

7 July 2026

Arizto Ltd

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 282 Te Moana Road, 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.

Yours sincerely



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

282 Te Moana Road, Waikanae

Document information

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). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Arizto Ltd
LIM number	L260606
Application date	30/06/2026
Issue date	07/07/2026

Property details

Property address	282 Te Moana Road, Waikanae
Legal description	LOT 47 DP 18250
Area (hectares)	0.1039

Valuation information

Valuation number	1493133400
Capital value	\$650,000
Land value	\$485,000
Improvements value	\$165,000

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

Contents

1. <u>Rates</u>	3
2. <u>Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings</u>	4
3. <u>Weathertightness</u>	5
4. <u>Land use and Conditions</u>	5
5. <u>Special Features and Characteristics of the land</u>	7
6. <u>Other land and building classifications</u>	10
7. <u>Private and Public stormwater and sewerage drains</u>	10
8. <u>Drinking water supply</u>	10
9. <u>Network utility information</u>	10
10. <u>Other information about the property</u>	11
<u>Glossary of Terms and Maps attached</u>	12

Attachments

- Glossary of Terms and Maps
- 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)
- Resource Consent documents (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 Current Rates Year 2026 to 2027

Annual rates The estimated annual rates for 2026/27 rating year are \$5,835.78

This includes Greater Wellington Regional Council rates. The final figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.

Next instalment date 09/09/26

Arrears for previous years \$0.00

Water rates \$429.32 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

Water 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

16/06/22	BUILDING CONSENT 220467: Replace existing inbuilt fire with a new Firenzo Kompact inbuilt wood burner: Code Compliance Certificate issued 18/08/22
28/07/06	BUILDING CONSENT 060749: New Carport : Code Compliance Certificate issued 7/11/06
23/05/06	BUILDING CONSENT 060461: Installation of Milan Clean Air Inbuilt Woodfire: Code Compliance Certificate issued 29/05/06
01/03/06	BUILDING CONSENT 060120: Replace 2 garage doors with aluminium sliding doors: Code Compliance Certificate issued 29/09/06
27/09/88	Building Permit G011246 ADDITIONS 9 SQ M
19/09/56	Building Permit 121 FOWL HOUSE 60 SQ FT
28/08/56	Building Permit 111 DWELLING 950 SQ FT

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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 that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

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 [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

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 www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned General Residential in the Operative District Plan (2021).

This property was created via subdivision in 1956. Copies of the Deposited Plan (DP 18250) 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.

Notice imposing Building Line of Hoardings Restriction (K36096) is currently registered on the Record of Title.

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

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

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

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

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

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

For further information on this section, contact the Resource Consents Team on 0800 486 486.

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information 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.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

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 [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

Natural Hazards

A Natural hazard is defined as 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 affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or 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 at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

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 Kapiti 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.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the area's residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

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.

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

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

Part of the property is shown to be subject to and/or adjacent to an overflow path and/or residual 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.

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

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.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. 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.

8. 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.

9. 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.

10. 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.

Cultural and Archaeological

The settlement history of the Kapiti 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 \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees)

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 (if requested)

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.

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

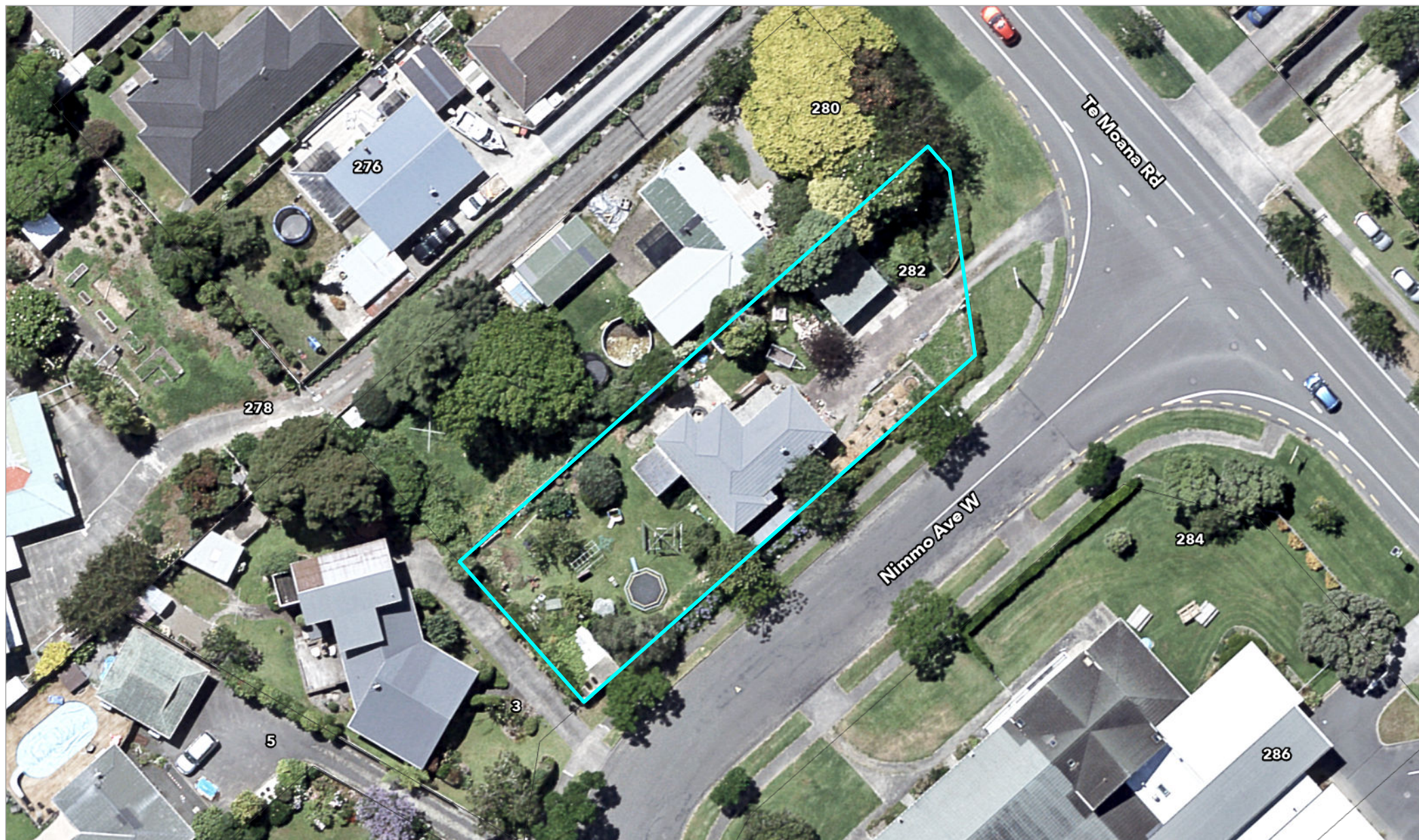
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, 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.

