

3 November 2025

Peter James Saunders

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 198-200 Maungakotukutuku Road, Paraparaumu.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

198-200 Maungakotukutuku Road, Paraparaumu

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	Peter James Saunders
LIM number	L251147
Application date	28/10/25
Issue date	03/11/25

Property details

Property address	198-200 Maungakotukutuku Road, Paraparaumu
Legal description	LOT 20 DP 33688
Area (hectares)	21.4230

Valuation information

Valuation number	1540004600
Capital value	\$1,980,000
Land value	\$680,000
Improvements value	\$1,300,000

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

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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 2025 to 2026
Annual rates	The annual rates for 2025/26 rating year are \$5,491.09 This includes Greater Wellington Regional Council rates
Next instalment date	09/12/25
Arrears for previous years	\$0.00
Water rates	Not Applicable
Water balance due	Not Applicable

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

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

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

14/06/24	BUILDING CONSENT 240320: The project comprises construction of a new set of internal stairs in the existing two storey house. : Code Compliance Certificate issued 11/03/25
17/09/21	BUILDING CONSENT 210691: New Totalspan steel portal framed and steel-clad garage 11.7m x 10.0m with toilets. : Code Compliance Certificate issued 20/11/23
23/05/79	Building Permit 71241 IMPLETMENT SHED
13/10/78	Building Permit 012267 F/S FIRE
12/12/72	Building Permit 74546 ERECT DWELLING 2425 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

SW2015: The last inspection, completed on 3/05/23, confirmed the former residential pool has been removed.

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:

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 Rural Production in the Operative District Plan (2021).

This property is located within PREC24 - Rural Hills Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property is located within the Water Collection Area. There are specific provisions in the Operative District Plan (2021) for this Area.

This property was created via subdivision in 1972.

A copy of the Deposited Plan (DP 33688) and Record of Title is provided with this LIM.

There are no known easements.

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

There is no record of any resource consents for this property.

For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

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

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

This property contains some specific features on it that are recorded in the Operative District Plan (2021).

These features are:

Ecological Site: an area with significant native vegetation or habitat for native fauna. (K098) Whareroa Bush A (Kohekohe-Mahoe forest).

Designation: land required for infrastructure or other public purposes. (WRC-002) (Old reference D0402) Wellington Metropolitan Water Supply and Conservation Area, 400 hectares lying within the Upper Whakatiki River catchment.

This property is adjacent to several properties which contain specific features that are recorded in the Operative District Plan (2021).

These features are:

Ecological Site: an area with significant native vegetation or habitat for native fauna. (K099) Whareroa Bush C (Kohekohe- Mahoe forest), (K100) Whareroa Bush D (Mahoe forest), (K101) Whareroa Bush E (Kohekohe-Mahoe forest), (K102) Whareroa Bush G (Kohekohe forest), (K103) Whareroa Bush F (Tawa forest and Raupo wetland), (K104) Whareroa Bush B (Kohekohe-Tawa-Titoki forest), (K105) Whareroa Bush A (Kohekohe-Tawa-Titoki forest).

Heritage Building: a building with historic or architectural significance. (B88) Water storage Mackay's intake, covered water storage tanks building during WW2, Mackay's Crossing.

Designation: land required for infrastructure or other public purposes. (NZTA-001A) (Old reference D0101) State Highway Purposes, State Highway One through district. (NZTA-002) (Old reference D0107) Construction, operation, and maintenance of the Transmission Gully Main Alignment, Transmission Gully Main Alignment" (NZTA-003) (Old reference D0104) State Highway Purposes, "MacKay's Crossing" (KRH-001) (Old reference D0301) Railway purpose, railway through the Kapiti Coast District.

High Voltage Electricity Transmission Lines - there are restrictions on any development on this property within 20 metres each side of the centreline of the high voltage transmission lines.

These restrictions mean that any addition or construction of buildings (excluding accessory buildings) or structures within that area on this property will require a resource consent.

The transmission lines are subject to the Ministry for the Environment National Environmental Standard for Electricity Transmission Activities. This standard sets out a framework of permissions and consent requirements for activities on existing electricity transmission lines, for example a network utility operator can operate, maintain and upgrade the existing lines.

More detail can be found on the Ministry for the Environment website: www.mfe.govt.nz Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992.

All activities regulated by NZECP34, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation.

Activities should be checked for compliance even if they are permitted by the District Plan. Please contact Transpower or a suitably qualified engineer for assistance with clearance requirements in NZECP 34:2001. Special Amenity Feature or Landscape - distinctive highly valued landscape or landform.

SAL30 Wainui Significant Amenity Landscape (Mt Wainui and the valley systems that extend down to MacKay's crossing, including the razor back ridge behind the Paekakariki escarpment).

Transportation Noise Effects Route - which includes designations for both State Highway No.1 (NZTA-001A) (Old reference D0101 and Railway (KRH-001) (Old reference D0301). This requires an acoustic design to new residential buildings or major additions.

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/search-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

This property is located adjacent to the Ohariu fault - 2 - uncertain - poorly constrained, Ohariu fault - 2 - well defined, and Gibbs fault - 3 - uncertain - poorly constrained earthquake fault avoidance zone.

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.

Sewerage runs to a private on-site septic tank and effluent disposal field. An as-built plan of private drainage and site plan are 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.

There is no Council water supply system available. Water will be privately supplied. Private storage tank/s should be a minimum of 30,000 litres.

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-Kapiti-Coast-District-Council)

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

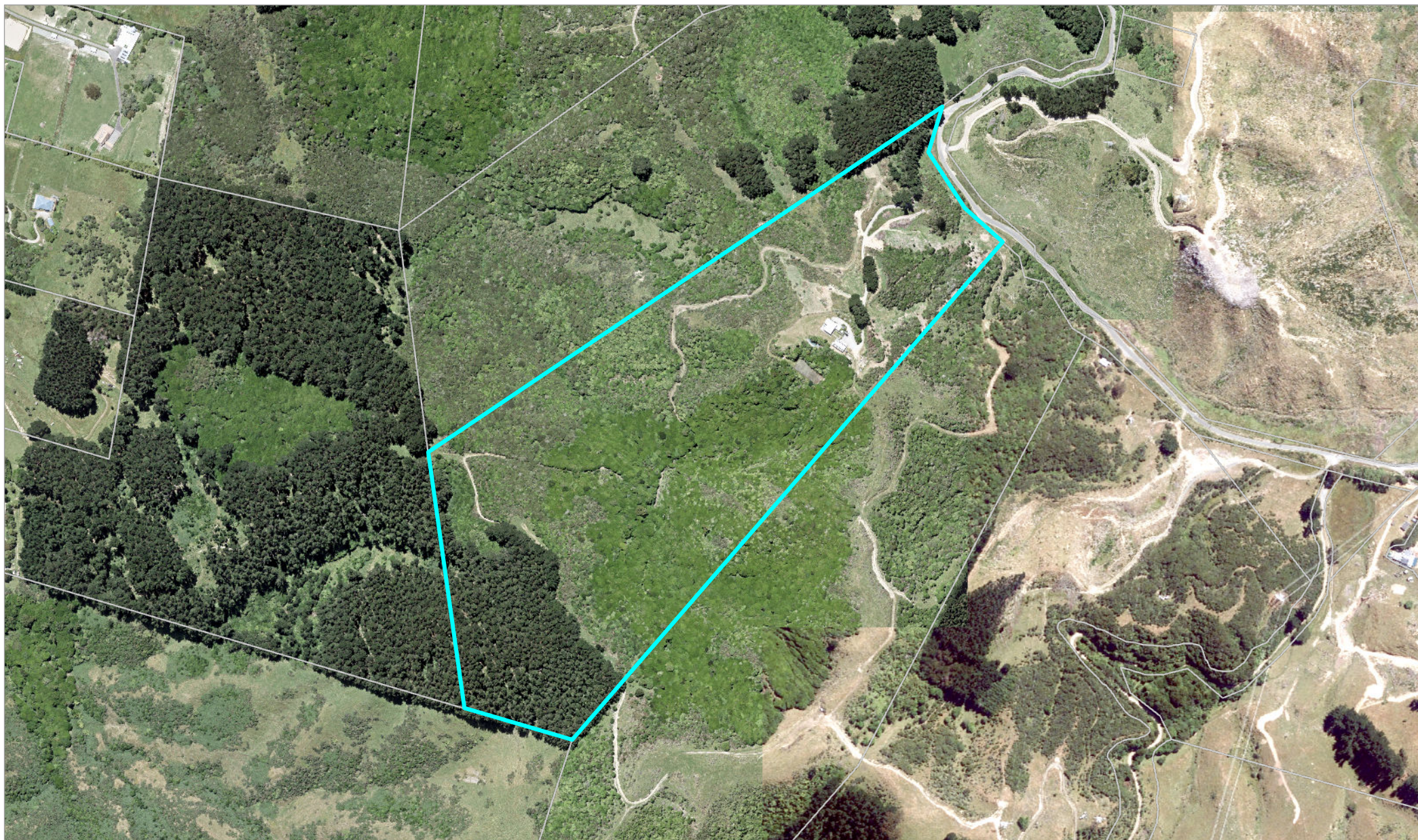
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing,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

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



0 140 280 Metres

Scale @ A4 - 1:6,000

Date Printed: October 28, 2025

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 **WN10C/653**

Land Registration District **Wellington**

Date Issued 24 October 1972

Prior References

WN535/80 WN547/166

Estate Fee Simple
Area 21.4230 hectares more or less
Legal Description Lot 20 Deposited Plan 33688

Original Registered Owners

Errol Desmond Clark, Jennifer Mary Helena Clark, Ian Richard Silver and Michael Carmody Walls

Interests

Subject as to Sections 76, 84 and 85 to the reservations as to coal, gold and silver set out in No. 516880

11299405.1 Transfer to Ian Richard Silver and Jennifer Mary Helena Clark - 9.4.2019 at 11:03 am

11605734.1 Transfer to Peter James Saunders and Usani Saunders - 25.11.2019 at 2:02 pm

11605734.2 Mortgage to Bank of New Zealand - 25.11.2019 at 2:02 pm

References

Prior C/T 547/166;535/80

Land and Deeds 69

Transfer No.

