

13 March 2024

Anna Edmonds
83 Huia Street
Waikanae 5036

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 83 Huia Street, 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 on kapiti.council@kapiticoast.govt.nz or phone 0800-486-486.



Steve Cody
Building Team Manager

Land Information Memorandum (LIM)

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

83 Huia Street, Waikanae

Land Information Memorandum

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.

APPLICATION DETAILS

Applicant Anna Edmonds
83 Huia Street
Waikanae 5036

Phone 027 325 2488

LIM Number L240217

Application Date 01/03/24

Issue Date 13/03/24

PROPERTY DETAILS

Property Address 83 Huia Street, Waikanae

Legal Description LOT 5 DP 47674 CT 18D/825

Area (hectares) 0.0712

Valuation Number 1496040900

Valuation Information	Capital Value:	\$760,000
	Land Value:	\$390,000
	Improvements Value:	\$370,000

*Please note that current rates are based on the previous valuation.
The new valuation will be used when rates are struck in July 2024.*

Land Information Memorandum

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- 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)

Land Information Memorandum

1. RATES

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 2023 to 2024

Annual Rates \$3,991.98

This includes Greater Wellington Regional Council rates

Next Instalment Date 7/06/24

Arrears for Previous Years \$0.00

Water Rates \$481.36 last year (2022/23)

All water used is charged for at a volumetric rate of \$1.19 (incl. GST) per cubic metre (1000 litres) and a fixed annual charge of \$222.00 (incl. GST) per separately used or inhabited part of a rating unit, charged at a daily rate of \$0.6066, calculated on the number of days in each invoice period.

Water Balance Due \$0.00

① For further information on this section, contact the Rates Team on 0800 486 486

Land Information Memorandum

2. CONSENTS, CERTIFICATES, NOTICES, ORDERS OR REQUISITIONS AFFECTING THE LAND AND BUILDINGS

This is 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

21/02/06	BUILDING CONSENT 060138 : Installation of Metro Eco Aspire Ped Fireplace : Code Compliance Certificate issued 9/03/06
18/09/85	Building Permit D021009 NEW DWELLING 111-66 SQ M

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

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 \(arcgis.com\)](http://BRANZ_Map(arcgis.com)). Wind zones should be determined in accordance with the NZ Building Code.

① 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.

① For further information on this section, contact the Compliance Monitoring Team on 0800 486 486

Registered Environmental Health Premises and Licences

No information located.

① For further information on this section, contact the Environmental Health Team on 0800 486 486

Land Information Memorandum

3. WEATHERTIGHTNESS

This is 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

This is 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) which is available on our website, <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

There may be policies or rules in the Greater Wellington Regional Council's Proposed Natural Resources Regional Plan that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website: gwrc.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) record 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 affected by and is adjacent to a properties affected by the provisions of Proposed Plan Change 2 to the Kapiti Coast District Plan (2021).

This plan change is the Council's Intensification Planning Instrument under Section 80E of the Resource Management Act 1991. Some of the provisions in Proposed Plan Change 2 have immediate legal effect from the date of public notification of the plan change.

Land Information Memorandum

See the Plan Change 2 documentation on the Plan Change 2 webpage for details:
[Proposed Plan Change 2: Intensification - Kāpiti Coast District Council](https://www.kapiticoast.govt.nz/plan-change-2)
([kapiticoast.govt.nz](https://www.kapiticoast.govt.nz))

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

This property was created via subdivision in 1978. A copy of the Deposited Plan (DP47674) 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.

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

① For further information on this section, contact the Resource Consents Team on 0800 486 486

5. SPECIAL FEATURES AND CHARACTERISTICS OF THE LAND

This is information known to Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991: It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that is known to the Council.

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: [gwrc.govt.nz](https://www.gwrc.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: <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

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: [gwrc.govt.nz](https://www.gwrc.govt.nz)

Coastal Erosion and Inundation Hazards

Council holds a set of reports prepared by environmental engineering consultancy Jacobs NZ Ltd covering susceptibility and vulnerability assessments of the coastal areas of the District based on a range of sea level rise scenarios over periods of 30, 50 and 100 years.

Land Information Memorandum

The Council intends using these reports to inform future district plan work which will consider any necessary changes to land use and subdivision controls in areas which may be affected.

Various parties have raised concerns regarding the approach taken in those reports. Those concerns will be addressed during consideration of the submissions received during the plan change process.

The information on coastal hazards that the Council holds is available on the following link: www.kapiticoast.govt.nz/coastal-science

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the areas 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 <https://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/>

Other Information

The adjacent road carriageway (Huia Street) is shown to be subject to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

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

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

The adjacent road carriageway (Huia Street) is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea.

It includes flood and erosion prone land immediately adjacent to the stream.

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

Land Information Memorandum

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.

① For further information on this section, contact the Resource Consents Team on 0800 486 486

6. OTHER LAND AND BUILDING CLASSIFICATIONS

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.

Land Information Memorandum

7. PRIVATE AND PUBLIC STORMWATER AND SEWERAGE DRAINS

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

Sewer and Stormwater

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.

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

8. DRINKING WATER SUPPLY

This is 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.

Water

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.