Aerial Photography

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: June 30, 2026

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



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 **WN716/16**
Land Registration District **Wellington**
Date Issued 20 September 1956

Prior References
WN708/73

Estate Fee Simple
Area 1039 square metres more or less
Legal Description Lot 47 Deposited Plan 18250
Original Registered Owners
David Colin Goodwin and Margaret Mary Therese Goodwin

Interests

K36096 Notice imposing Building Line of Hoardings Restriction
B423019.1 Settled under the Joint Family Homes Act 1964 - 13.3.1995 at 2.56 pm
B734413.2 Mortgage to The New Zealand Guardian Trust Company Limited - 19.7.1999 at 10.34 am
5470016.1 Discharge of Mortgage B734413.2 - 28.1.2003 at 9:00 am
5470016.2 Transfer to Pauline Rosemary Downie and Peter Phillip Smith - 28.1.2003 at 9:00 am
5470016.2 Cancellation of JFH B423019.1 - 28.1.2003 at 9:00 am
5491443.1 Mortgage to The National Bank of New Zealand Limited - 18.2.2003 at 9:00 am
5854948.1 Discharge of Mortgage 5491443.1 - 24.12.2003 at 9:00 am
5854948.2 Transfer to Philemon Limited - 24.12.2003 at 9:00 am
5854948.3 Mortgage to The National Bank of New Zealand Limited - 24.12.2003 at 9:00 am
6021319.1 Discharge of Mortgage 5854948.3 - 27.5.2004 at 10:48 am
6727310.1 Transfer to Helen Rosemary Marshall - 24.1.2006 at 9:00 am
9831611.1 Transfer to Michael Brent O'Hagan, Bethany Grace O'Hagan and Colleen Heather Muriel Sunderland - 11.9.2014 at 4:01 pm
9831611.2 Mortgage to ANZ Bank New Zealand Limited - 11.9.2014 at 4:01 pm
13531220.1 Discharge of Mortgage 9831611.2 - 19.6.2026 at 4:15 pm
13531220.2 Transfer to Bethany Grace O'Hagan - 19.6.2026 at 4:15 pm
13531220.3 Mortgage to ANZ Bank New Zealand Limited - 19.6.2026 at 4:15 pm

Reference: Vol. 708, Folio 73
Transfer No. 397830
Order for N/C No.



Register-book,
Vol. 716, folio 16

NEW ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twentieth day of September, one thousand nine hundred and fifty-six
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
HAROLD GEORGE FAIRLEY of Waikanae Beach Carrier

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered. Green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 ROCD 1.06 PERCHES more or less situate in Block IX Kaitawa Survey District being part Section 20 Ngarara West A and being also Lot 47 on Deposited Plan 18250 (Town of Waikanae Extension No. 20)



[Signature]
District Land Registrar.

K.30% Notice of condition as to line of buildings or hoardings

Fencing covenant in Transfer 37830

Mortgage No. 355672 to George Fairley & Co. Ltd. of the Waikanae Beach Corporation of the Waikanae Beach District, 1956 at 11/53 am.

Mortgage 355672 to George Fairley & Co. Ltd. of the Waikanae Beach Corporation of the Waikanae Beach District, 1956 at 11/53 am.

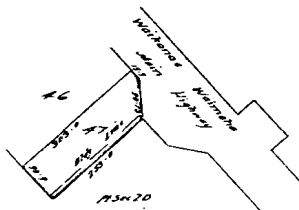
PRODUCED 11-12-1957
Killed as a Joint Family Home under the Joint Family Homes Act 1950 on Harold George Fairley of Te Kōwhiri Road, Waikanae Beach, Waikanae District and George Fairley of Waikanae Beach his wife in whom the within land is now vested, subject to the said mortgage, intended 27.11.1957 at 9.50 am. Application 972 A.L.R.

Transmission 686593 to George Fairley as survivor - 10.10.1966 at 11.18 am

Mortgage 687672 to George Fairley & Margaret Niamath - 19.10.1966 at 1.01 pm

THE REPRODUCTION (ON REDUCED SCALE) OF THIS COPY OF THE ORIGINAL REGISTER FOR THE PURPOSE OF THE LAND TRANSFER ACT 1952

Image Quality due to Condition of Original



Scale: 2 chains to an inch.
C.S. 2-2-2. Sy.

1039.m2 (OVER)

Transfer 980945 to John Eric Armstrong
of Faraparaumu, Editor and Janet
Keighley Armstrong his wife - 20.6.1973
at 11.32 a.m.

164301.1
DISCHARGED
Mortgage AC10799 to Morison Taylor
Nominees Limited - 27.11.1973 at 1.51
p.m.

Transmission 152274.1 to Janet Keighley
as survivor - 9.7.1976 at 11.40 a.m.

Transfer 449223.1 to Allan William Lancaster
of Waikanae, Painting Contractor and Carole
Anne Lancaster his wife - 2.10.1981 at 2.18 p.m.