N/C. Order No. 943624



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of October one thousand nine hundred and seventy-two under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that REWA FARMS LIMITED at Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described; delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 52 ACRES 3 ROOBS 30 PERCHES more or less situated in Block II Paekakariki Survey District being part Sections 76,84,85 and 96 of the said Block and part Whareroa 1B and 2A Blocks and being also Lot 20 on Deposited Plan 33688—



Assistant Land Registrar
Fencing Covenant in Transfer 947058.

Subject as to Sections 76,84 and 85 to the reservations as to coal, gold and silver set out in No.516880.

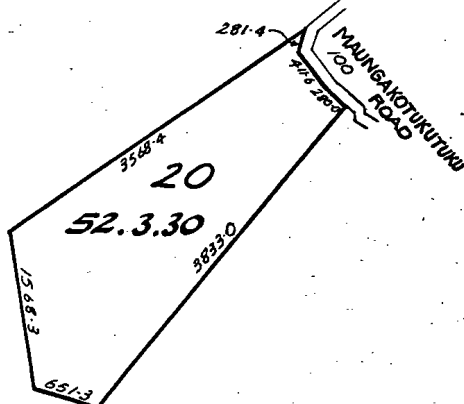
A.L.R.

Mortgage 695728 to Eric Spensley Thompson and William Page in shares - 22.12.1969 at 9.05 a.m.

A.L.R.

Transfer 947058 to Robert John Berg of Wellington Musician and Joan Adele Berg his wife - 15.11.1972 at 9.15 a.m.

A.L.R.



Scale: in chains

EQUIVALENT METRIC
AREA IS 21.4230 ha

Mortgage 947059 to Rewa Farms Limited - 13.11.1972 at 9.16 a.m.

DISCHARGE

Mortgage 966111 to Bank of New Zealand - 22.3.1973 at 11.05 a.m.

DISCHARGE

Mortgage A025737 to The New Zealand Investment Mortgage and Deposit Company Limited - 7.3.1974 at 10.56 a.m.

No. A025738 Memorandum of Priority making Mortgages A025737 and 966111 first and second Mortgages respectively - 7.3.1974 at 10.56 a.m.

DISCHARGE

Mortgage 107047.3 to Walter Crawford Wilson, Joan Mary Noeline Collins and Lawrence Thomas Davies in shares - 14.11.1974 at 9.19 a.m.

A.L.R.

10C-653.
Transfer 079071.1 to Peter John Cleghorn
of Wellington Computer Programmer and
Carol Ann Cleghorn his wife - 26.9.1975
at 9.10a.m.

J. Liawo
A.L.R.

No 079071.2 Variation of Terms of
Mortgage 07047.3 - 26.9.1975 at
9.10a.m.

J. Liawo
A.L.R.

286155.2
DISCHARGED

Mortgage 149451.1 to The National
2nd Bank of New Zealand Limited -
11.6.1976 at 11.23a.m.

286155.1
DISCHARGED

Mortgage 233146.2 to Harris Tansey &
Harvey Solicitors Nominee Company
Limited - 13.9.1977 at 4.48 p.m.

J. Liawo
A.L.R.

No.233146.3 Memorandum of Priority
making Mortgages 233146.2 and
149451.1 first and second mortgages
respectively - 13.9.1977 at 1.40 p.m.

J. Liawo
A.L.R.

890792.1

ABST

DISCHARGED
1/12/1987

Mortgage 286155.3 to Australian Mutual
Provident Society - 22.8.1979 at 10.31 a.m.

J. Liawo
A.L.R.

J. Shuders
A.L.R.

890792.2 Transfer to Errol Desmond Clark,
Merchant Banker, Jennifer Mary Helena
Clark his wife, Ian Richard Silver,
Chartered Accountant and Michael Carmody
Walls, Solicitor all of Wellington.-
1.12.1987 at 2.24 p.m.

DCE
A.L.R.



LAND TRANSFER OFFICE
Recorded Plan 33688
Title Reference 100/124, 635/80
EW/116.
Referred to LT. Surveyor
E. F. 1972
LAND and DEEDS PLAN
Firm Findley H.
Date of E. W. Fee \$50.00
Time 2.35. Abstract No

33688 SHEET I

lot 1 100-635 lot 7 100-641 lot 16 100-643
lot 2 100-636 lot 8 100-642 lot 17 100-630
lot 3 100-637 lot 9 100-643 lot 18 100-651
lot 4 100-638 lot 10 100-644 lot 19 100-652
lot 5 100-639 lot 11 100-645 lot 20 100-653
lot 6 100-640 lot 12 100-646 lot 21 100-654
lot 14 100-647 lot 22 100-655
lot 15 100-648 lot 24 100-656

On deposit of this plan lots 13 & 23
being reserved for section 53 (2)
Councils Amendment Act 1961

Deposited this 24th day
of October 1972

District Land Registrar

NOTE:-

Bearings on this plan are in terms of
Geodetic Datum 1949.

All new posts, excepting those fronting
Emerald Glen Road, are marked by
12" steel pin against north face.

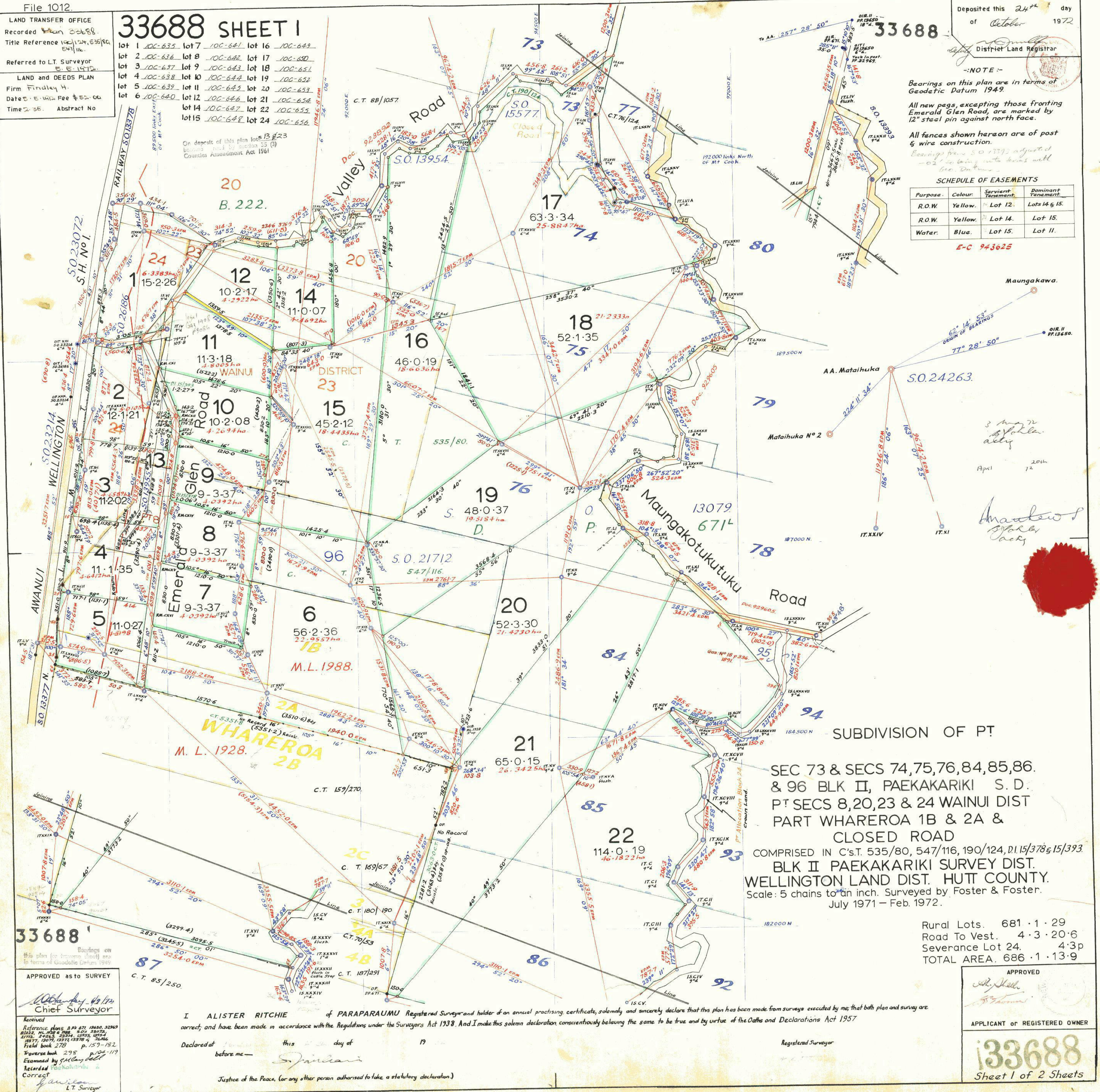
All fences shown hereon are of post
& wire construction.

Bearings from S.O. 13392 adjusted
-02" to bring into line with
Geo. Datum.

SCHEDULE OF EASEMENTS

Purpose	Colour	Servient Tenement	Dominant Tenement
R.O.W.	Yellow	Lot 12.	Lots 14 & 15.
R.O.W.	Yellow	Lot 14.	Lot 15.
Water	Blue	Lot 15.	Lot 11.