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

9. NETWORK UTILITY INFORMATION

This is 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

Contact Vector for gas availability

Land Information Memorandum

10. OTHER INFORMATION ABOUT THE PROPERTY

This is 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:

kapiticoast.govt.nz/Our-District/Tangata-Whenua

Expressway

The New Zealand Transport Agency (NZTA) have two Roads of National Significance currently under construction within the Kapiti Coast District; Transmission Gully and the Peka Peka to Otaki Expressway. Information on these roads, including their proximity to and expected effects on property, can be found on the NZTA website: nzta.govt.nz/projects/projects/9075

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 kapiticoast.govt.nz/Your-Council/Planning/Development-Impact-Fees/

Land Information Memorandum

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

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: March 4, 2024

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**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 **WN18D/825**

Land Registration District **Wellington**

Date Issued 06 June 1978

Prior References

WN15B/1415

Estate Fee Simple
Area 712 square metres more or less
Legal Description Lot 5 Deposited Plan 47674

Original Registered Owners

Paul Roger Wainhouse and Joanne Wainhouse

Interests

Land Covenants in Transfer 252979.5 - 6.6.1978
B795093.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 31.7.2000 at 9:11 am
5271232.1 Discharge of Mortgage B795093.3 - 2.7.2002 at 9:00 am
5271232.2 Transfer to Annatia Mary-Frances Shadbolt and David John Altena - 2.7.2002 at 9:00 am
5271232.3 Mortgage to ASB Bank Limited - 2.7.2002 at 9:00 am
5436582.1 Transfer to David John Altena - 16.12.2002 at 9:00 am
6140122.1 Discharge of Mortgage 5271232.3 - 7.9.2004 at 9:00 am
6140122.2 Transfer to Karena Maree Wilson and Glen Alexander Wilson - 7.9.2004 at 9:00 am
6140122.3 Mortgage to ANZ National Bank Limited - 7.9.2004 at 9:00 am
7228952.1 Discharge of Mortgage 6140122.3 - 12.2.2007 at 9:00 am
7228952.2 Transfer to Ian George Dodds and Susan Margaret Dodds - 12.2.2007 at 9:00 am
7228952.3 Mortgage to ANZ National Bank Limited - 12.2.2007 at 9:00 am
9762613.1 Discharge of Mortgage 7228952.3 - 4.7.2014 at 12:23 pm
9762613.2 Transfer to Jesse Neil Edmonds and Anna Susan Pooley - 4.7.2014 at 12:23 pm
9762613.3 Mortgage to Bank of New Zealand - 4.7.2014 at 12:23 pm

References

Prior C/T 158/1415

Transfer No.

N/C. Order No. 252979.1

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

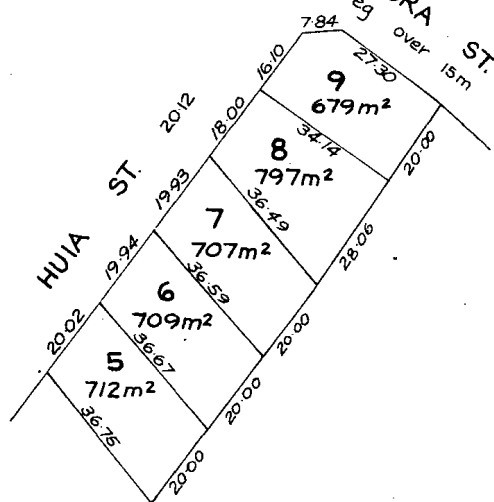
This Certificate dated the 6th day of JUNE one thousand nine hundred and seventy eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that THE FLETCHER DEVELOPMENT COMPANY LIMITED at Auckland

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 712 square metres more or less situate in Block VI Kaitawa Survey District being Lot 5 on Deposited Plan 47674

Page 210367.1 to The Southern Cross Medical Care Society - 1.11.1976 at 4.42 p.m.

Transfer 252979.5 creating Restrictive Covenants.



Measurements are Metric



609515-1 WITHDRAWN
Covered 346705-1 by George Beattie and Josephine Anne Beattie 25-1-1980 at 2.54pm.

Transfer 450104.2 to Brian Samuel Mudge of Waikanae, Valuer and Peter Graeme Johnstone of Tawa, Consulting Engineer as tenants in common in equal shares 7.10.1981 at 1.36 p.m.
ENTERED in 1981

609515.2 Transfer to George Beattie of Upper Hutt sales representative and Josephine Anne Beattie his wife - 27.2.1984 at 2.15 oc.

Fencing Covenant in Transfer 609515.2.

727766.1 Transfer to Johan Nicholas Klinkenberg of Waikanae, Pastor and Karen Judith Klinkenberg his wife 15.11.1985 at 11.05a.m.

744752.1 Settled under the Joint Family Homes Act 1962 on the abovementioned registered proprietors 19.12.1985 at 12.12 p.m.

A.L.R.

(OVER)

18D/825 Contd...

744752.2 Mortgage to Housing Corporation -
19.12.1985 at 12.12 p.m.

REJECTED

REJECTED

744752.3 Family Benefit Charge to Housing Corporation -
19.12.1985 at 12 p.m.

REJECTED

REJECTED

A.L.R.

A.L.R.

761090.1 Settled under the Joint Family Homes Act 1964 on the abovenamed registered proprietors - 12.2.1986 at 11.08 a.m.

B194352.1
761090.2 Mortgage to Housing Corporation -
12.2.1986 at 11.08 a.m.

A.L.R.

B194352.2
761090.3 Family Benefit Charge to Housing Corporation - 12.2.1986 at 11.08 a.m.
19/9/1991

A.L.R.

A.L.R.

777464.1 Mortgage to Ronald Marcus Goulton and John Charles Douglas - 8.5.1986 at 1.54p.m.

B194352.3
19/9/1991

A.L.R.

B.194352.4 Transfer to Rolland Alexander Van Der Wal and Lucienne Van Der Wal, both of Waikanae, Caterers - 19.9.1991 at 10.15 a.m.

B646059.1

DISCHARGED

A.L.R.

B.194352.5 Mortgage to Westpac Banking Corporation - 19.9.1991 at 10.15 a.m.

for DLR

A.L.R.