Mortgage 449223.2 to The Government Insurance
Commissioner - 2.10.1981 at 2.18 p.m.

Mortgage 458742.1 to Her Majesty the Queen
- 20.11.1981 at 10.29 a.m.

719260.1 Caveat to Australian Guarantee
Corporation (N.Z.) Limited - 3.10.1985 at
9.59 a.m.

810976.1 Mortgage to Australian Guarantee Cor-
poration (N.Z.) Limited - 16.10.1986 at 9.06 a.m.

858334.4 Transfer to William Laurence
Hunt of Waikanae, Retired and Joan Myrtle
Hunt his wife - 19.6.1987 at 2.46 p.m.

934011.1 Transfer to Leslie Stewart Moodie
of Wellington, School Teacher and Noni
Ellen Moodie his wife - 15.7.1988 at
11.30 a.m.

B.228170.1 Mortgage to Bank of New Zealand
- 14.4.1992 at 2.04 pm.

716 - 16
B.415533.2 Transfer to David Colin Goodwin
Pastor and Margaret Mary Therese Goodwin,
Homemaker, both of Waikanae - 25.1.1995 at
2.47 pm.

DISCHARGED
1917 11999
B.415533.3 Mortgage to The New Zealand
Guardian Trust Company Limited - 25.1.1995
at 2.47 pm.

B.423019.1 Settled under the Joint Family
Homes Act 1964 on the abovenamed
registered proprietors - 13.3.1995 at
2.56 p.m.

B734413.2 Mortgage to The New Zealand
Guardian Trust Company Limited
19.7.1999 at 10.34

18250

Referred to Draughtsman

Diagram A
Not to Scale

Diagram "B"
Not to Scale

Diagram "C"
Not to Scale 3/

Memorandum of Easements

Servient Tenement	Coloured	Dominant Tenement	Nature of Easement
Pt. Lot 5	Yellow	Lot 6	Right of Way
Pt. Lot 6	"	Lot 5	"
Pt. Lot 15	"	Lot 16	"
Pt. Lot 16	"	Lot 15	"
Pt. Lot 32	"	Lot 33	"
Pt. Lot 33	"	Lot 32	"
Pt. Lot 39	"	Lot 40	"
Pt. Lot 40	"	Lot 39	"
Pt. Lot 51	"	Lots 52 & 53	"
Pt. Lot 52	"	Lots 51 & 53	"
Pt. Lot 53	"	Lots 51 & 52	"

Deposited this 24th day
of February 1956

District Land Registrar

18250

350000 lks. South of Mt. Stewart

20118 (Sheets 1 & 2)

Diagram 'D'
Not to Scale

LOT 65: in C.T. 372/28 : a. r. p.
 in C.T. 211/292 : 0 . 3 . 02.3
 1 . 1 . 12.2
 2 . 0 . 14.5

Diagram "F". Not to Scale.

Diagram "I"
Not to Scale.

PT. A 2

HUTT COUNTY

Diagram "H". Not to Scale

Approved under the Land Subdivision in
 Counties Act 1946 conditionally on the
 Rights-of-way shown on this plan being
 duly granted in accordance with the above
 memorandum of easements
 See Scheme Plan D/1724

Total Area : 49a. 1r. 06 72p

Approved as to Survey

Chief Surveyor

L. T. Surveyor

Received: 10/6/55
Reference plans: 12468, 12333, 12359, 14362, 14850, 17301, 17371

Field book: 155 p. 204-208

Traverse book 164 p. 178-189
 Examined by G. Taylor for W. H. 20/6/55
 Recorded J. A. 20/6/55

Correct: $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

LTS

18 250

TOWN OF WAIKANAĒ EXTN. N^o 25
BEING SUBDN. OF PART SECS. 19, 20, 23 & 29 NGARARA WEST A
PART BEING ALSO LOTS 8 & 9 D. 12468
Comprised in C.T. 135/65 and P.T. C.T. 191/138, 211/292 & 372/28

SURVEY DIST. & BLK.: KAITAWA IX
LAND DIST.: WELLINGTON LOCAL BODY: HOROWHENUA COUNTY

Scale: 2 Chains to an Inch. Surveyed by Martin & Dyett Date: Nov. 1954 ~ Feb. 1955

I, _____ of _____ Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors' Act, 1938. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of Peace Act, 1927.

Declared at this day of 19.....
before me -

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

Registered Surveyor

ML 1106

Applicant, (or Reg'd Owner)

