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

18 November 2026

Janet Rosedale

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 5 Koromiko Glen 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:

5 Koromiko Glen Waikanae

Application Details

Applicant	Janet Rosedale
LIM number	L261174
Application date	12/11/2026
Issue Date	18/11/2026

Property Details

Property address	5 Koromiko Glen Waikanae
Legal description	LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS ESMTS
Area (hectares)	0.0770

Valuation Information

Valuation number	1494143504
Capital value	$930,000
Land Value	$485,000
Improvements Value	$445,000

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

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Document information

This document has been prepared in accordance with legislation

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

This LIM contains information held by Council

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

Due diligence is recommended

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

Attachments

- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year	2026/2027
Annual Rates 1 July to 30 June	$6,508.37 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	$0.00
Water Rates	$75.38 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

04/03/2004 BUILDING CONSENT 040086 : New dwelling.
: Code Compliance Certificate issued 5/09/05

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 is located within PRECINCT 8 - Waikanae Garden Precinct.
There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2003 under resource consent number RM000002. A copy of the Deposited Plan (DP 319476) and Record of Title is provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which requires certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

This property is subject and appurtenant to a right to convey water, right to drain water and sewage, rights of way, right to convey electricity, gas, telecommunications and computer media easements.

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

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

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

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
All of the property is shown to be subject to and adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps. The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100 year flood extent; which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

All of the property is shown to be subject to and adjacent to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

The interconnecting road carriageways (Koromiko Road & Kohekohe Road) 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 is confined to site in soak pit(s). There is no record of any Council services running through the property.

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

9. Drinking water supply

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

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

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

10. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

11. Other information about the property

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

No information found.

Cultural and Archaeological

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

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

Development Impact Fees

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

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

12. Glossary of Terms and Maps attached

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

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

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

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

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

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

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

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

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

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

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

Identifier **76758**

Land Registration District **Wellington**

Date Issued 14 August 2003

Prior References
WN56D/986

Estate Fee Simple

Area 770 square metres more or less

Legal Description Lot 5 Deposited Plan 319476

Original Registered Owners

Erika Jane Bellis and John Gerard O'Regan

Interests

5694379.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.8.2003 at 9:00 am

Subject to a right to convey water, right to drain water and sewage , rights of way, right to convey electricity , telecommunications and computer media and gas over part marked B on DP 319476 created by Easement Instrument 5694379.4 - 14.8.2003 at 9:00 am

Appurtenant hereto is a right to convey water , right to drain water and sewage , rights of way, right to convey electricity, telecommunications and computer media and gas created by Easement Instrument 5694379.4 - 14.8.2003 at 9:00 am

The easements created by Easement Instrument 5694379.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water and right to drain sewage in gross over part marked B on DP 319476 in favour of The Kapiti Coast District Council created by Transfer 5694379.5 - 14.8.2003 at 9:00 am

The easements created by Transfer 5694379.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey telecommunications in gross over part marked B on DP 319476 in favour of Telecom New Zealand Limited created by Transfer 5694379.6 - 14.8.2003 at 9:00 am

The easement created by Transfer 5694379.6 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey telecommunications in gross over part marked B on DP 319476 in favour of Telstraclear Limited created by Transfer 5694379.7 - 14.8.2003 at 9:00 am

The easement created by Transfer 5694379.7 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity in gross over part marked B on DP 319476 in favour of Electra Limited created by Transfer 5694379.8 - 14.8.2003 at 9:00 am

The easement created by Transfer 5694379.8 is subject to Section 243 (a) Resource Management Act 1991

5694379.9 Transfer to Erika Jane Bellis and John Gerard O'Regan - 14.8.2003 at 9:00 am

Land Covenant in Transfer 5694379.9 - 14.8.2003 at 9:00 am

Fencing Agreement in Transfer 5694379.9 - 14.8.2003 at 9:00 am

5936179.1 Transfer to Property Trading Limited - 17.3.2004 at 9:00 am

6153429.1 Mortgage to ANZ National Bank Limited - 17.9.2004 at 9:00 am

6577952.1 Discharge of Mortgage 6153429.1 - 19.9.2005 at 9:00 am

6577952.2 Transfer to Clifford Frederick Leslie Jenks (1/2 share) and Monica Irene Jenks (1/2 share) - 19.9.2005 at 9:00 am

6577952.3 Mortgage to Westpac Banking Corporation - 19.9.2005 at 9:00 am

6706222.1 Discharge of Mortgage 6577952.3 - 23.12.2005 at 9:00 am

10953338.1 Transmission of a 1/2 share/interest Clifford Frederick Leslie Jenks to The New Zealand Guardian Trust Company Limited as Executor - 17.11.2017 at 9:17 am

11077121.1 Transfer of a 1/2 share/interest The New Zealand Guardian Trust Company Limited as Executor to Monica Irene Jenks, Stephen Leslie Folland Jenks and Allister Ross Jenks - 9.5.2018 at 4:42 pm

11173769.1 Transfer of a 1/2 share of Monica Irene Jenks, Stephen Leslie Folland Jenks and Allister Ross Jenks to Monica Irene Jenks - 17.9.2018 at 11:58 am