B646059.2 Mortgage to AMP/ERGO Mortgage and Savings Limited - 17.6.1998 at 9.24

for DLR

for DLR

B671758A.1 Mortgage to AMP/Ergo Mortgage and Savings Limited - 22.6.1998 at 12.00

DISCHARGED

for RGL

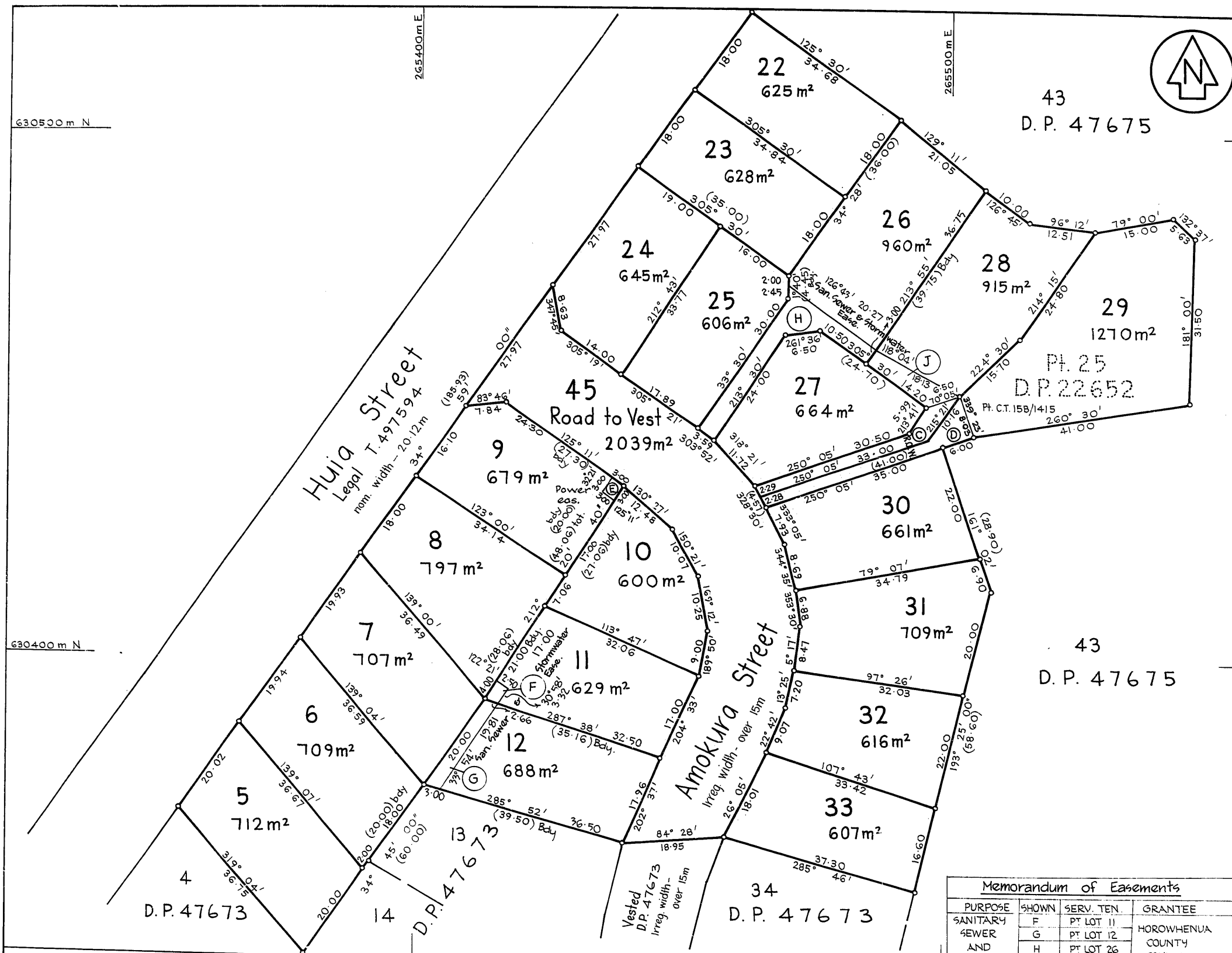
for DLR

B795093.2 Transfer to Paul Roger Wainhouse and Joanne Wainhouse


B795093.3 Mortgage to ANZ Banking Group (New Zealand) Limited
all 31.7.2000 at 9.11.

for RGL





Approvals.


 THE COMMON SEAL OF THE HOROWHENUA COUNTY COUNCIL

Registered Proprietor

Memorandum of Easements			
Purpose	Shown	Serv. Ten.	Dom. Ten.
R.O.W.	C	Pt. Lot 28	Lot 29
	D	Pt. Lot 29	Lot 28
Power transformer	E	Pt lot 9	Grantee Horowhenua Electric Power Board

Conditional upon the granting or reserving of easements shown in the Memorandum of Easements herein this plan of Subdivision is approved under Section 34 Counties Amendment Act 1961 and certified under Section 33(h) Town and Country Planning Act 1953 by resolution of the Horowhenua County Council passed on the 20 day of AUGUST 1976.

R.B. Denton
 Councillor
 R.C. Stevenson
 Councillor
 County Clerk

Total Area 1.6466 ha.
 Comprised in Pt. CT. 15B/1415


Alexander George McLeod of Wellington
 Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966.
 Dated at Wellington this 30th day of June 1977 Signature *A.G. McLeod*

Field Book 319 p. 140-146 Traverse Book 352 p. 224-235
 Reference Plans D.P.'s 22652, 47673, 47675.