E-C 943625



SUBDIVISION OF PT

SEC 73 & SECS 74, 75, 76, 84, 85, 86.
& 96 BLK II, PAKAKARIKI S.D.
PT SECS 8, 20, 23 & 24 WAINUI DIST
PART WHAREROA 1B & 2A &
CLOSED ROAD

COMPRISED IN C's.T. 535/80, 547/116, 190/124, D.I. 15/378 & 15/393
BLK II PAKAKARIKI SURVEY DIST.
WELLINGTON LAND DIST. HUTT COUNTY.
Scale: 5 chains to an inch. Surveyed by Foster & Foster.
July 1971 - Feb. 1972.

Rural Lots. 681.1.29
Road To Vest. 4.3.20.6
Severance Lot 24. 4.3p
TOTAL AREA. 686.1.13.9

APPROVED

APPLICANT or REGISTERED OWNER

33688
Sheet 1 of 2 Sheets

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

Declared at _____ this _____ day of _____ 19 _____
before me _____
Justice of the Peace, (or any other person authorised to take a statutory declaration)

Registered Surveyor

APPROVED as to SURVEY

Chief Surveyor

Received
Reference plans: P.S. 671, 1960, 3290
11221, 11222, 11223, 11224, 11225, 11226
11227, 11228, 11229, 11230, 11231, 11232
11233, 11234, 11235, 11236, 11237, 11238, 11239, 11240
Field book 279, p. 159-182
Foster's book 298, p. 104-119
Examined by _____
Retained _____
Correct _____
L.T. Surveyor

LAND TRANSFER OFFICE
Recorded Sheet Two
Title Reference 33688

Referred to L.T. Surveyor

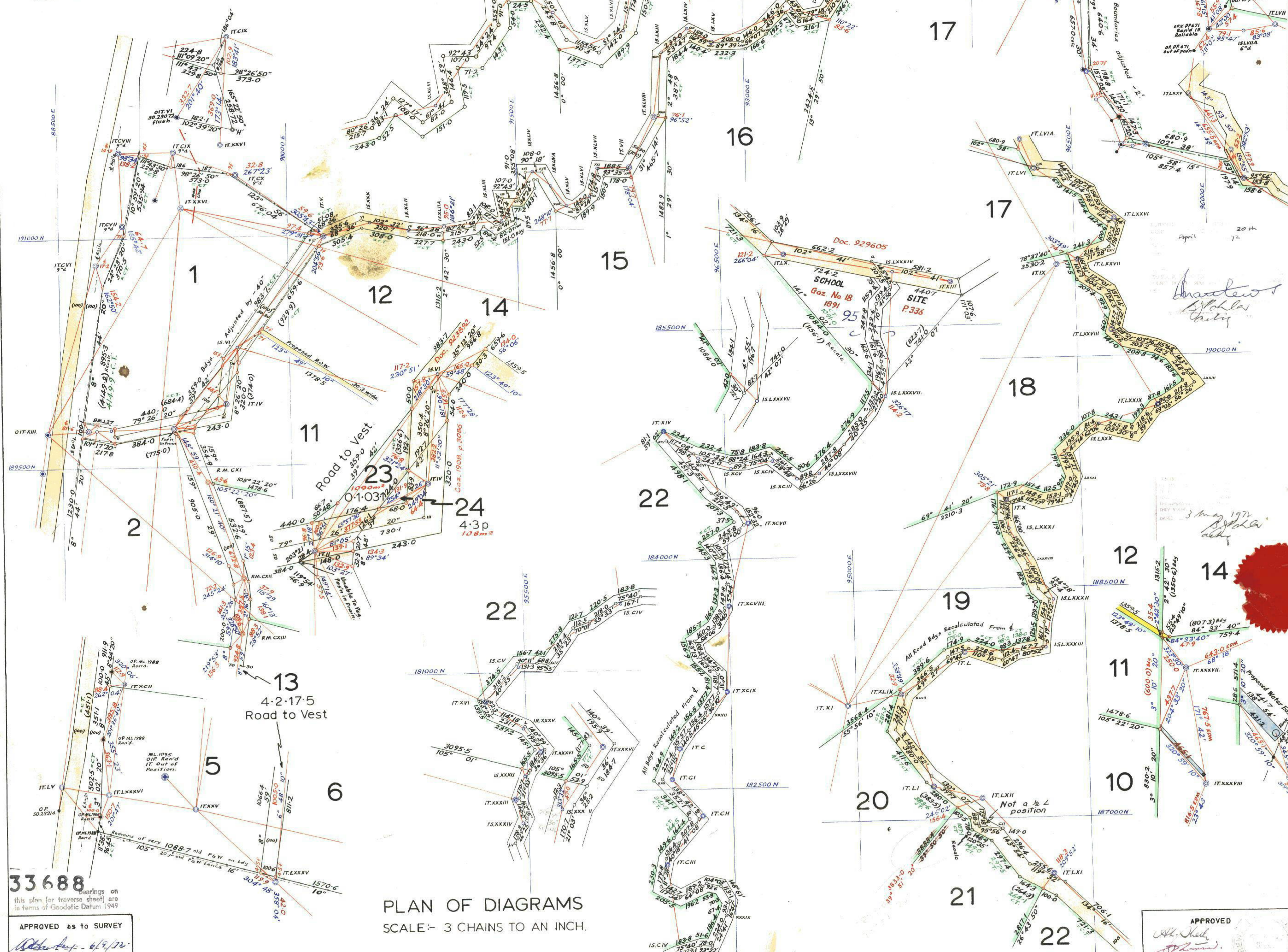
LAND and DEEDS PLAN
Firm
Date
Time
Fee
Abstract No.

33688 SHEET 2

Deposited this 24th day
of October 1972

District Land Registrar

On deposit of this plan lot 13 & 23
bearing 1 & 24 by Section 25 (2)
Conveyance Amendment Act 1961



33688

Bearings on
this plan for traverse sheets are
in terms of Goodric Datum 1949

APPROVED as to SURVEY

Chief Surveyor

Received
Reference Plans

Field book 278 p159-182
Traverse book 298 p104-117
Examined by G.M. Campbell
Recorded Paekakariki 2
Correct
L.T. Surveyor

I ALISTER RITCHIE of PARAPARAUMU Registered Surveyor and holder of an annual practising certificate solemnly and sincerely declare that this plan has been made from surveys executed by me that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1958. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957

Declared at Paraparaumu this 19th day of 1972
before me — *Justice of the Peace*

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

Registered Surveyor

APPROVED

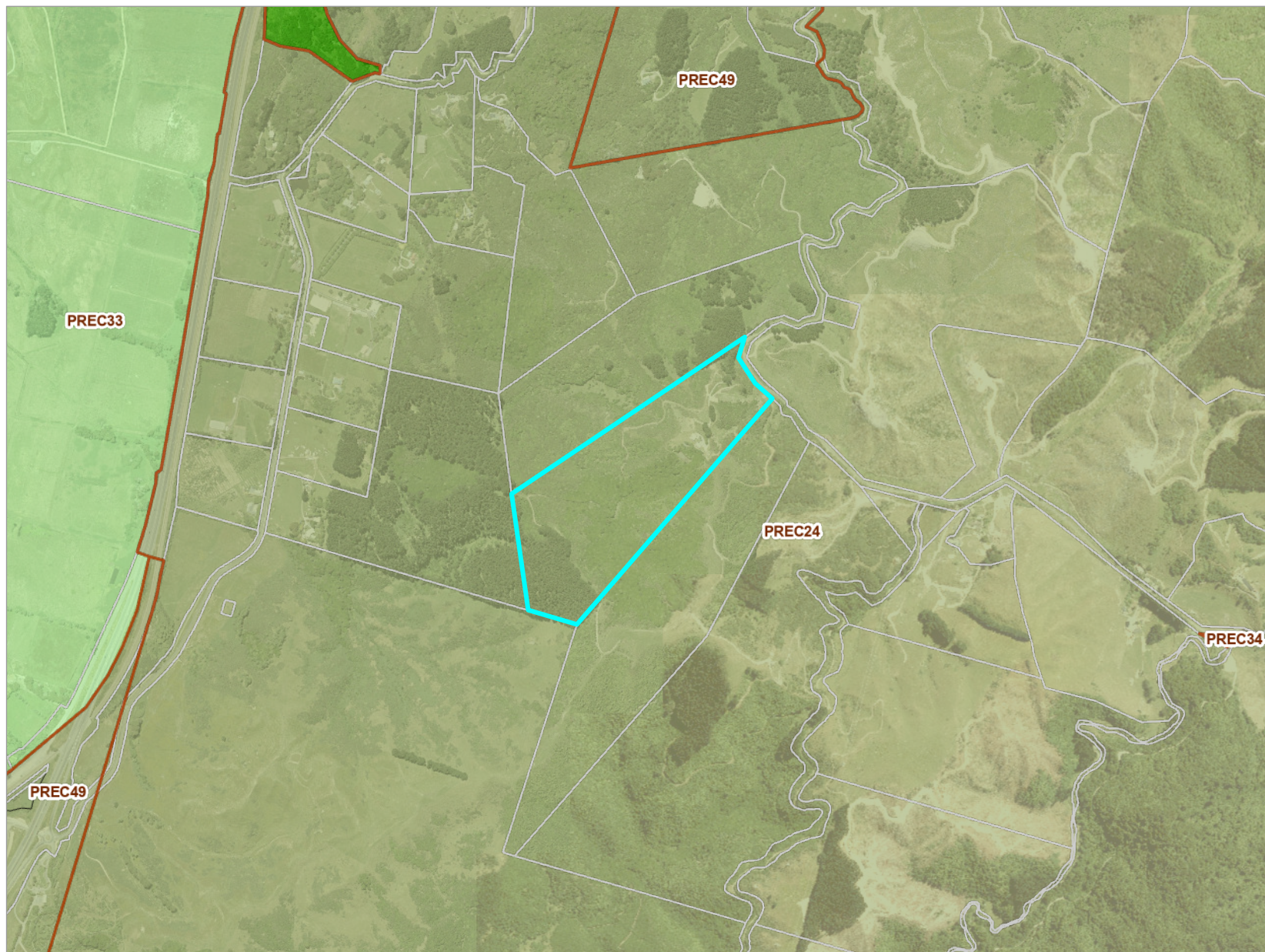
Alister Ritchie

APPLICANT or REGISTERED OWNER

33688
Sheet 2 of 2 Sheets

Operative District Plan 2021 - Zones and Precincts

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



Key to map symbols

-  Precinct
-  Rural Production Zone
-  Natural Open Space Zone
-  Open Space Zone