12754304.1 Transfer to Martin James Rosedale and Janet Elizabeth Lesley Rosedale - 23.6.2023 at 1:00 pm

LT 319476 (Title Plan)
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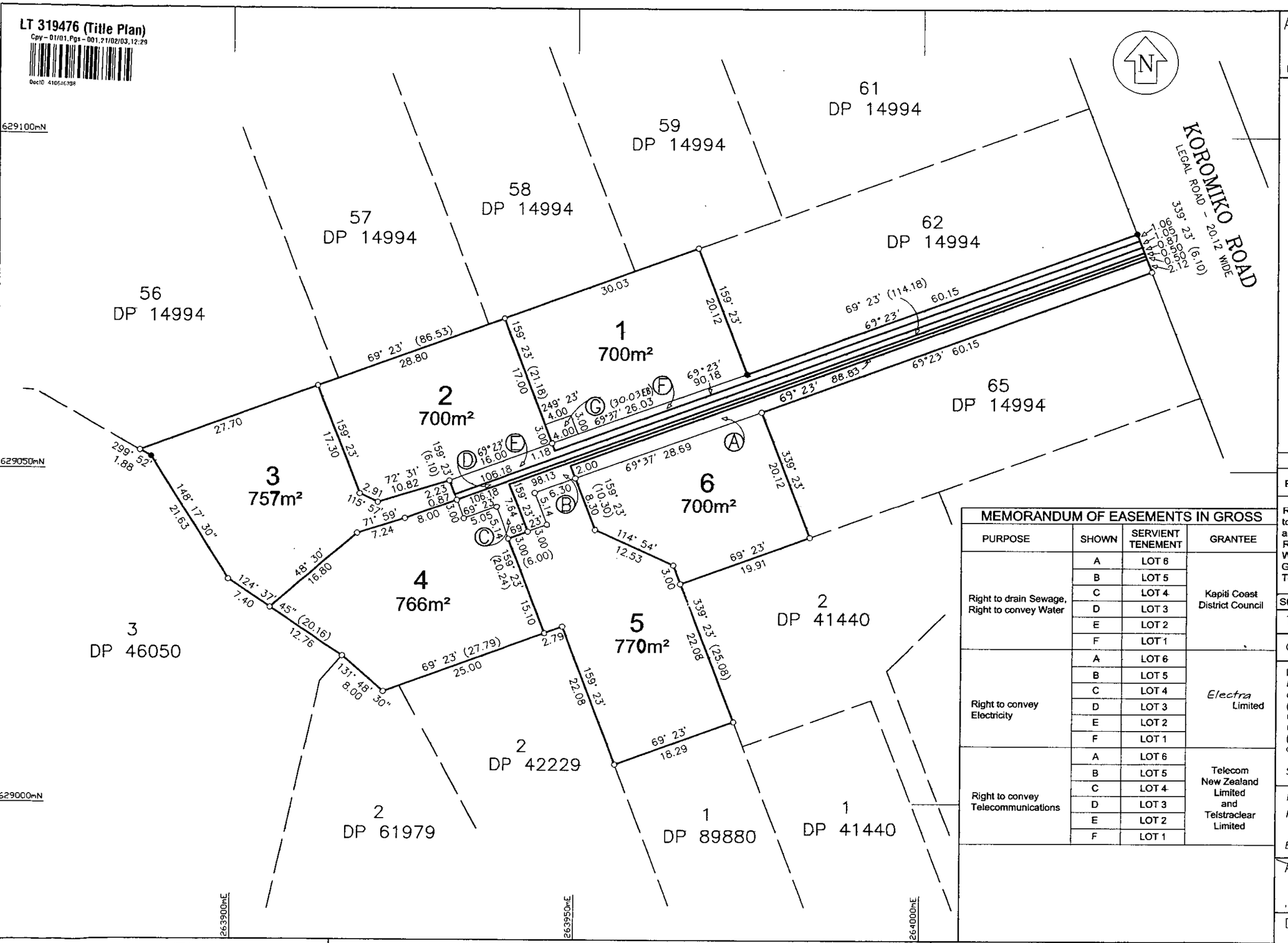
Doc ID 4105406B



MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Right to drain Sewage, Right to convey Water	A	LOT 6	Kapiti Coast District Council
	B	LOT 5	
	C	LOT 4	
	D	LOT 3	
	E	LOT 2	
	F	LOT 1	
Right to convey Electricity	A	LOT 6	Electra Limited
	B	LOT 5	
	C	LOT 4	
	D	LOT 3	
	E	LOT 2	
	F	LOT 1	
Right to convey Telecommunications	A	LOT 6	Telecom New Zealand Limited and Telstraclear Limited
	B	LOT 5	
	C	LOT 4	
	D	LOT 3	
	E	LOT 2	
	F	LOT 1	

Approvals

....
Registered Owner(s)

I hereby certify that this plan was approved by the Kapiti Coast District Council pursuant to Section 223 of the Resource Management Act 1991 on the 21 day of January 2003 subject to the granting or reserving of the easement(s) set out in the Memorandums hereon

Authorised Officers ..... Trevor M. Garnett

Approved as to Survey by
Land Information N.Z. on 6/1/2003

Deposited by Land Information N.Z.
on 14/1/2003

CLASS I SURVEY

NEW C'sT ALLOCATED			
LOT 1	76754	LOT 4	76757
LOT 2	76755	LOT 5	76758
LOT 3	76756	LOT 6	76759

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way, Right to drain Sewage and Stormwater, Right to convey Water, Electricity, Gas and Telecommunications	A	LOT 6	LOTS 1, 2, 3, 4, 5
	B	LOT 5	LOTS 1, 2, 3, 4, 6
	C	LOT 4	LOTS 1, 2, 3, 5, 6
	D	LOT 3	LOTS 1, 2 ,4, 5, 6
	E	LOT 2	LOTS 1, 3, 4, 5, 6
	F	LOT 1	LOTS 2, 3, 4, 5, 6
Stormwater Drainage	G	LOT 1	LOTS 2, 3, 4, 5, 6

Total Area 4393m²

Comprised in CT 56D/986

I, Paul William Turner of Waikanae
being a person entitled to practise as a registered surveyor, certify that –
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998:
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signature ..... *Date* 12.12.02

Field book ..... p ..... *Traverse Book* ..... p.....
Reference Plans DP's 14025, 14994, 21408, 42229, 41440, 46050, 61979 & 89880

Examined ..... *Correct* .....

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this ..... day of ..... 20.....

for Registrar-General of Land

LAND DISTRICT WELLINGTON
Survey Blk & Dist IX, Kaitawa
NZMS 261 Sht R27 Record Map No. SDI

LOTS 1–6 BEING A SUBDIVISION OF LOT 2 DP 89880

Local Authority Kapiti Coast District
Surveyed by LATTEY CONSULTANTS LTD
Scale 1 : 400 Date Sept 2000