Examined *M.H. Allen* Correct *16/12/77*

Approved as to Survey
M.W. Armstrong
 14/12/77 Chief Surveyor

Deposited this 6th day of June 1977


 District Land Registrar

File 74/54
 Received
 Instructions

47674

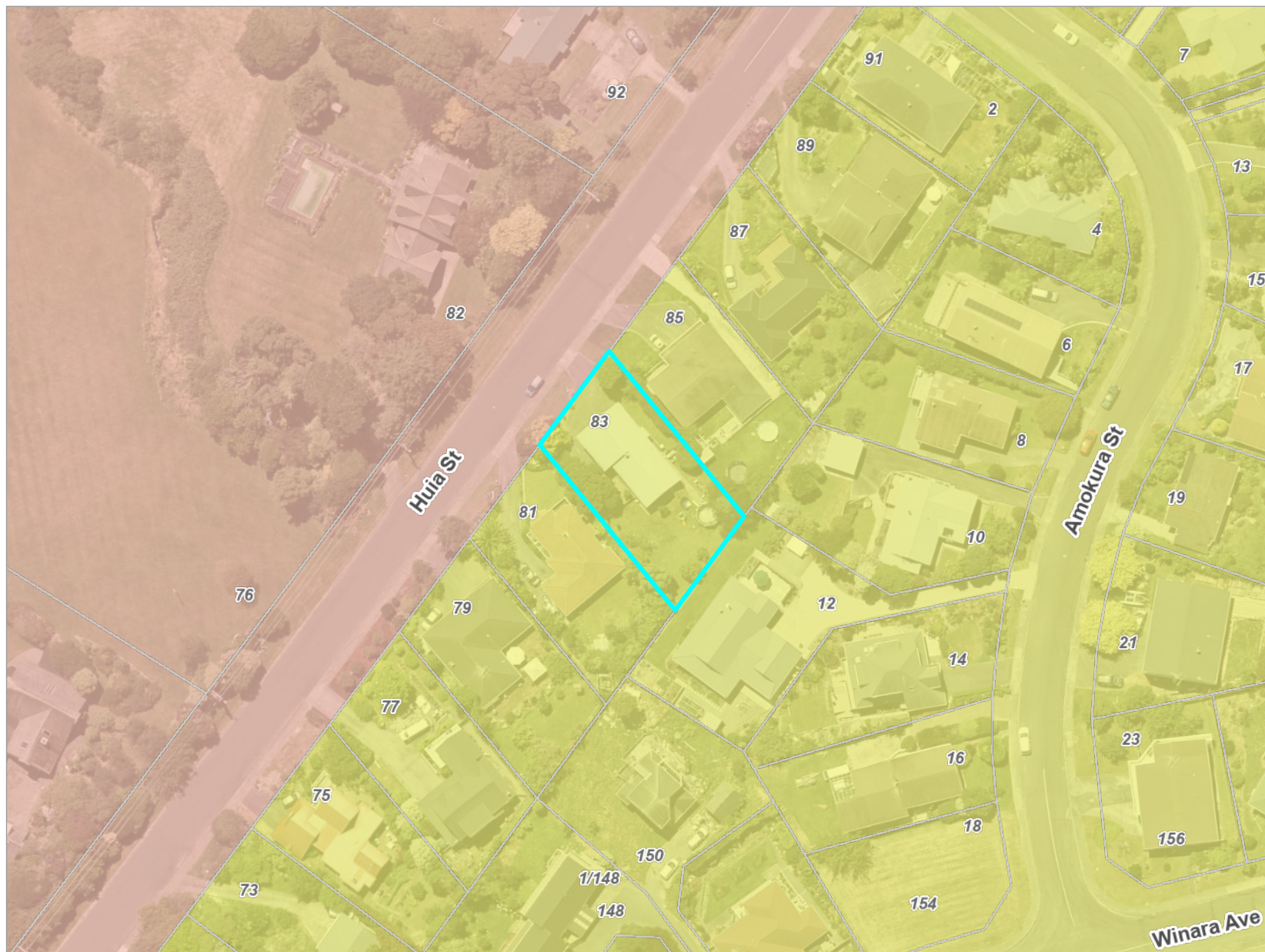
LAND DISTRICT Wellington
 SURVEY BLK. & DIST. VI Kaitawa
 NZMS 261 SHEET No. R26/8.1
 Waikanae 12

Lots 5-12, 22-33 & 45
 being Subdivision of Pt. Lot 25 D.P. 22652



LOCAL AUTHORITY Horowhenua County
 Surveyed by Truebridge, Callender, Beach & Co
 Scale 1:500 Date June 1977