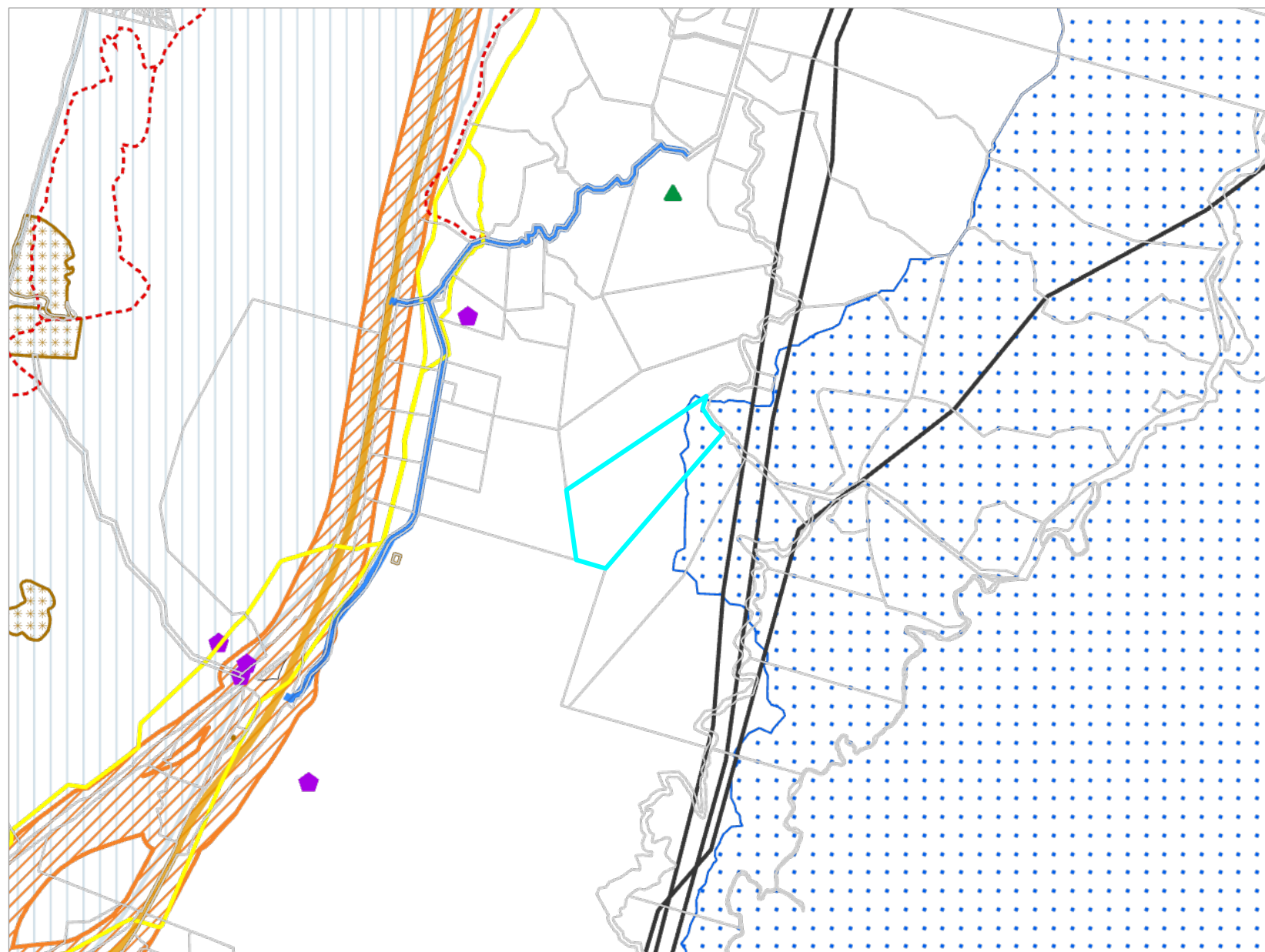
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Scale @ A4 - 1:15,000

Date Printed: October 28, 2025

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

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



Key to map symbols

- National Grid Lines
- Natural Gas
- - - CWB Link Priority Connections
- Strategic Arterial Routes (or SH1)
- Local Community Connectors
- Water Collection Area
- Waahi Tapu
- Historic Heritage Places
- 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.



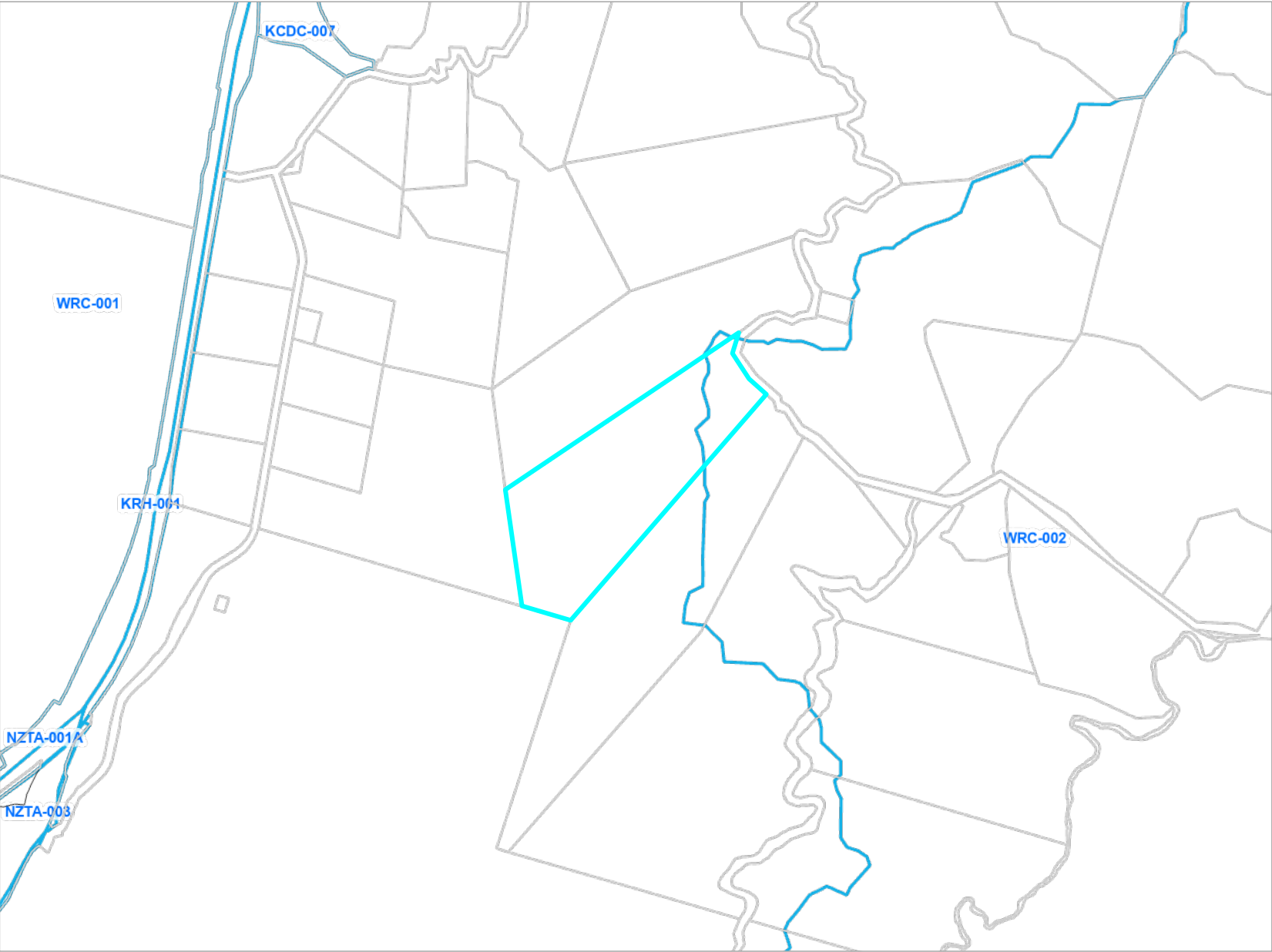
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Scale @ A4 - 1:25,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



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.