File 417.17
Received 20.02.03
Instructions
PLAN FORM APPROVED LM 97/2

DP 319476

Aerial Photography

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



N

0 10 20 Metres

Scale @ A4 - 1:700

Date Printed: November 12, 2026

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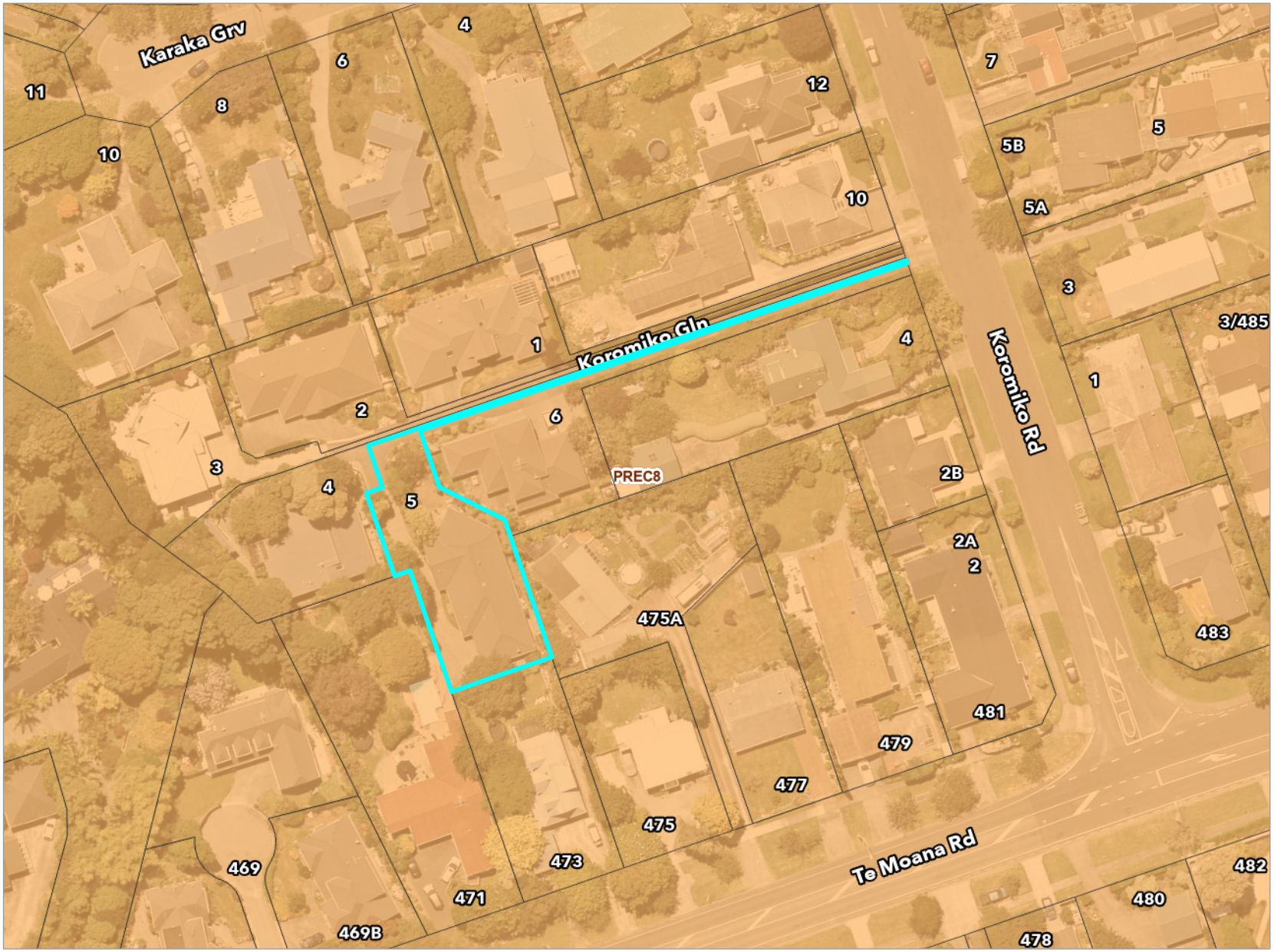
Operative District Plan 2021 - Zones and Precincts

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Precinct
- High Density Residential Zone

N

0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: November 12, 2026

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

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Major Community Connectors
- Centres Route
- Waahi Tapu
- Notable Trees
- Noise Corridor
- Coastal Environment

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

N

0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: November 12, 2026

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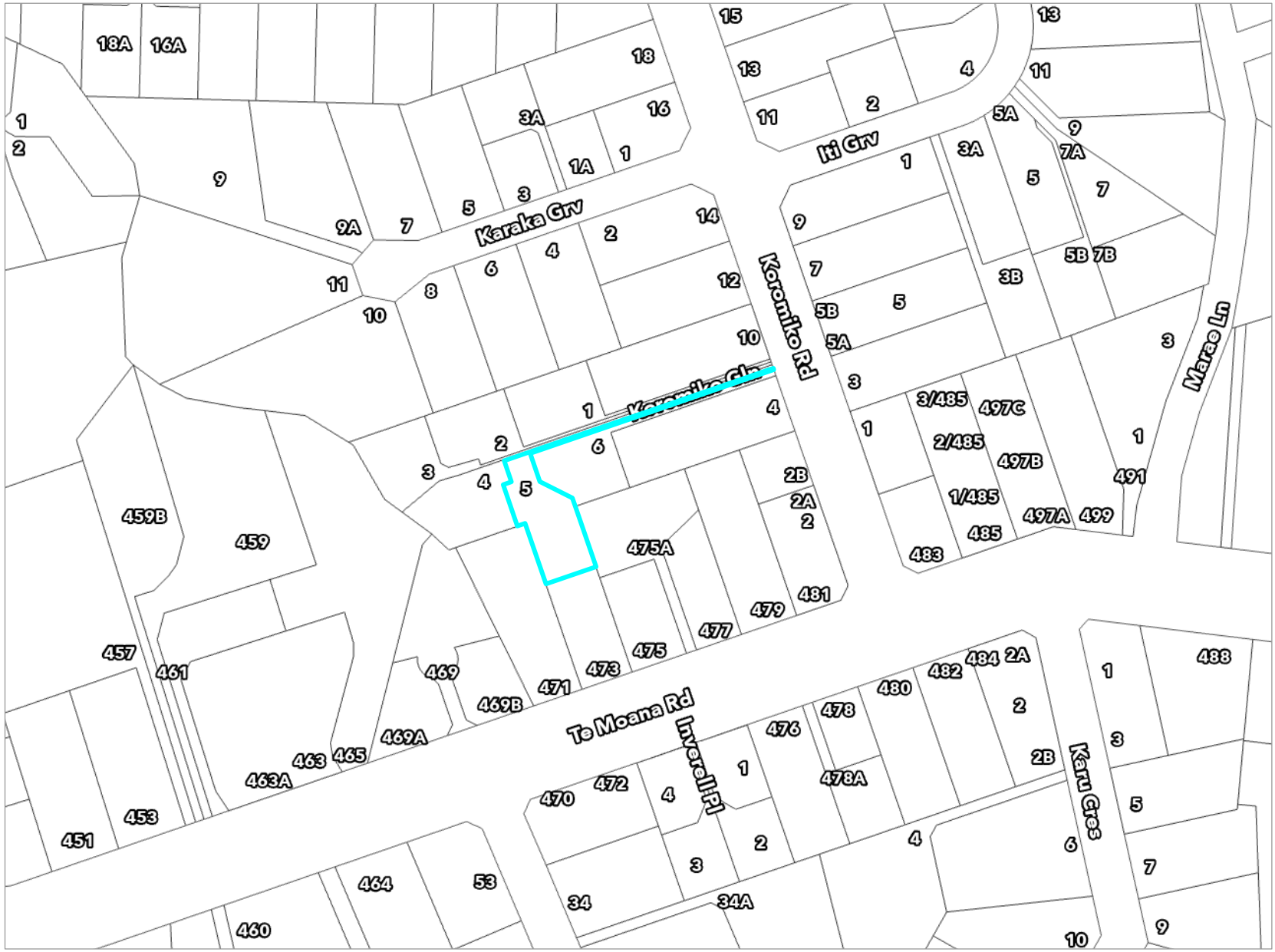
Operative District Plan 2021 - Designations & Miscellaneous Features