18250

18250

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



 General Residential Zone



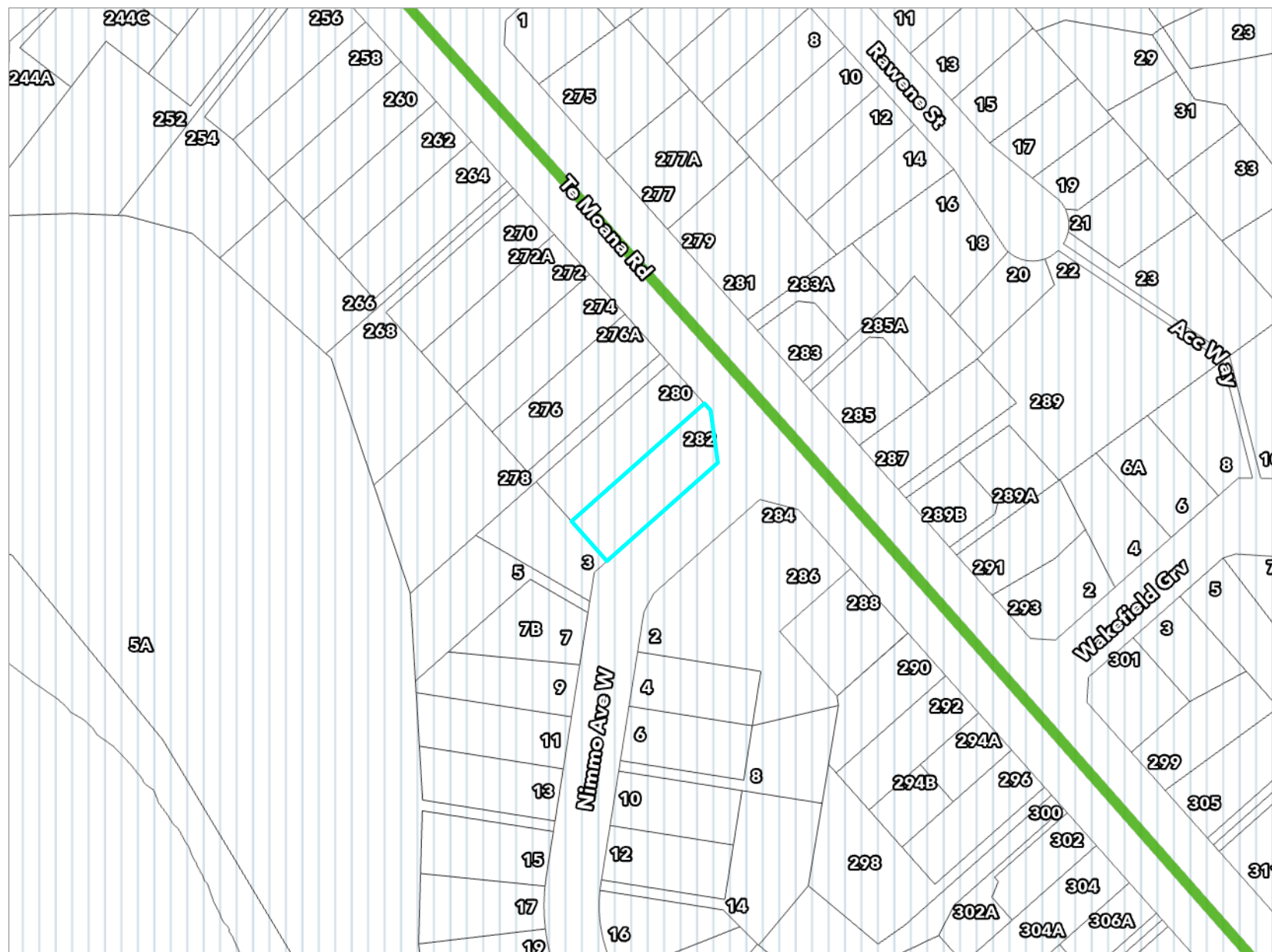
Scale @ A4 - 1:1,000

Date Printed: June 30, 2026

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

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

-  Major Community Connectors
-  Coastal Environment

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



0 40 80 Metres

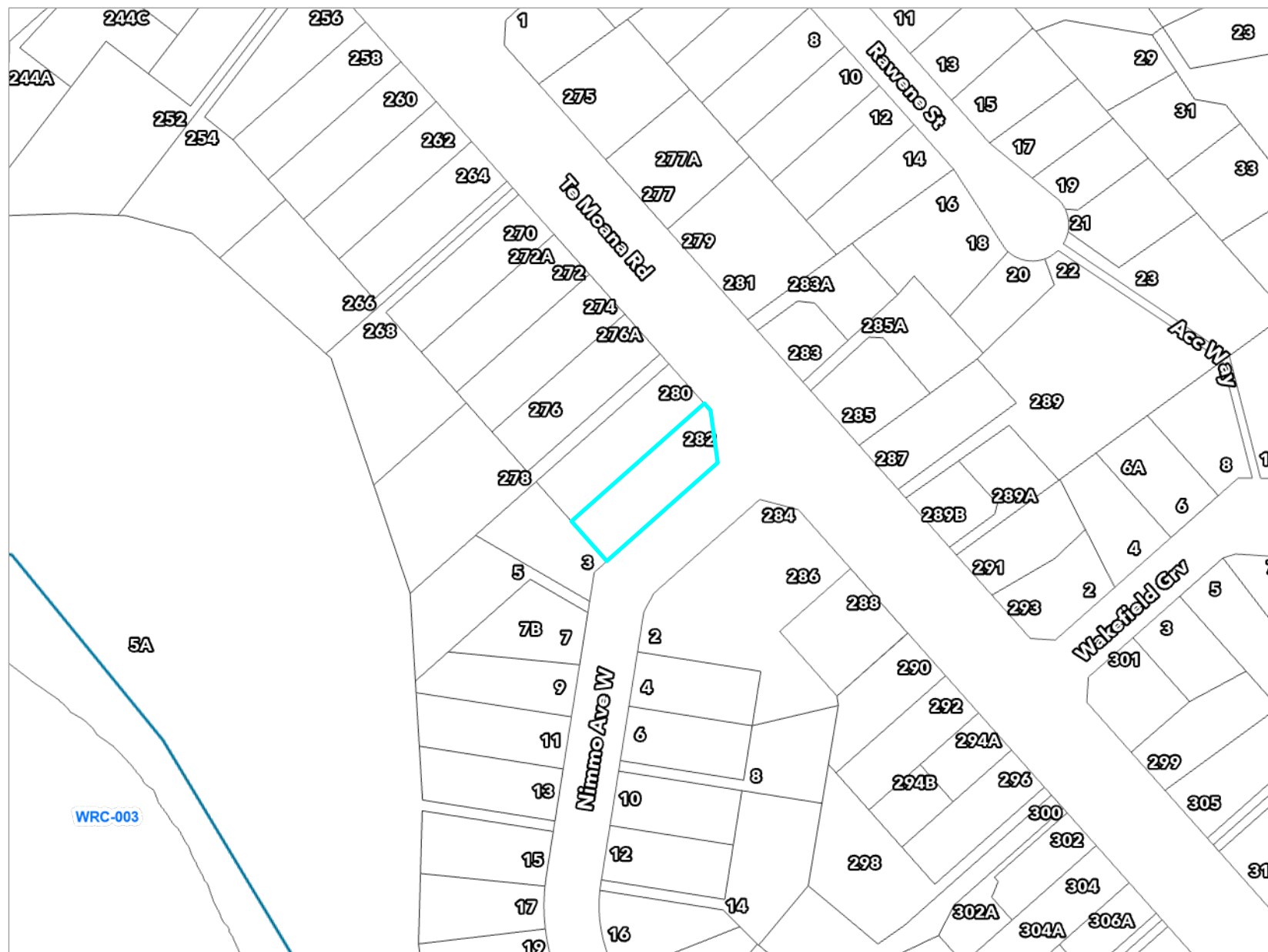
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Operative District Plan 2021 - Designations & Miscellaneous Features