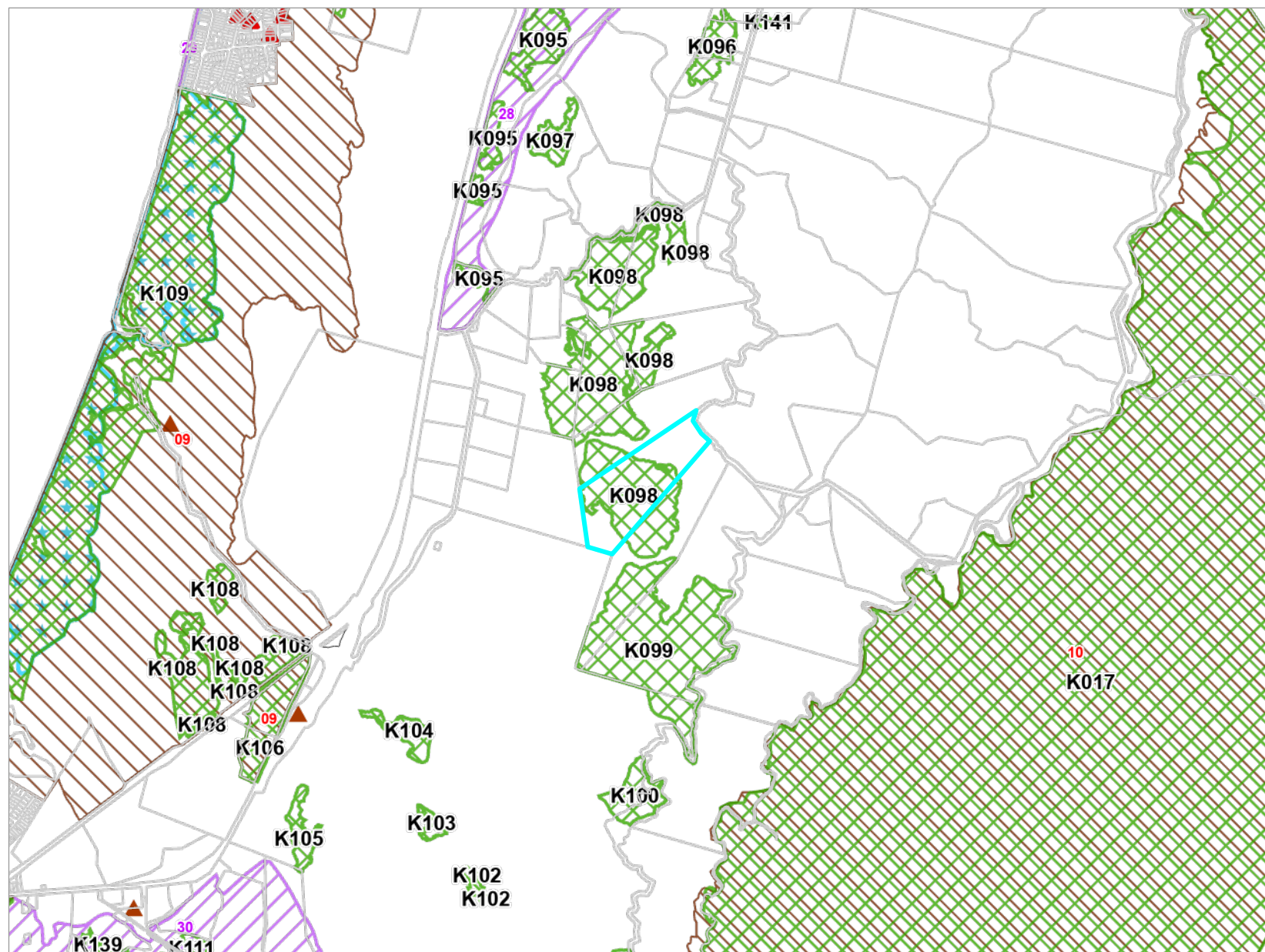
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Operative District Plan 2021 - Natural Features

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



Key to map symbols

- Ecological Sites
- Outstanding Natural Features and Landscapes
- Special Amenity Landscapes
- Areas of High Natural Character
- Key Indigenous Trees
- Geological Site

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.



0 710 1,420 Metres
Scale @ A4 - 1:30,000

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Operative District Plan 2021 - Natural Hazards

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



Key to map symbols

-  Well Defined
-  Well Defined Extension
-  Uncertain Constrained
-  Uncertain Poorly Constrained

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.



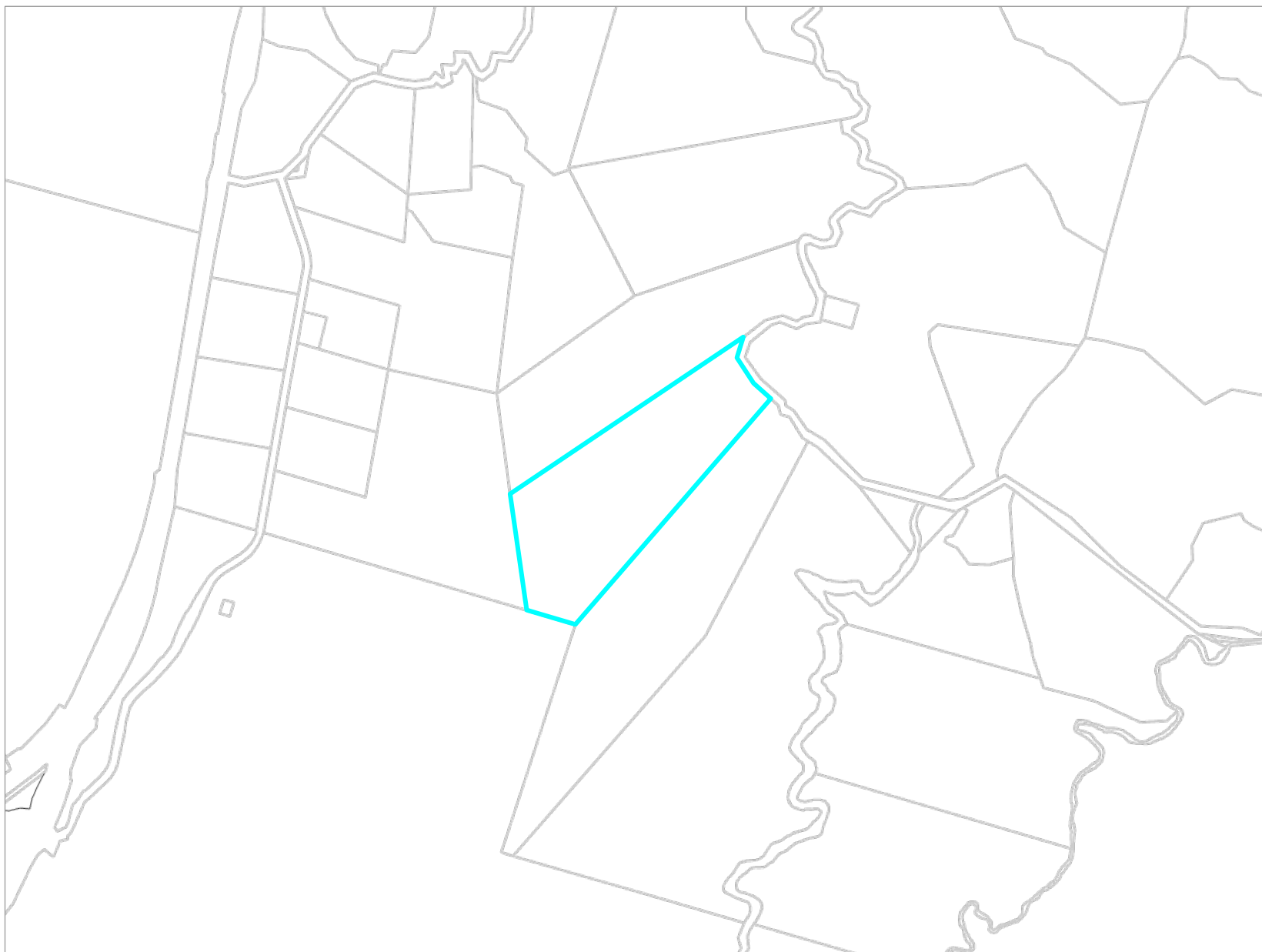
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Latest Flood Hazards

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



Key to map symbols

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



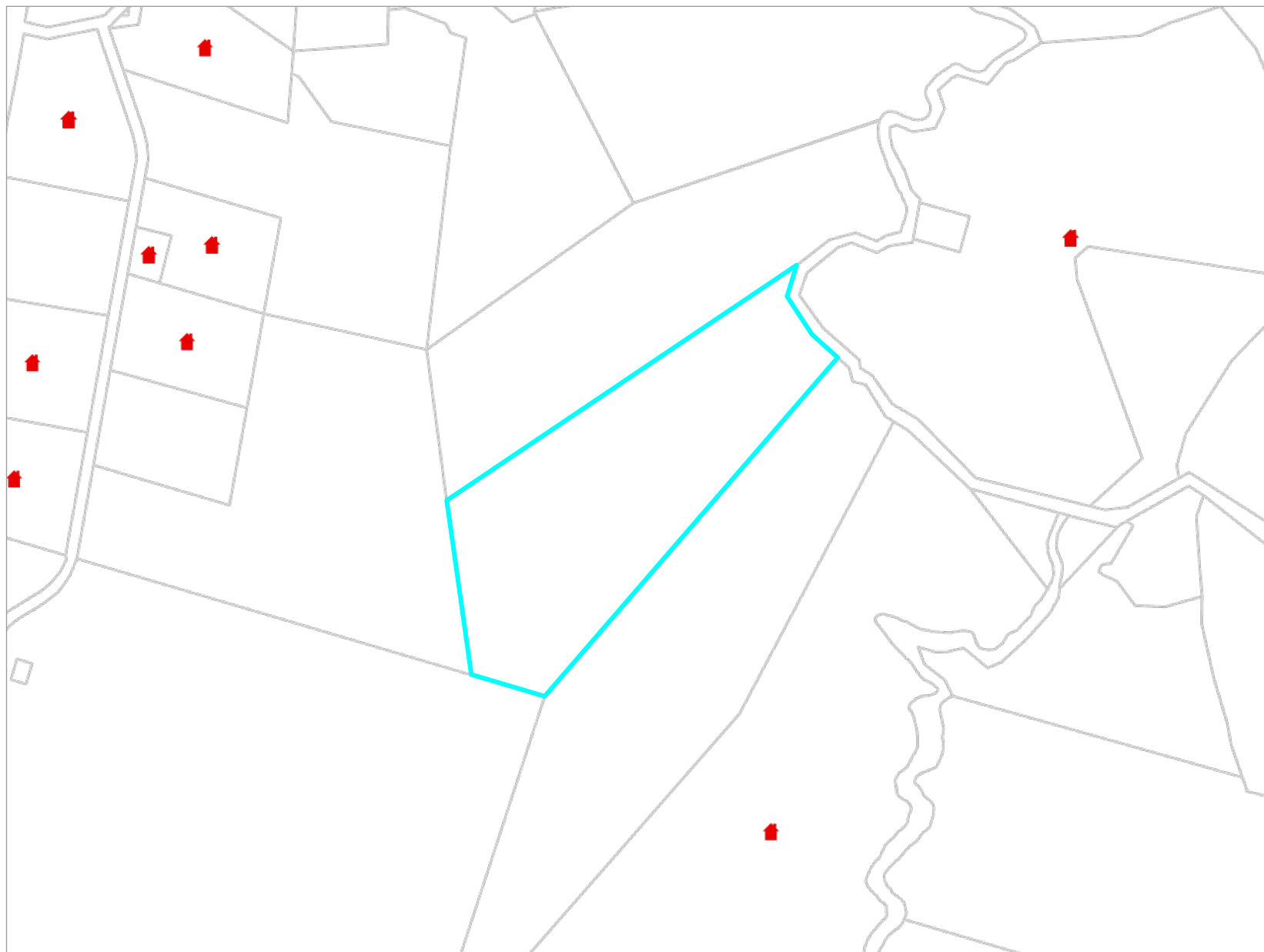
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Resource Consents Map