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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

N

0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: November 12, 2026

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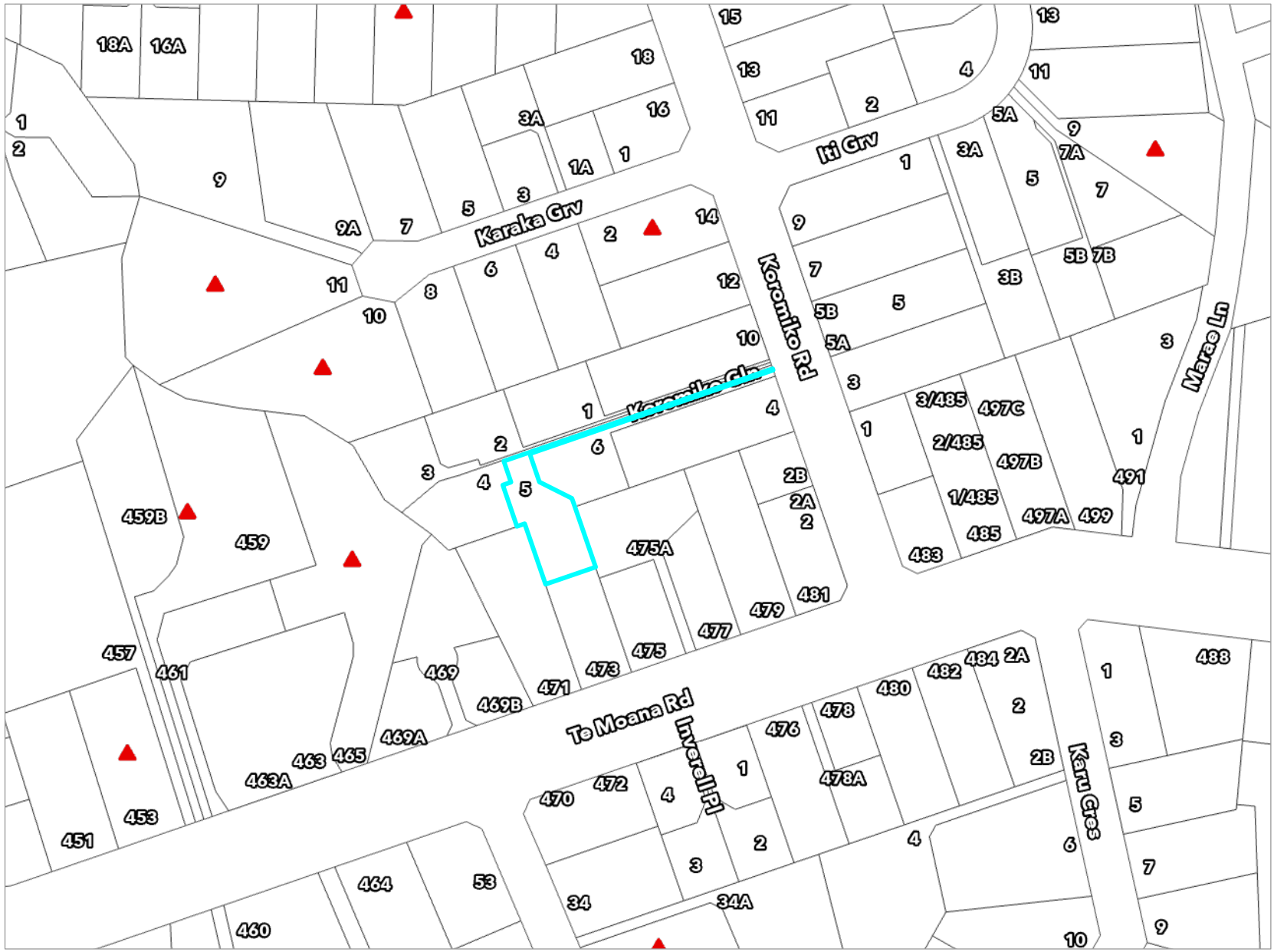
Operative District Plan 2021 - Natural Features