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

Designation

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



0 40 80 Metres

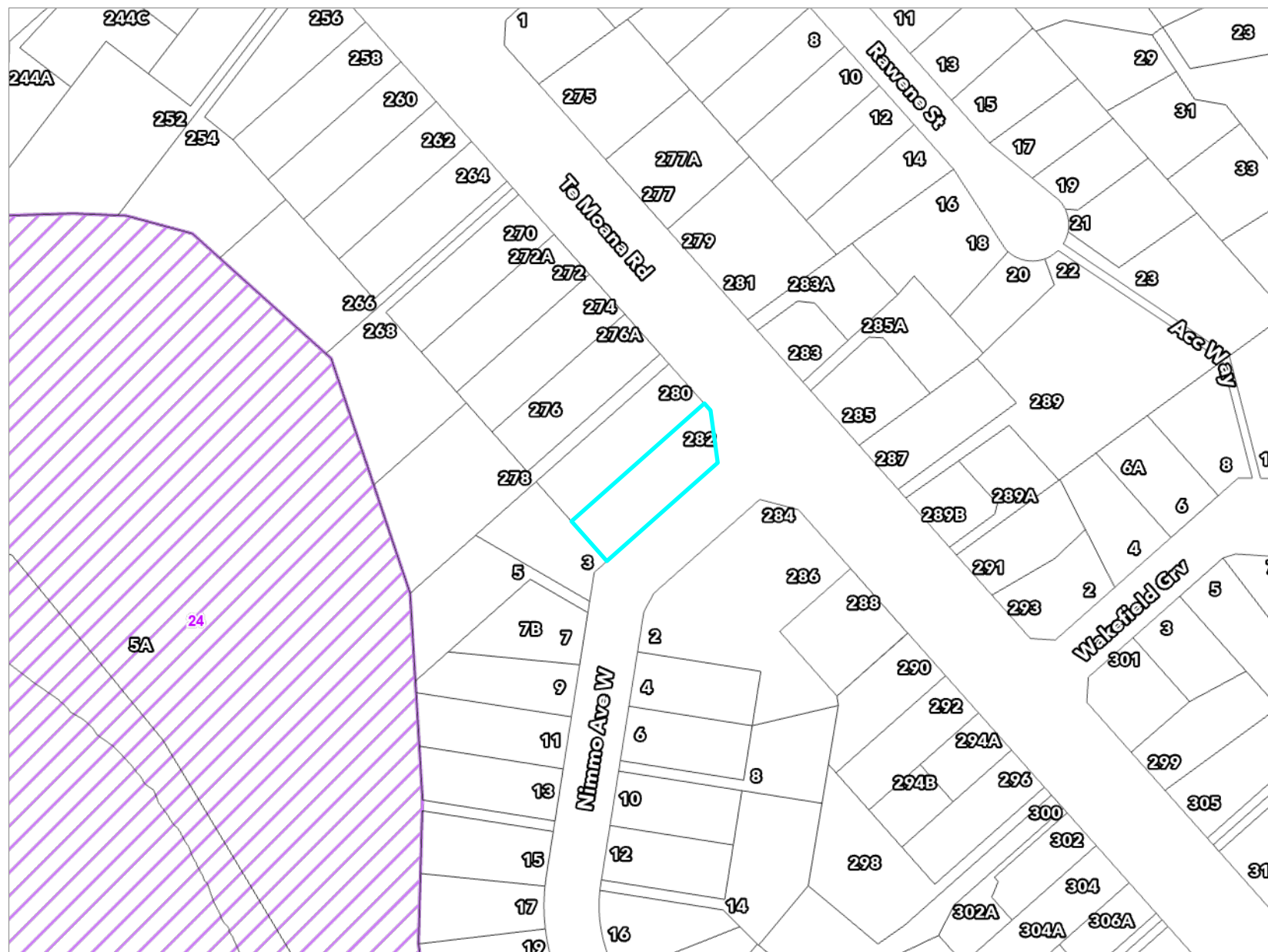
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Operative District Plan 2021 - Natural Features