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



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.



0 240 480 Metres
Scale @ A4 - 1:10,000

Date Printed: October 28, 2025

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Resource Consents Report

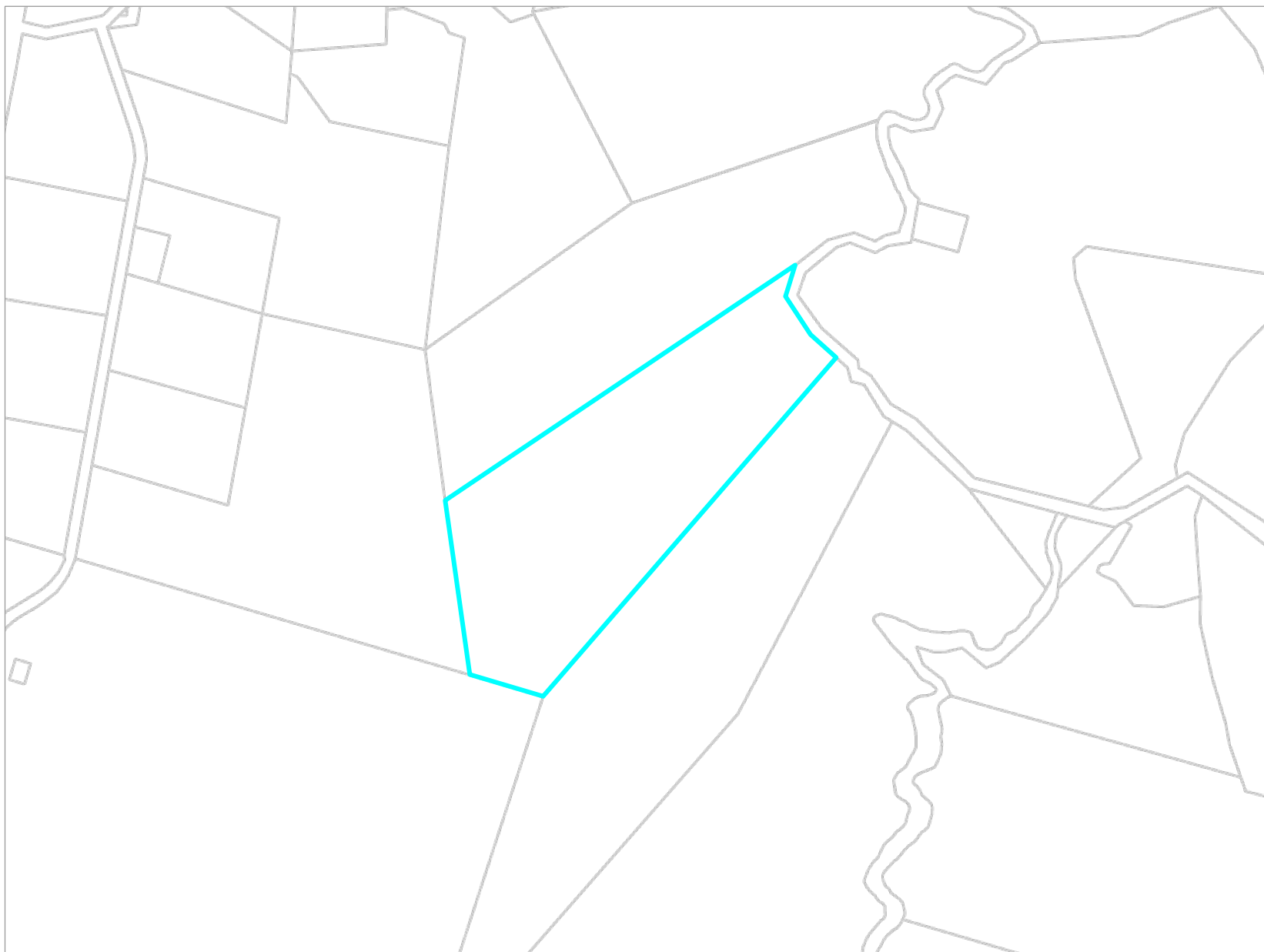
Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
020005	62 Emerald Glen Road, Paekakariki	1540002900	LOT 4 DP 33688 CT 10C/638	LD	BUILD ATTACHED GARAGE 1.5M FROM RURAL FRONT BOUNDARY	N	N	Decision Issued	11/2/2002	15/1/2002
070156	331 Valley Road, Paraparaumu	1540004300	LOT 17 DP 33688 CT 10C/650	LD	Replace Pole 913 on the MHO-PKK B Transmission Line. (Valley	L	Y	Decision Issued	12/5/2008	28/5/2007
050329	29 Emerald Glen Road, Paekakariki	1540003300	LOT 9 DP 33688 CT 10C/643	SC	Subdivide Surplus Farm Cottage - one additional rural lot	N	N	s.224 Issued	23/12/2005	7/11/2005
070340	41 Emerald Glen Road, Paekakariki	1540003301	LOT 2 DP 381080 C/T 324982	SN	Application for Boundary adjustment between 29 and 41	N	N	s.224 Issued	15/11/2007	6/11/2007
080130	331 Valley Road, Paraparaumu	1540004300	LOT 17 DP 33688 CT 10C/650	LN	To construct a second dwelling on a rural property at 331	N	N	Letter sent	31/7/2008	18/6/2008
090019	18-20 Emerald Glen Road, Paekakariki	1540003500	LOT 2 DP 33688	DR	Notice of Requirement for an alteration to designation D0301	N	N	Decision Issued	12/2/2009	3/2/2009
090020	18-20 Emerald Glen Road, Paekakariki	1540003500	LOT 2 DP 33688	OP	Outline Plan for pre-loading works area 2 East, Paraparaumu	N	N	Decision Issued	16/2/2009	3/2/2009

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
110201	331 Valley Road, Paraparaumu	1540004300	LOT 17 DP 33688 CT 10C/650	LD	Variation to Condition 3 RM080130 - Second dwelling on a	N	N	Decision Issued	7/2/2012	15/12/2011
150129	86 Emerald Glen Road, Paekakariki	1540002800	LOT 5 DP 33688 CT 10C/639	SROW	Right of Way Easement	N	N	Decision Issued	15/7/2015	29/6/2015
170041	238 Maungakotukutuku Road, Paraparaumu	1540004800	LOT 22 DP 33688 CT 10C/655	LC	Earthworks exceeding the permitted activity thresholds under	N	N	Decision Issued	30/3/2017	7/3/2017
190053	29 Emerald Glen Road, Paekakariki	1540003300	LOT 1 DP 398277 C/T 392235	LDR	To undertake earthworks that do not comply with the	N	N	Decision Issued	17/4/2019	20/3/2019
190110	41 Emerald Glen Road, Paekakariki	1540003301	LOT 2 DP 398277 C/T 392236	LDR	Undertake earthworks that do not meet the permitted activity	N	N	Application Returned incomplete		29/5/2019
210252	18-20 Emerald Glen Road, Paekakariki	1540003500	PT LOT 2 DP 33688 C/T 10C/636	SN	To undertake a two lot rural lifestyle subdivision on that does	N	N	Letter sent		17/9/2021
200243	201 Maungakotukutuku Road, Paraparaumu	1530006002	LOT 1 DP 558612	SD	Undertake a 2-lot rural hills subdivision	N	N	s.221 Consent Notice	29/1/2021	10/11/2020
940127	201 Maungakotukutuku Road, Paraparaumu	1530006002	LOT 1 DP 558612	LN	TO ESTABLISH FORESTRY	N	N	Decision Issued	30/6/1994	23/6/1994
970260	5 Emerald Glen Road, Paekakariki	1540003700	LOTS 11 and 24 DP 33688 - WITH INT	LD	WEDDING RECEPTIONS AND SMALL CONFERENCES WITHIN EXISTING	N	N	Decision Issued	27/8/1997	7/8/1997

