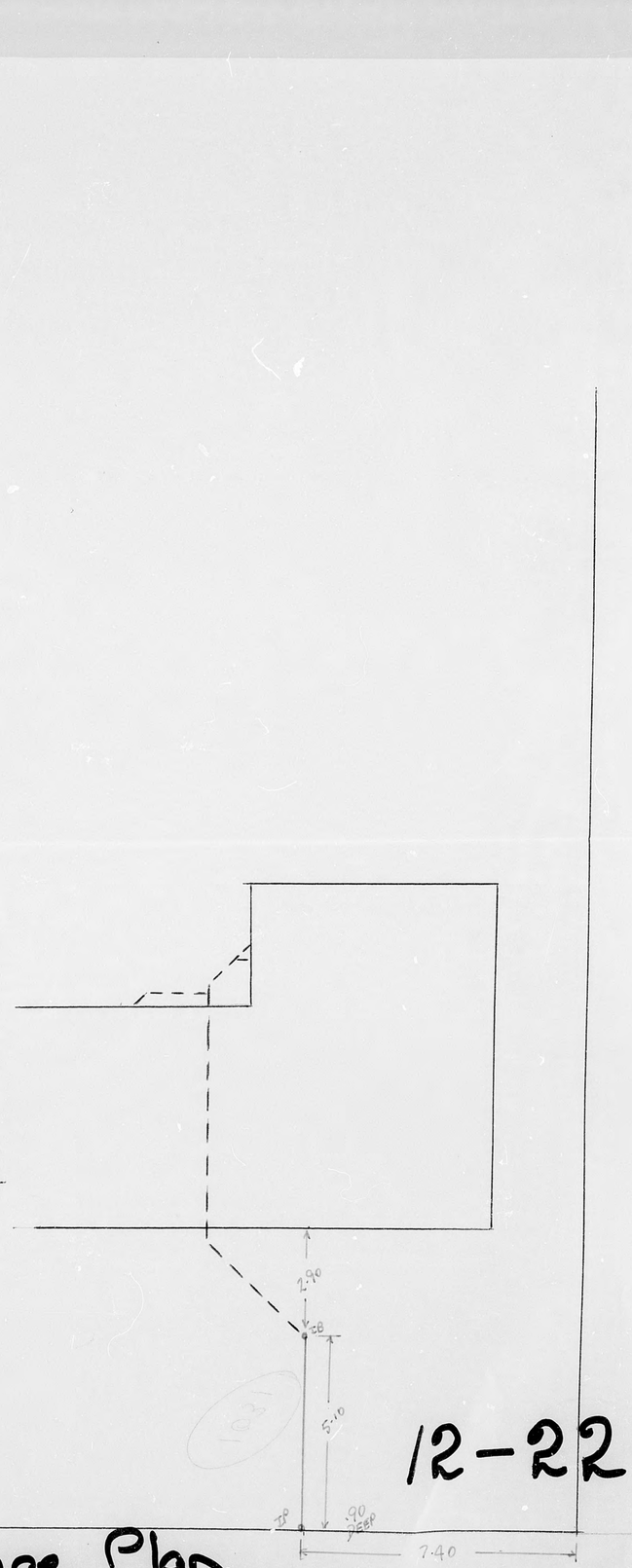


12-22

	APPROVED COUNTY ENGINEER DATE	AMENDMENTS DATE	DRAWING NUMBER SHEET OF SHEETS SCALE

ROAD - 22 BELVEDERE AVE
LOT - 32
DP - 35190
DRAINLAYER - P MCOWN
DATE - 16-10-81
PIPE - TERRAIN P.V.C



12-22

Drainage Plan