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

▲ Key Indigenous Trees

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

N

0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: November 12, 2026

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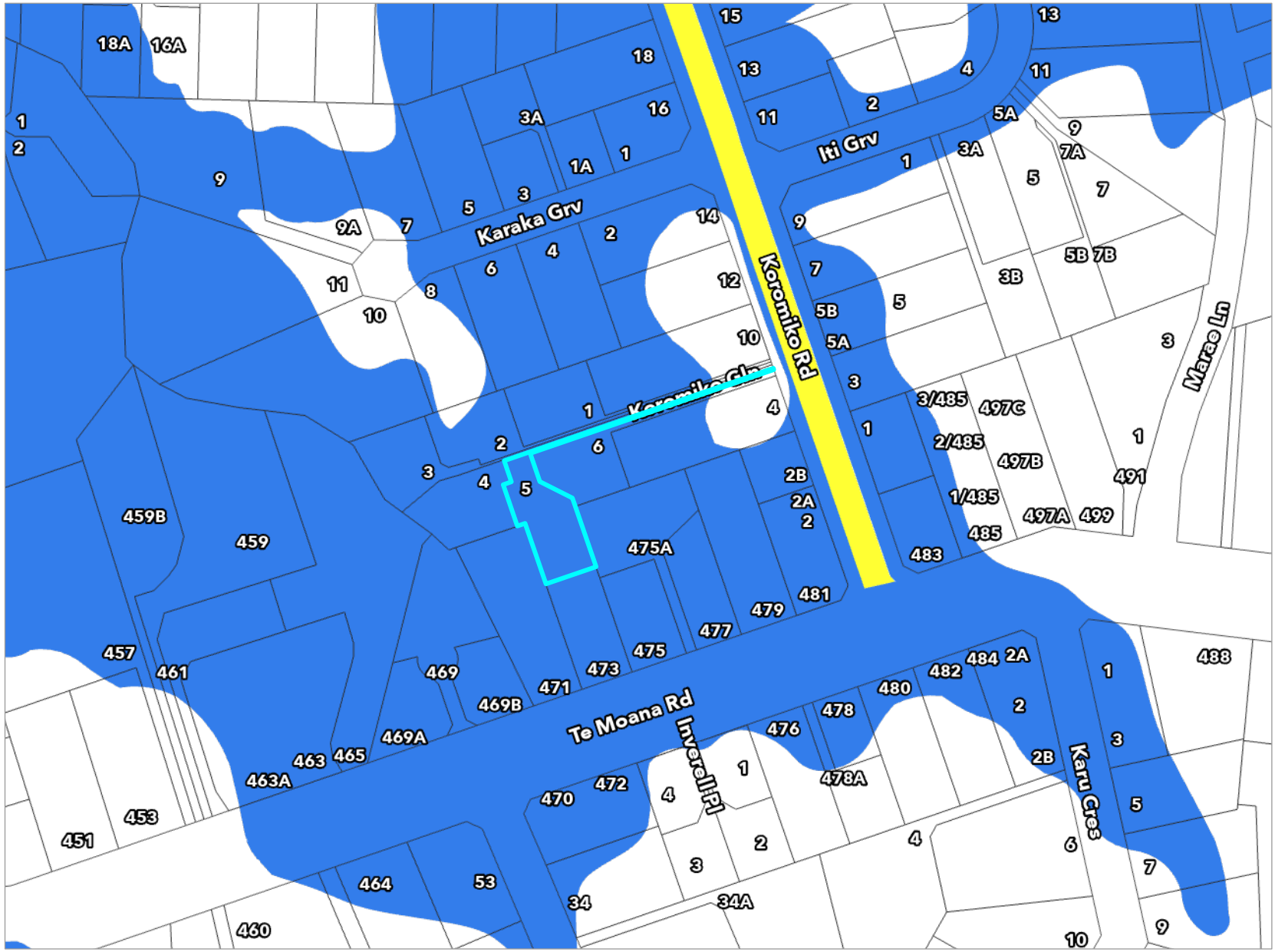
Operative District Plan 2021 - Natural Hazards

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Overflow Path
- Ponding Area

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

N

0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: November 12, 2026

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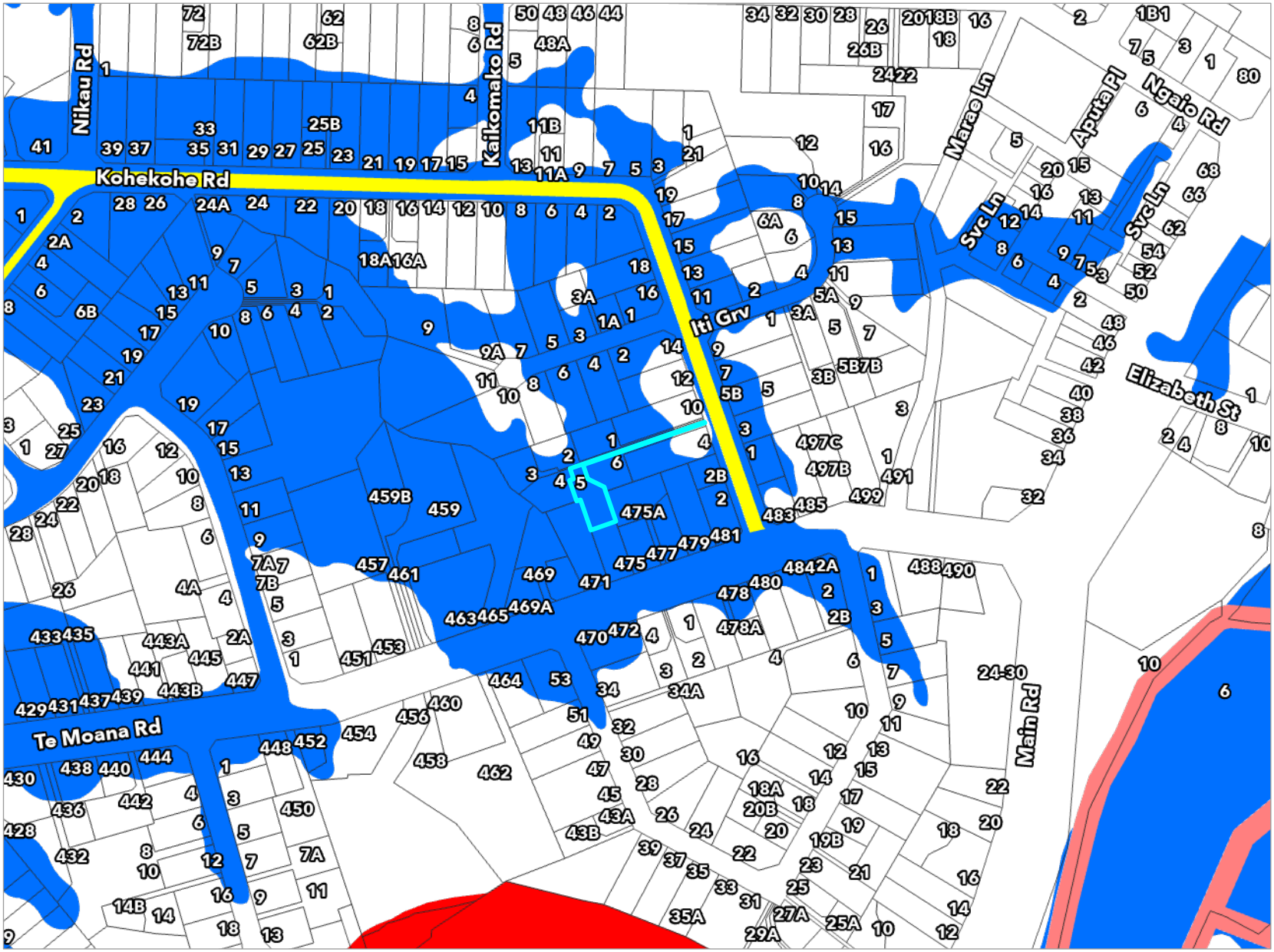
Latest Flood Hazards

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- River Corridor
- Stream Corridor
- Overflow Path
- Ponding