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
990415	55 Emerald Glen Road, Paekakariki	1540003200	LOT 8 DP 33688 CT 10C/642	LD	RELOCATE A HOUSE AND GARAGE (ALREADY INSPECTED)	N	N	Decision Issued	29/10/1999	12/10/1999
990357	331 Valley Road, Paraparaumu	1540004300	LOT 17 DP 33688 CT 10C/650	CC	CERTIFICATE OF COMPLIANCE FOR FORESTRY PLANTINGS CARRIED OUT	N	N	Decision Issued	30/9/1999	9/9/1999
990355	118 Waterfall Road, Paraparaumu	1540004200	LOT 1 DP 62914 INT IN and SUBJECT TO ROW CT	SC	APPLICATION FOR RIGHT OF WAY, OVER LOT 1 DP 62914	N	N	Decision Issued	4/10/1999	7/9/1999
PB250005	313 Valley Road, Paraparaumu	1540005800	LOT 2 DP 33921 CT 11D/434	PB	Construct 9.0m x 3.6m pole shed which encroaches the 5 metre	N	N	Letter Generated	17/3/2025	3/3/2025

Health and Alcohol Licenses

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



Key to map symbols

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



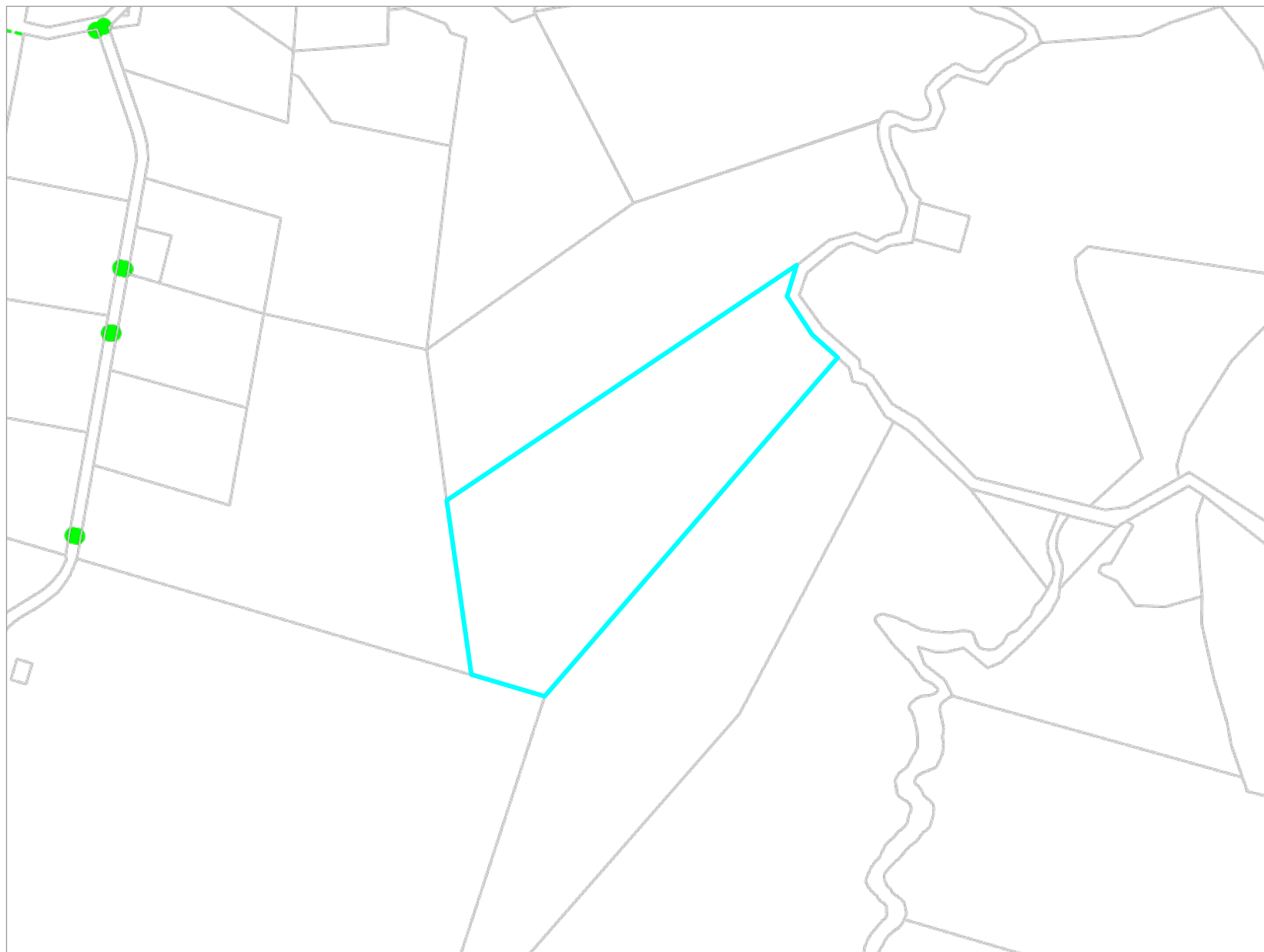
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Scale @ A4 - 1:10,000

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Services Network

198-200 Maungakotukutuku Road, Paraparaumu (LOT 20 DP 33688)



Key to map symbols

- SW Point
- SW Pipe

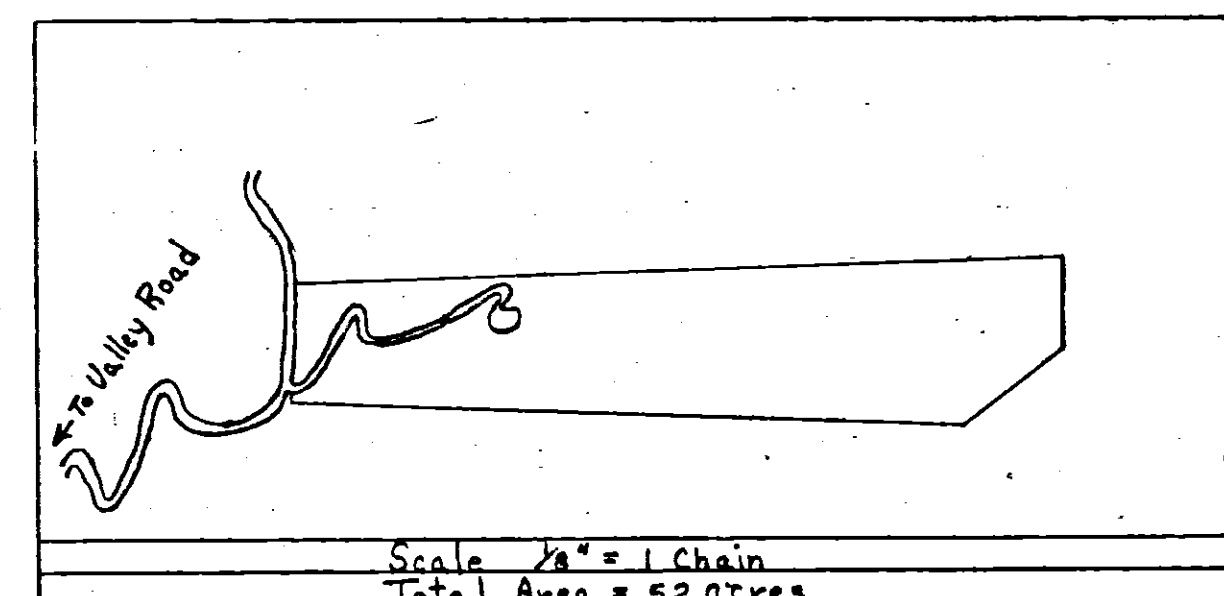
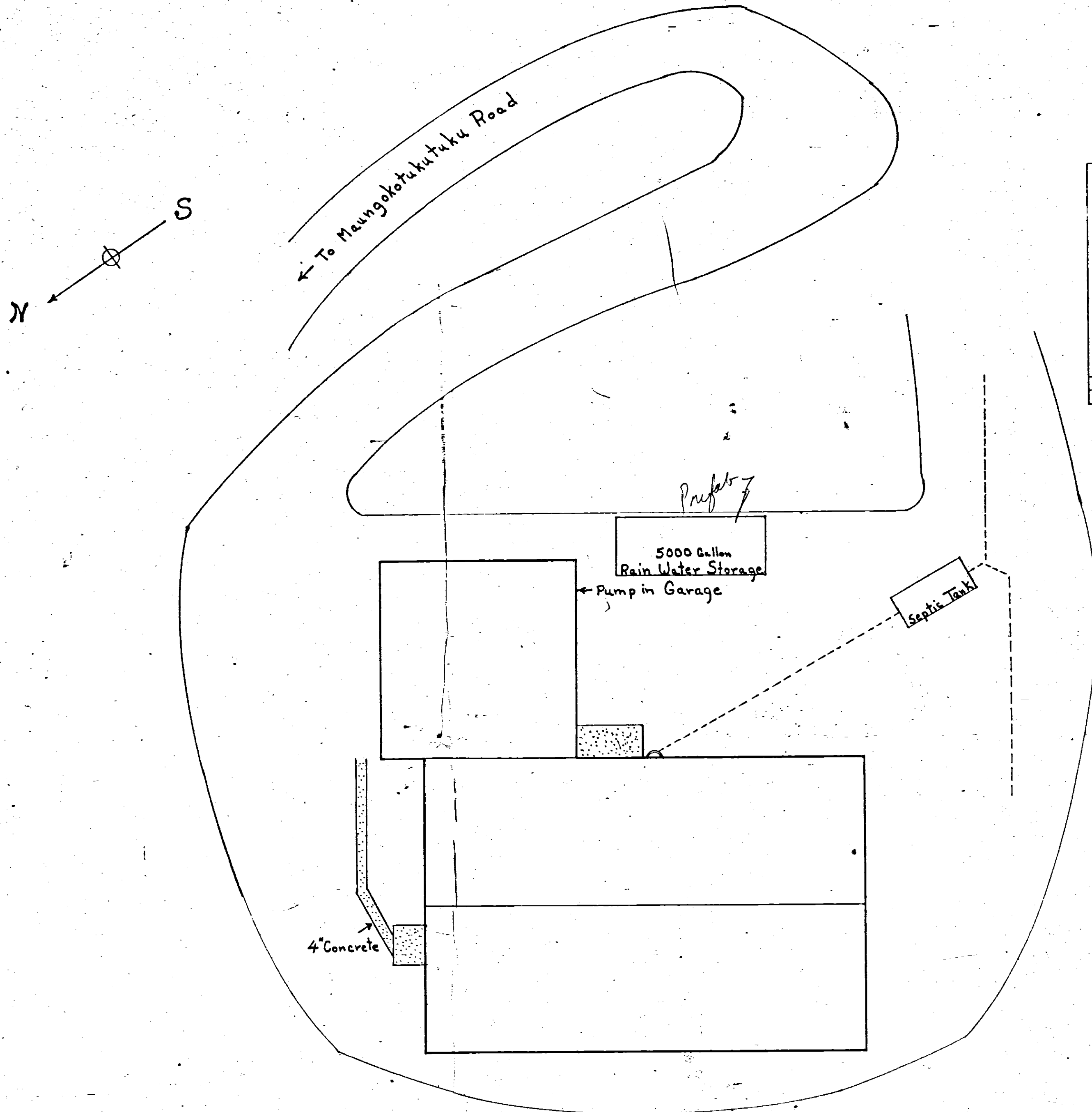
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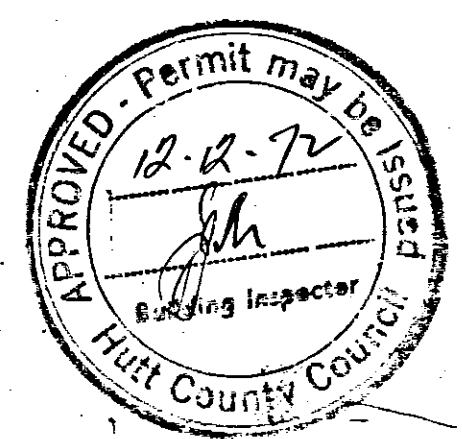
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Date Printed: October 28, 2025