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

 Special Amenity Landscapes

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



0 40 80 Metres

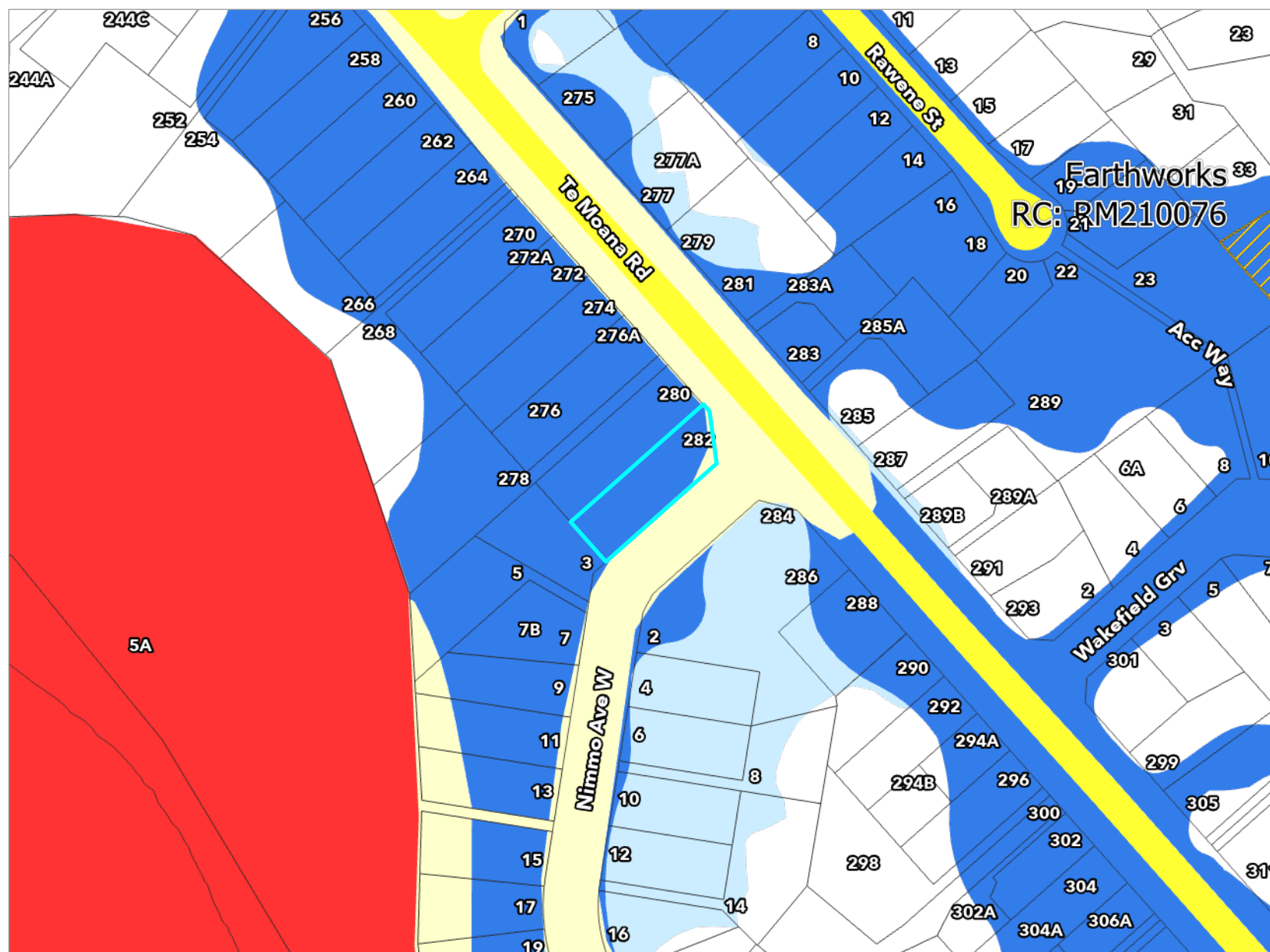
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Operative District Plan 2021 - Natural Hazards

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

-  Earthworks
-  River Corridor
-  Overflow Path
-  Residual Overflow Path
-  Ponding Area
-  Residual Ponding Area

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



0 40 80 Metres

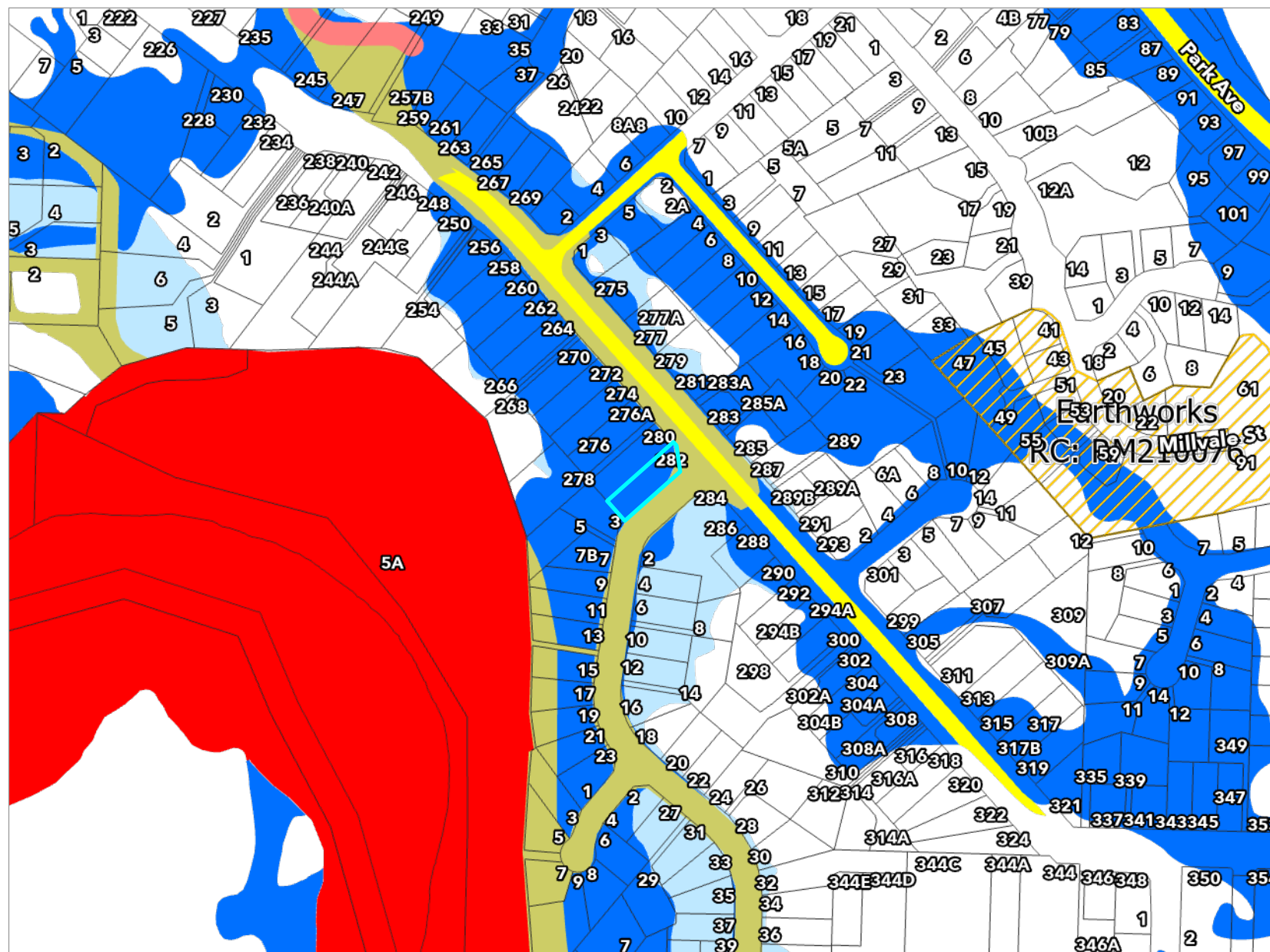
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Latest Flood Hazards