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

N

0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: November 12, 2026

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Resource Consents Map

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

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

0 10 20 Metres

Scale @ A4 - 1:750

Date Printed: November 12, 2026

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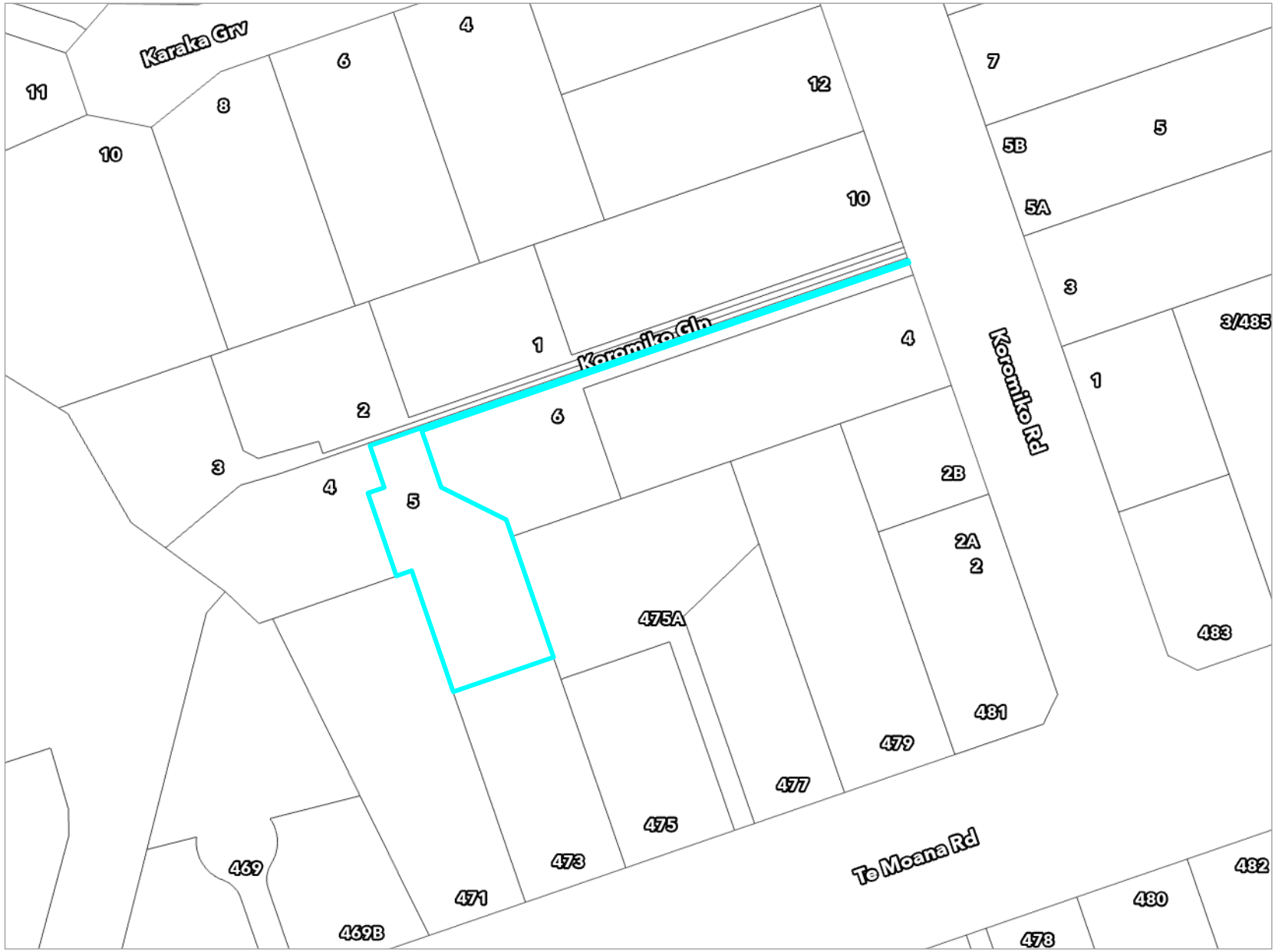
Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
000002	1 Koromiko Glen, Waikanae	1494143500	LOT 1 DP 319476 - SUBJ TO and INT IN ROW and	SC	SUBDIVISION OF THREE EXISTING LOTS INTO 6 LOTS AT	N	N	s.224 Issued	17/8/2000	21/7/2000
000094	473 Te Moana Road, Waikanae	1494142700	LOT 26 DP 14025	SC	RELOCATE DWELLING FROM 6 KORO MIKO ROAD, WAIKANAE	N	N	s.224 Issued	2/5/2000	30/3/2000
000272	12 Koromiko Road, Waikanae	1494143800	LOT 61 DP 14994	LC	HOME OCCUPATION - THERAPEUTIC MASSAGE PRACTICE	N	N	Decision Issued	25/9/2000	29/8/2000
030107	1 Iti Grove, Waikanae	1494155600B	FLAT 2 DP 51100 1/2 INT IN 1123 M2	SD	VARY CROSS LEASE TITLES TO REFLECT ALTERATIONS AND	N	N	s.223 Approval	26/5/2003	29/4/2003
160004	4 Koromiko Road, Waikanae	1494143400	LOT 65 DP 14994	LC	Retrospective Consent for Home Occupation (personal	N	N	Decision Issued	4/3/2016	1/2/2016
920119	465 Te Moana Road, Waikanae	1494142100	LOT 3 DP 46050 LOT 1 DP 75513	SC	PROPOSED BOUNDARY ADJUSTMENT	N	N	Decision Issued	6/7/1992	11/6/1992
900028	1/485 Te Moana Road, Waikanae	1494156200A	FLAT 1 DP 71609 1/3 INT 1214 M2 BEING	LC	TO BUILD 3 TOWN HOUSES ON ONE PROPERTY	Y	Y	Decision Issued	8/10/1990	14/5/1990

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
960166	5B Koromiko Road, Waikanae	1494155800B	FLAT 2 DP 49519 1/2 INT IN 1141 M2	SC	CROSS LEASE REQUEST	N	N	s.223 Approval	16/5/1996	10/5/1996
CE220016	8 Karaka Grove, Waikanae	1494144200	LOT 57 DP 14994	LD	Installation of an in-ground swimming pool with associated	N	N	Marginal/Temporary Consent Exemption Notice Issued	30/6/2022	7/6/2022

Health and Alcohol Licenses

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...