Operative District Plan 2021 - Zones and Precincts

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



Key to map symbols

-  General Residential Zone
-  Rural Lifestyle Zone



0 20 40 Metres

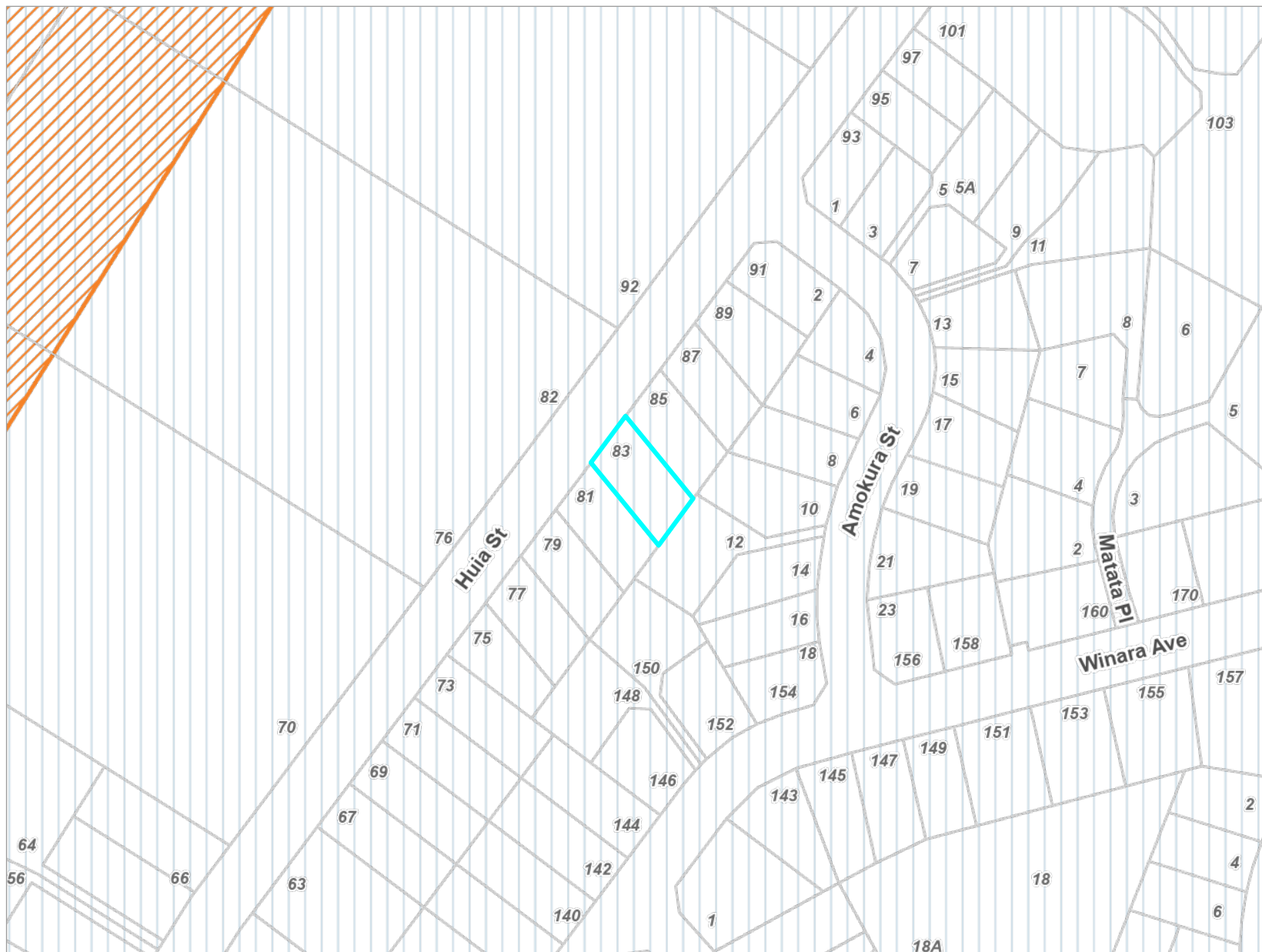
Scale @ A4 - 1:1,000

Date Printed: March 4, 2024



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

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



Key to map symbols

-  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.



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: March 4, 2024

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Operative District Plan 2021 - Designations & Miscellaneous Features

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



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

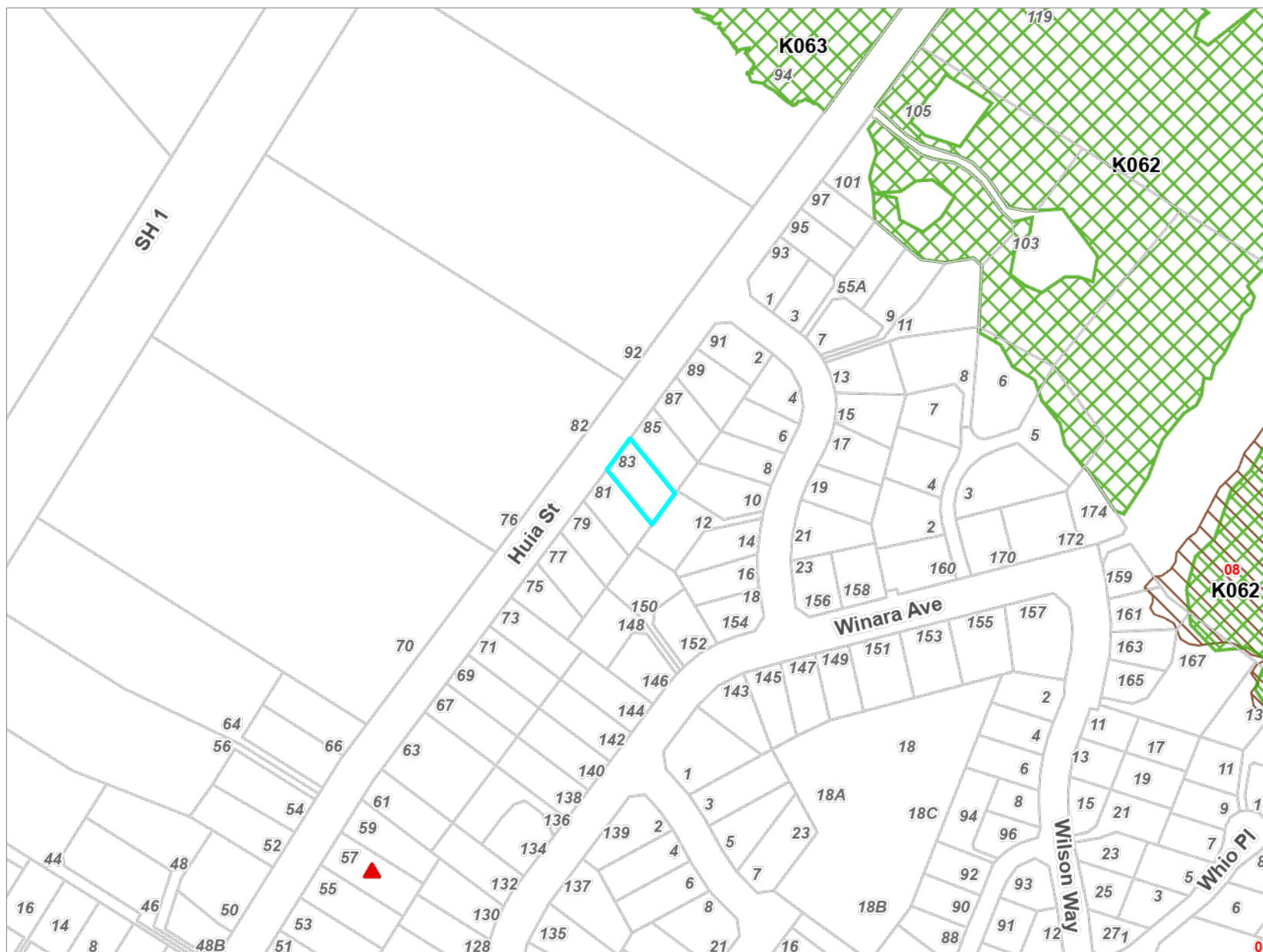
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Features

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  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.