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

-  Earthworks
-  River Corridor
-  Stream Corridor
-  Overflow Path
-  Residual Overflow
-  Ponding
-  Residual Ponding

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



0 90 180 Metres
Scale @ A4 - 1:4,000

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Resource Consents Map

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

 Resource Consents

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



0 10 20 Metres

Scale @ A4 - 1:750

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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
000328	4 Nimmo Avenue West, Waikanae	1493146300	LOT 4 DP 28643	LD	PROPOSED DWELLING ENCROACHES SIDE YARD AND HEIGHT	N	N	Decision Issued	6/11/2000	18/10/2000
030203	278 Te Moana Road, Waikanae	1493133200	LOT 45 DP 18250	LC	Home occupation - art studio at 278 Te Moana Road, Waikanae	N	N	Decision Issued	4/8/2003	29/7/2003
060046	284 Te Moana Road, Waikanae	1493146600	LOTS 1-4 DP 27762 LOT 3 DP 28643	SC	Boundary adjustment subdivision between 284 Te	N	N	s.224 Issued	6/3/2006	17/2/2006
080127	6 Nimmo Avenue West, Waikanae	1493146200	LOT 6 DP 28643	LD	Retrospective side yard encroachment at 6 Nimmo Ave West,	N	N	Decision Issued	17/6/2008	13/6/2008
070102	7 Nimmo Avenue West, Waikanae	1493133700A	FLAT 1 DP 34502 1/2 INT IN 817 M2 BEING	SC	Application to amend crosslease boundary for Flat 1.	N	N	s.224 Issued	27/4/2007	12/4/2007
130083	284 Te Moana Road, Waikanae	1493146600	PT LOT 1 DP 25499 LOT 1 DP 368755 and LOTS	LN	Alterations and additions to existing church building at 286	N	N	Decision Issued	19/8/2013	31/5/2013
160083	276 Te Moana Road, Waikanae	1493133100A	FLAT 1 DP 67628 ON LOT 44 DP 18250 1/2	LD	To open a home occupation (Hair Salon)	N	N	Decision Issued	24/5/2016	29/4/2016

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
950416	276 Te Moana Road, Waikanae	1493133100A	FLAT 1 DP 67628 ON LOT 44 DP 18250 1/2	LC	FLAT PLAN	N	N	s.223 Approval		5/12/1995
940155	284 Te Moana Road, Waikanae	1493146600	LOT 1 DP 368755 LOT 1-4 DP 2776 2	LC	EXTENSION TO CHURCH BUILDING	N	N	Decision Issued	22/7/1994	21/7/1994

Health and Alcohol Licenses

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

■ Health

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



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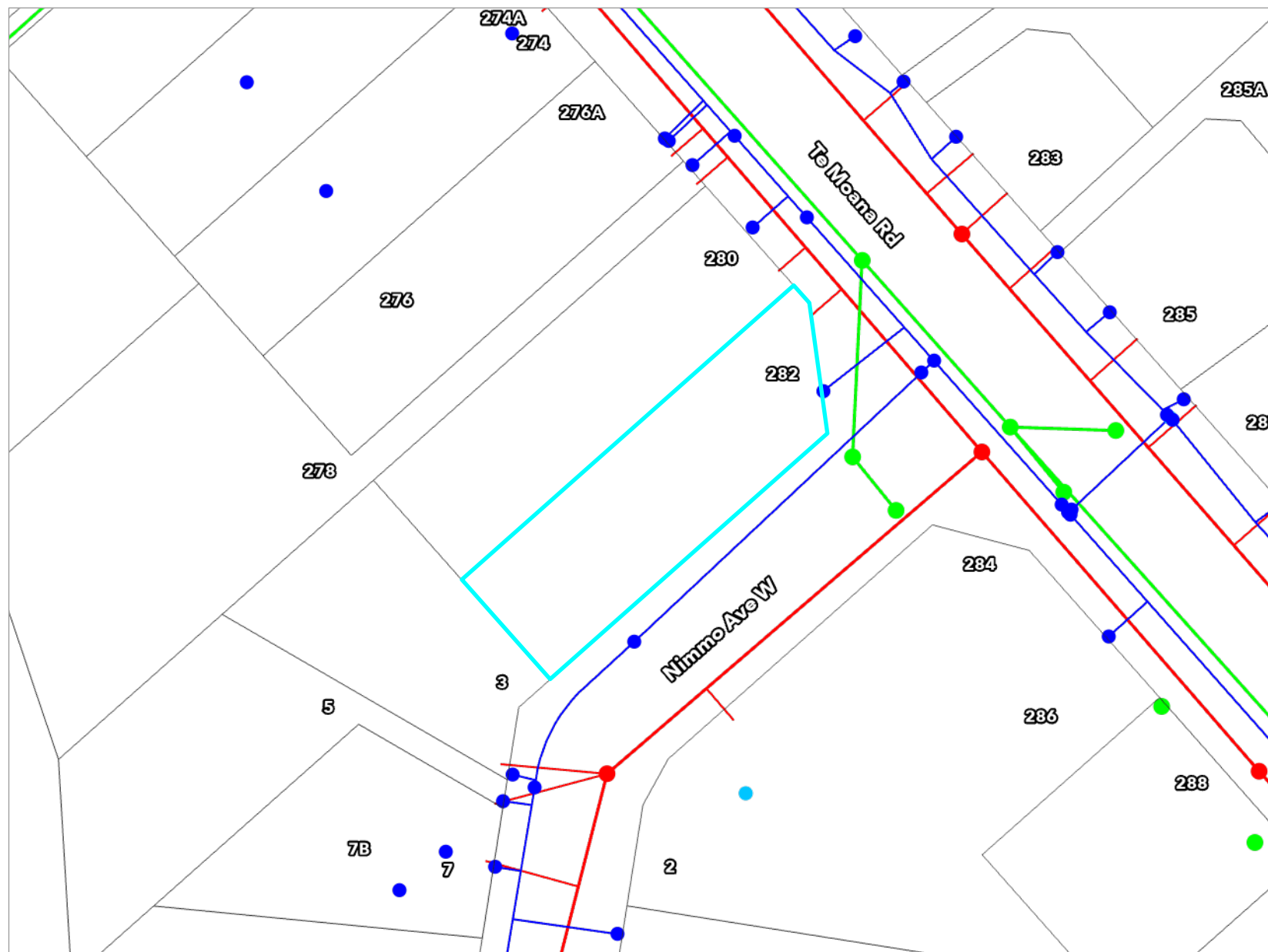
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Services Network