Key to map symbols

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

N

0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: November 12, 2026

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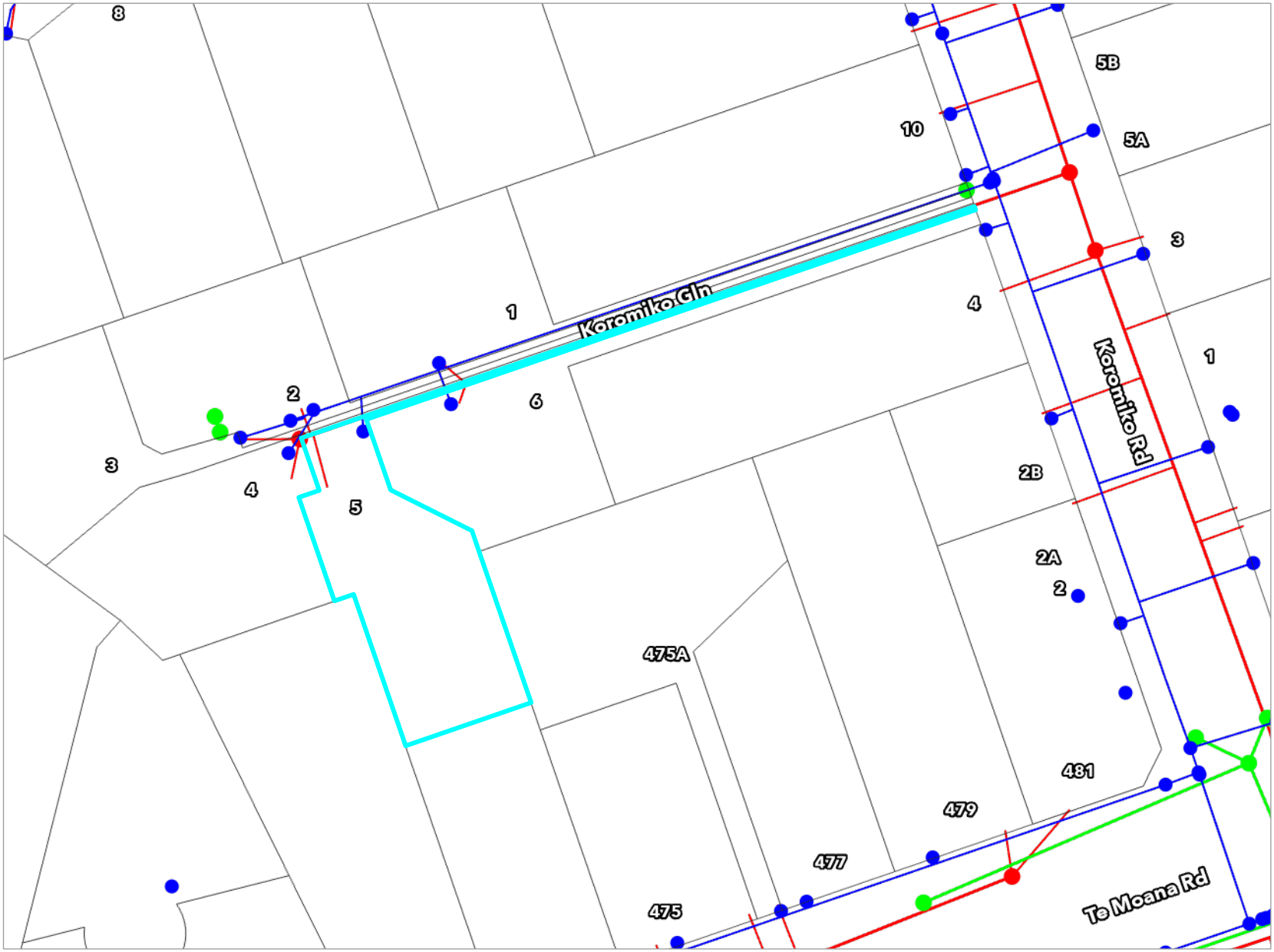
Services Network

5 Koromiko Glen Waikanae - LOT 5 DP 319476 - SUBJ TO & INT IN ROW & VARIOUS E...

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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

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

N

0 10 20 Metres

Scale @ A4 - 1:800

Date Printed: November 12, 2026

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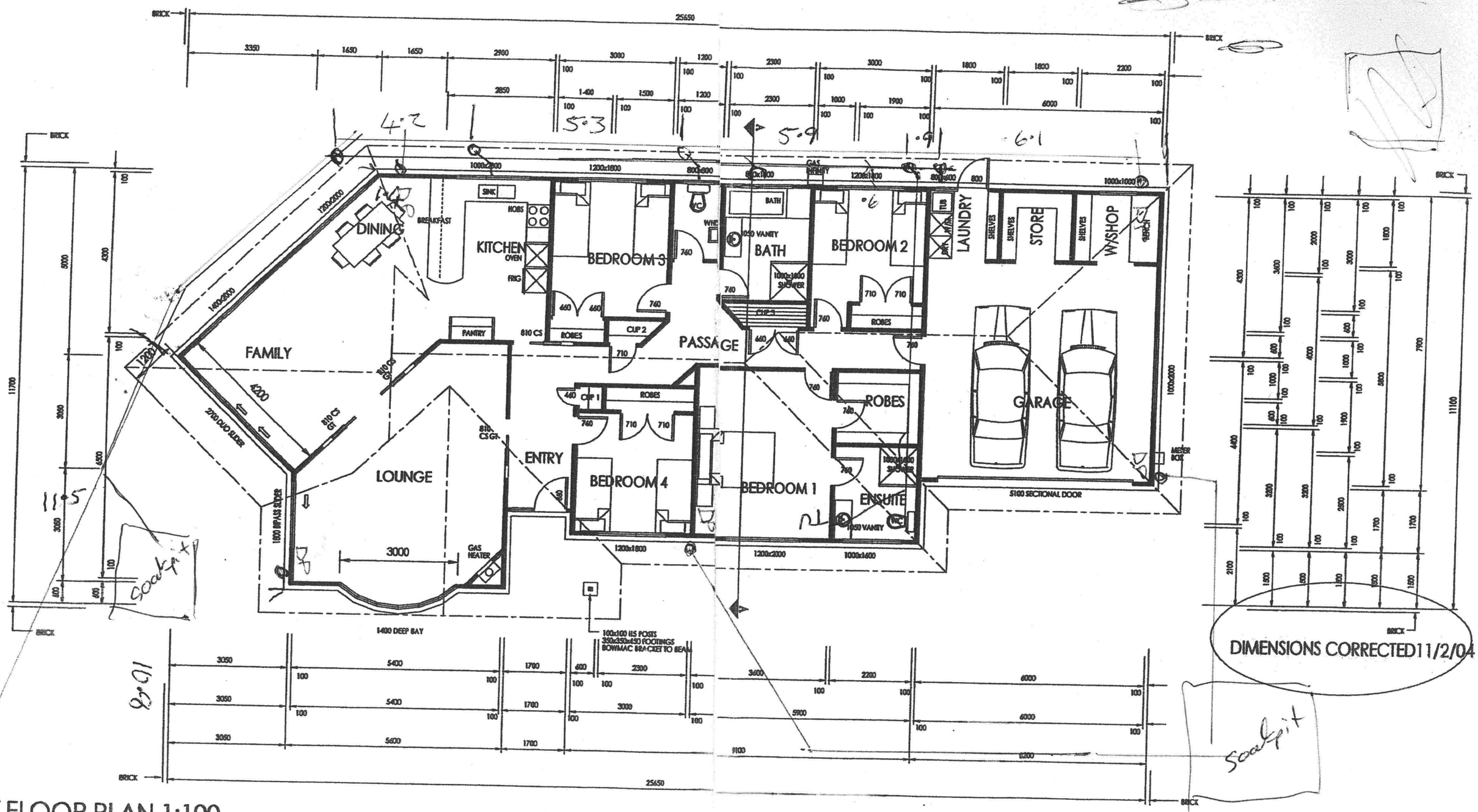