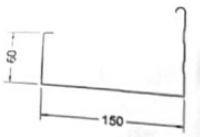
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*no detail of water tank
to be discussed on it*



Further Information Received
16/09/21



GUTTER PROFILE

GUTTER CROSS SECTION AREA	= 9000mm ²
MAX PLAN AREA OF ROOF DISCHARGING INTO EACH GUTTER	= 58.82m ²
FROM FIG 16, E1/AS1, MAX ROOF PLAN AREA FOR 0 - 25° PITCH WITH 9000mm ² GUTTER	= 95m ²

STORM WATER DRAINAGE NOTES:

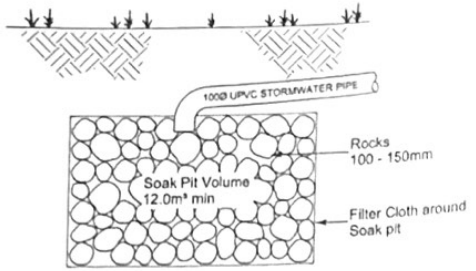
- ALL DRAINAGE IS DIAGRAMATIC ONLY AND MUST COMPLY WITH BEST TRADE PRACTICES.
- ALL WORK TO BE INSPECTED BEFORE BACKFILLING.
- AS BUILT PLAN REQUIRED FROM REGISTERED DRAIN LAYER UPON COMPLETION OF DRAINAGE.
- ALL PLUMBING AND DRAINAGE SHALL COMPLY WITH NZBC OR AS/NZS 3500.2:2018 AND LOCAL AUTHORITY.
- ALL STORM WATER DRAINAGE WORK TO COMPLY WITH NZBC E/AS1 OR AS/NZS 3500.3:2018.
- LAY IN TRENCH TO 1:60 MAX FALL ON APPROVED BEDDING.
- 100mm UPVC SEWER PIPES WITH A MINIMUM DISTANCE TO INVERT LEVEL OF 600mm BELOW GROUND LEVEL.
- INSTALL INSPECTION BENDS AT CHANGES OF DIRECTION.
- POSITION GULLY TRAP WHERE INDICATED.
- INSTALL THE APPROPRIATE TRAP ON HAND BASIN TO MATCH THE DIAMETER OF DISCHARGE PIPE AND CONNECT BELOW GRATE LEVEL ON THE GULLY TRAP.
- INSTALL 80Ø TERMINAL VENT TO DRAINAGE SYSTEM IN THE POSITION INDICATED. PIPE TO EXISTING SEWER SYSTEM.
- SECURELY FIX 80Ø TO STRUCTURE WITH PROPRIETARY BRACKETS AT 1200mm CENTERS VERTICALLY (MAX).
- CONNECT DOWN PIPES. LAY 100mm UPVC STORM WATER PIPES IN 1:60 GRADED TRENCHES ON APPROVED BEDDING AND CONNECT EACH DOWN PIPE AT BASE WITH 95° ONE PIECE BEND AND NEOPRENE COLLAR.
- TERMINATE PIPE WORK AT EXISTING WATER TANK.
- ENSURE ALL DRAINAGE WORK IS PROPERLY TESTED AND INSPECTED PRIOR TO BACKFILLING AND COMPACTION OF TRENCHES.
- WASTE PIPE FROM HAND BASIN TO BE 65mmØ UPVC.
- WASTE PIPE FROM GULLY TRAP TO BE 100mmØ UPVC. MINIMUM GRADIENTS AS FOLLOWS:
65Ø 1:40
100Ø 1:60

INTERNAL PLUMBING NOTES:

- LAG ALL WATER SUPPLY PIPES THAT ARE OUTSIDE THE THERMAL ENVELOPE
- UV WATER FILTER TO BE FITTED TO WATER SUPPLY
- ALL PLUMBING AND DRAINAGE SHALL COMPLY WITH NZBC OR NZS 3500.2:2018 AND LOCAL AUTHORITY
- WATER SUPPLY TO COMPLY WITH NZBC G12/AS1
- WASTE PIPE FROM HAND BASIN TO BE 65mmØ UPVC. MINIMUM GRADIENTS AS FOLLOWS:
40Ø 1:40
65Ø 1:40

FOUR WATER NOTES:

- ALL DRAINAGE IS DIAGRAMATIC ONLY AND MUST COMPLY WITH BEST TRADE PRACTICES.
- ALL PLUMBING AND DRAINAGE SHALL COMPLY WITH NZBC OR NZS 3500.2:2018 AND LOCAL AUTHORITY.
- ALL DRAINAGE TO BE INSPECTED BEFORE BACKFILLING.
- FOR WATER DRAINAGE TO COMPLY WITH NZBC G13/AS1
- WASTE PIPE FROM HAND BASIN TO BE 65mmØ UPVC. MINIMUM GRADIENTS AS FOLLOWS:
40Ø 1:40
65Ø 1:40
80Ø 1:60



SOAK PIT DETAIL
NOT TO SCALE

SOAK PIT SIZE

9.5	Soak pit base (m ²)
4.5	Length (m)
2.1	Width (m)
1.3	Height (m)
12.00	Soak pit Volume (m ³)

STORMWATER SOAK PIT CALCULATION NZBC E1/VM1			
1. Enter the soakage rate of the ground over 5 minute duration period	25	enter the average water level drop in mm over 5 minute period	SR
300	soakage rate in mm/hr		
2. Assess the storm water catchment area	117.6	enter the surface catchment area	
70	enter the local rainfall intensity NIVVA High Intensity Rainfall System V4		
0.90	enter run off coefficient (Table 1 E1/VM1)		
7.41	Run off discharged from catchment to soak pit in ltr (m ³)	RC	
3. Determine base area of the soak pit	9.5	enter base area m ²	Asp
4. Calculate soakage allowance into the bottom of the hole	2.85	soakage allowance for the base of the soak hole	Vsock
5. Volume of chamber type soak pit required	4.56		Vstore
6. Volume required for rock filled soak hole	12.00		Vstore

PROPOSED WATER TANK

- PROMAX 25000Ltr
- REFER TO PROMAX INSTALLATION GUIDE

100Ø UPVC S.W. PIPE INTO PROPOSED WATER TANK (MIN 1:120 FALL)

Overflow to Natural Water Way

10,000 Ltr PROPOSED WATER TANK

100Ø S.S. PIPE TO EXISTING DWELLING WASTEWATER SYSTEM (MIN 1:60 FALL)

DRAINAGE PLAN

SCALE 1:100

NOTE:
- POTABLE WATER SUPPLY - UV WATER FILTER TO BE FITTED TO WATER SUPPLY

CAPACITY OF DOWNPIPES	
Maximum Plan Area of Roof Served by Downpipe (m ²)	
Downpipe Dia	Roof Pitch 0 - 25°
80mm	100m ²
100mm	100m ²
Downpipe Size:	80mm
No. of Downpipes:	TWO
Area per Downpipe:	100m ²
Max Capacity 2 x DP:	200m ²
Roof Area of Building:	117.64m ²
New building stormwater disposal into proposed water tank with overflow to soak pit	
Drain Spec	100mm UPVC
Maximum Gradient of drain	1:120

Drawing Prepared By:
Totalspan Wellington-Horowhenua
Unit 1, 27 Riverbank Rd
Otaki
email: wellington@totalspan.co.nz Ph: (04)297 0033

Proposed Building For:
Mr Pete Saunders

Site Address:
200 Maungakotukutuku Road
Paraparaumu
Kapiti

Sheet Contents:
DRAINAGE PLAN

Date:	16/09/2021	Sheet #
Revision:	1	2
Scale:	A3	

BC210691

Received by
Kapiti Coast District Council
03/11/23
via Simba