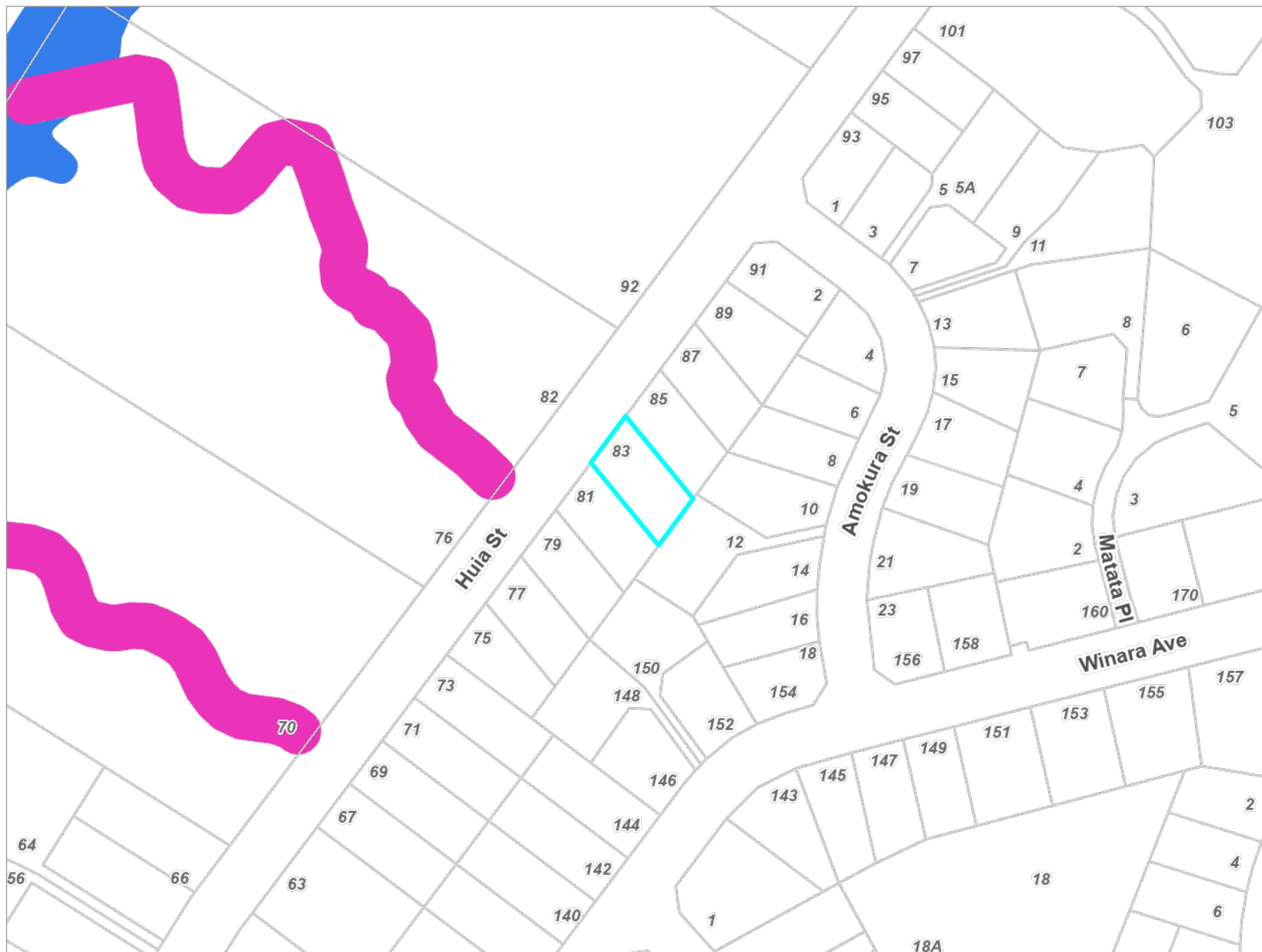
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Scale @ A4 - 1:3,000

Date Printed: March 4, 2024

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Operative District Plan 2021 - Natural Hazards

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



Key to map symbols

- Stream Corridor
- Ponding Area

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0 40 80 Metres

Scale @ A4 - 1:2,000

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Latest Flood Hazards

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



Key to map symbols

- Stream Corridor
- 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 40 80 Metres

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Proposed District Plan Changes