FLOOR PLAN 1:100
AREA 231.5(2492)ft2
PERIMETER 71.2m

DIMENSIONS CORRECTED11/2/04

3
4 2
1

ELEVATIONS

PROPOSED DWELLING FOR PTT - LOT 5 - KOROMIKO GLEN - WAIKANAE - BY HOMECREATORS

PLANMAKERS DRAUGHTING & DESIGN (1991) LTD
P.O.BOX 1502 PARAPARAUMU BEACH
RAY WILSON nzcd (arch) mnzid
PHONE (04)9026081 FAX (04)9026082
EMAIL planmakers@paradise.net.nz

DRAWING	ISSUE NO
1	11/2/04

DB 22/8/00
Bldg ✓

there's a future here

KAPITICOAST
DISTRICT COUNCIL

FILE: RM000002

17 August 2000

Bountiful Developments Ltd
P O Box 12-545
WELLINGTON

Attn: John Hudson

Dear John

RM000002: SUBDIVISION CONSENT AT 6 & 8 KOROMIKO ROAD, WAIKANAE

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

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

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

The deposit for an objection is $370 (including GST) plus an extra $90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless your representative submits a survey plan to Council within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

Once Council has approved the survey plan, you then have 3 years to deposit the survey plan with Land Information New Zealand. Before the plan can deposit, your representative will have to obtain a certificate from Council which states that you have complied with all the conditions of the consent. Again, the consent will expire unless this timetable is met.

You are also advised that before development can take place, you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

If you have any concerns or enquiries about the conditions please do not hesitate to contact the writer on ext 831.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully



Mike Jacobson
RESOURCE CONSENTS PLANNER

for

Chris Shaw
RESOURCE CONSENTS MANAGER

KAPITICOAST
DISTRICT COUNCIL

there's a future here

RESOURCE CONSENT NUMBER: RM000002

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Subdivision Resource Consent to:

BOUNTIFUL DEVELOPMENTS LTD, P O BOX 12-545, WELLINGTON

to subdivide land at 6 & 8 Koromiko Road, Waikanae (Lots 63 & 64 DP 14994 and Lot 26 DP 1402), as described in the application documents (RM 000002) and shown on Plan No. Lattey Consultants Ltd 417.17 –2 Issue C, subject to the following conditions:

1 The subdivision and development shall proceed in accordance with the plans Lattey Consultants Ltd 417.17 –2 Issue C. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.

Note: This site contains a substantial number of protected native trees. No consents have been sought for removal, cutting, or other damage to those trees. Resource consents would be required for any pruning of, or damage to, those protected trees other than as allowed in the District Plan in accordance with arboricultural practice.

2 Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.

3 The payment of Council engineering fees of $936.00 (GST inclusive) but refer to notes 1 to 7 of the engineering fees adopted by Council as from 1 July 1998.

4 The Developer shall either:

(a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

(b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

5 A financial contribution of $388.50 (GST inclusive) for every new lot created towards a Community Facilities fund (Total $1554).

6 A financial contribution of $660.00 (GST inclusive) for every new lot created towards a Water Services Fund (Totals Water Supply $1208, Sewerage $1432).

7 A financial contribution towards reserves of $33,750 (inclusive of GST), being 7.5% of $400,000, plus GST. (Reserve contributions are levied up to a maximum land value of $100,000 per lot)

8 A heavy duty concrete vehicle crossing shall be provided to serve the right-of-way. The existing, broken vehicle crossing shall be removed.

9 Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer. Council will require certification that the right-of-way soakpits have been constructed in accordance with the design submitted with the application and that the pits have been lined with appropriate geotextile fabric to prevent the intrusion of fine soil particles into the soakage areas.

10 Earthworks shall be kept to a minimum to ensure the least disturbance to the landform.

11 Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.

12 Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.

13 The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.

14 Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and perimeter nib kerbs on the other sides. The Developer shall arrange for the second-coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.

15 Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through the lots in the subdivision.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

16 "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.

17 The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.

18 A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.

19 The Developer shall obtain a building consent before carrying out any alterations to existing services or buildings within the lot/s.

20 The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.

21 All costs arising from any of the above conditions shall be at the expense of the Developer.

ISSUED: 17 August 2000

Mike Jacobson
RESOURCE CONSENTS PLANNER
for
Christopher P Shaw
RESOURCE CONSENTS MANAGER

KAPITI COAST
DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221

OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF LAND TRANSFER PLAN 319476 AND RESOURCE CONSENT NO. RM 000002

BEING THE SUBDIVISION OF LOT 2 DP 89880,

AT 6 & 8 KOROMIKO ROAD, WAIKANAE

FOR ERIKA BELLIS

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and with respect to **Lots 1 to 6 inclusive**, the following condition is to be complied with on a continuing basis:

Specific foundation design by a Registered Engineer may be required for any new dwelling or additions and alterations to a dwelling in accordance with the recommendations within the soil test report for 6–8 Koromiko Road prepared by Hamish Wells, Civil Engineer, entitled *"6-8 Koromiko Road – Lots 1-6 of subdivision of Lot 2 DP89880 – site soil tests for individual lots"* and dated 19-5-03 and submitted to Council in relation to application No. RM000002, a copy of which is available in Council's office at any time the office is open to the public.

Issued in respect of application No. RM000002 on this **24th** day of **June, 2003**.

Wayne Gair
AUTHORISED OFFICER

Matthew Muspratt
AUTHORISED OFFICER

Kapiti Coast District Council
Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kcdc.govt.nz

There's a future here • Mahuri whakamuri ke titiro whakamua