282 Te Moana Road, Waikanae (LOT 47 DP 18250)



Key to map symbols

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

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NIMMO.

282 TEMOANA RD

LOT 47

D.P. 18250

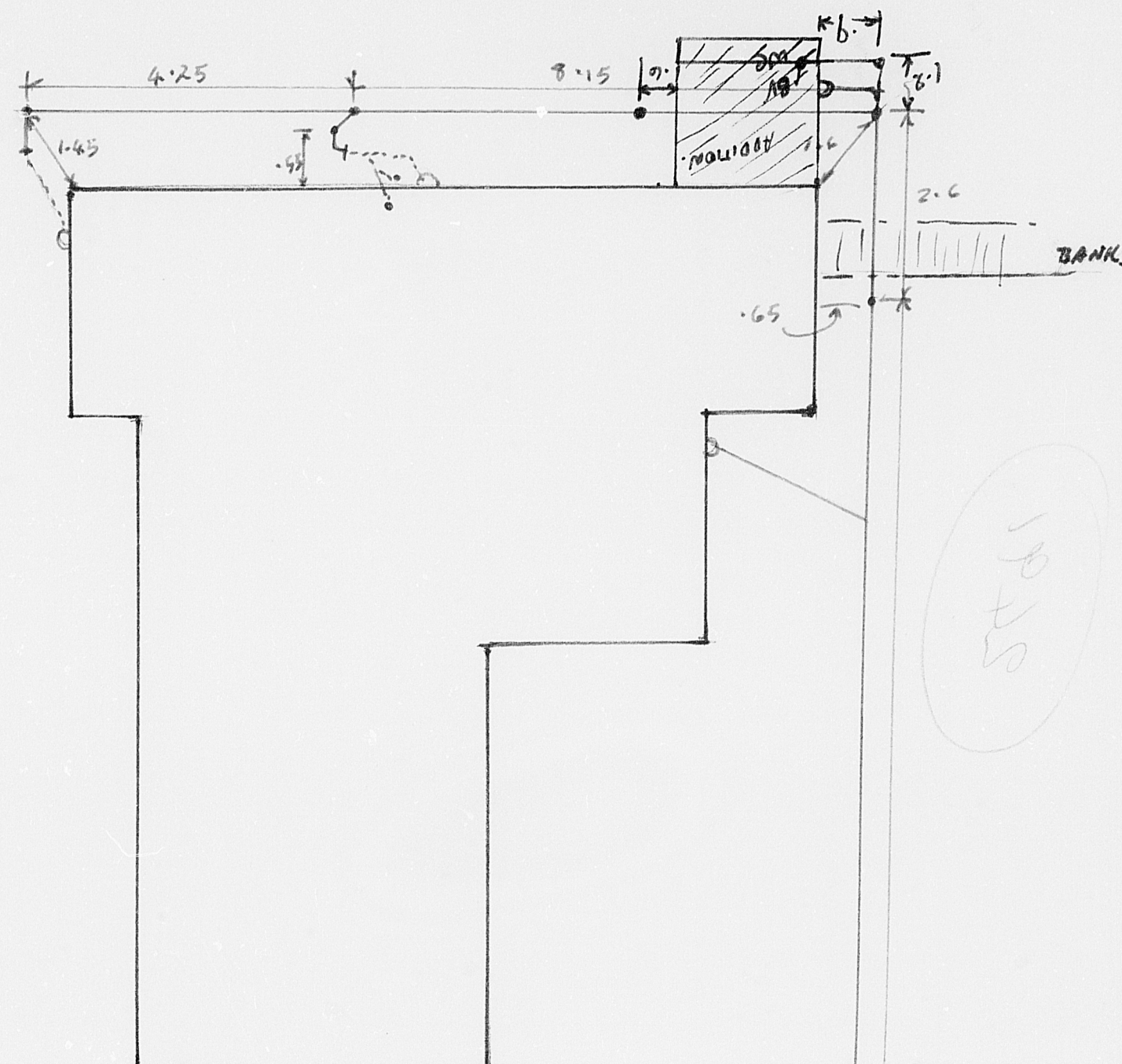
D/L PHILLIPS

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TEMOANA.

126-282

28-10-88
D/L KITCHIE.
DRAINAGE TO ADDITION.



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