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



Key to map symbols

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



0 40 80 Metres

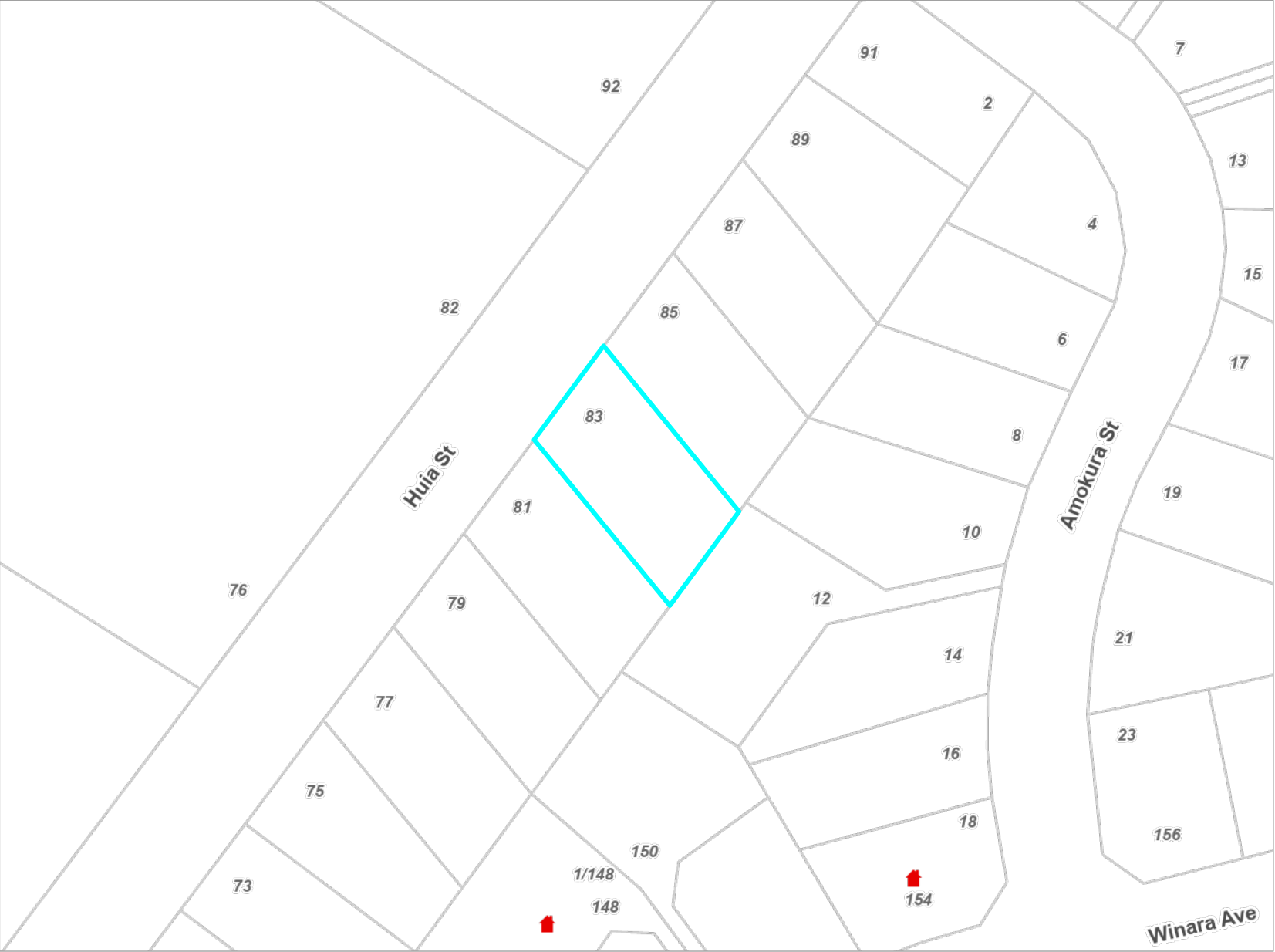
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Resource Consents Map

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



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 20 40 Metres
Scale @ A4 - 1:1,000

Date Printed: March 4, 2024

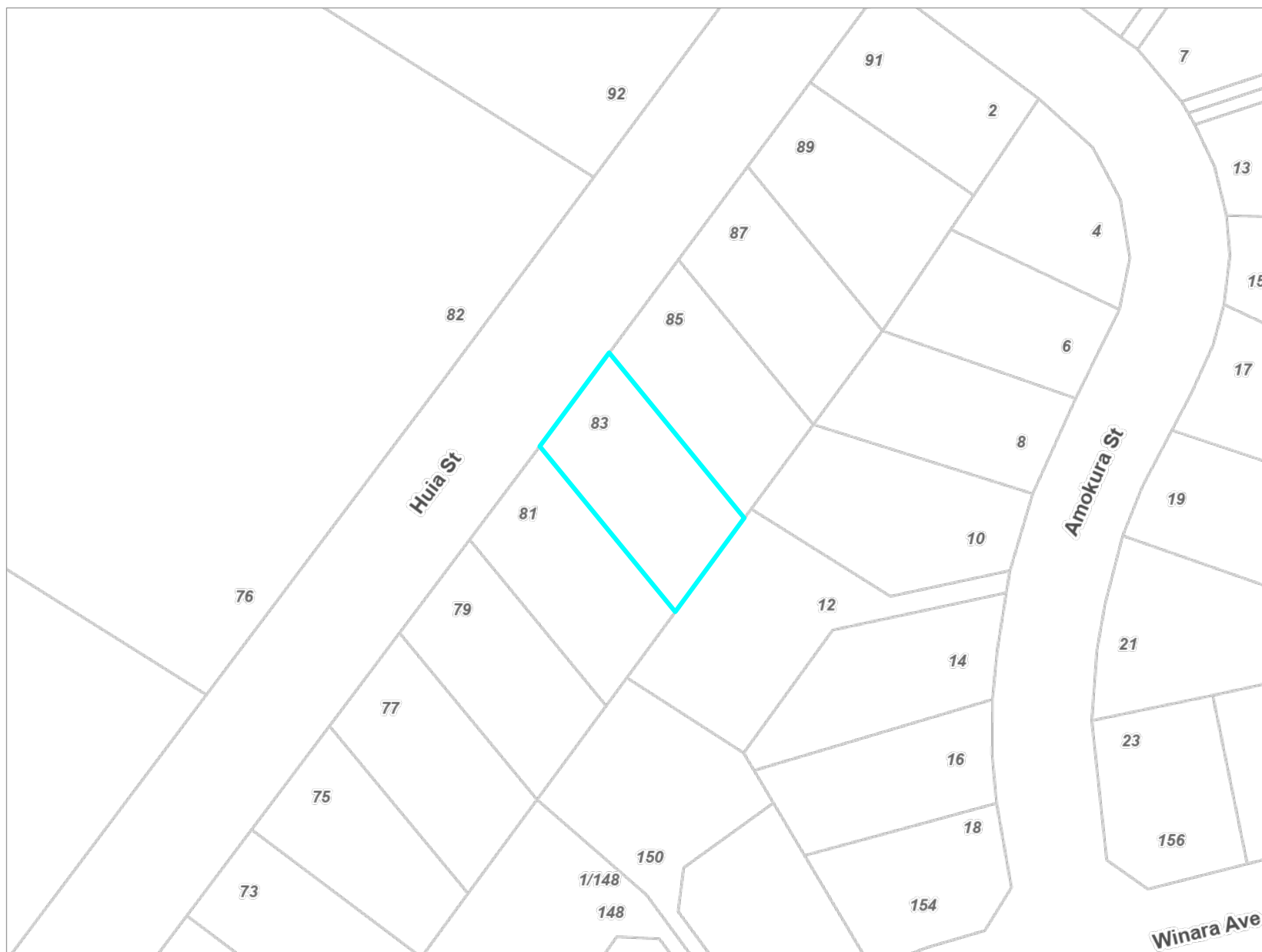
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Resource Consents Report

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
070262	2/148 Winara Avenue, Waikanae	1496048700B	FLAT 2 DP 48588	LD	Deck and pergola encroaching height in relation to boundary	N	N	Decision Issued	30/8/2007	21/8/2007
PB220058	18 Amokura Street, Waikanae	1496049000	LOT 17 DP 47673	PB	Construct new dwelling which encroaches the height plane on	N	N	Decision Issued	29/11/2022	11/11/2022

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)

Kāpiti Coast
DISTRICT COUNCIL
Māori: Huri Whakamuri | Ka Tiro Whakamuri



Key to map symbols

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



0 20 40 Metres

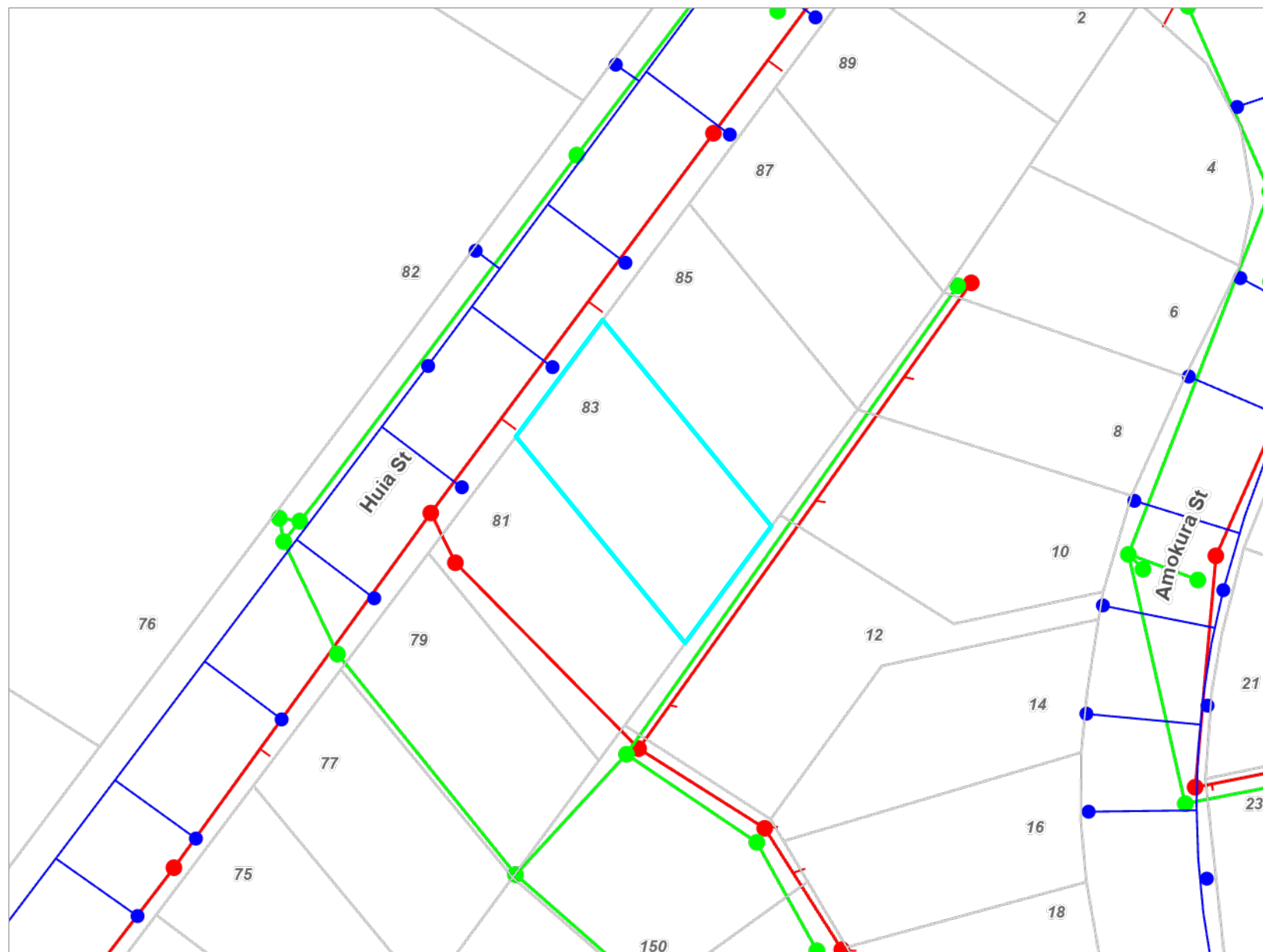
Scale @ A4 - 1:1,000

Date Printed: March 4, 2024

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Services Network

83 Huia Street, Waikanae (LOT 5 DP 47674 CT 18D/825)



Key to map symbols

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

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



0 10 20 Metres

Scale @ A4 - 1:800

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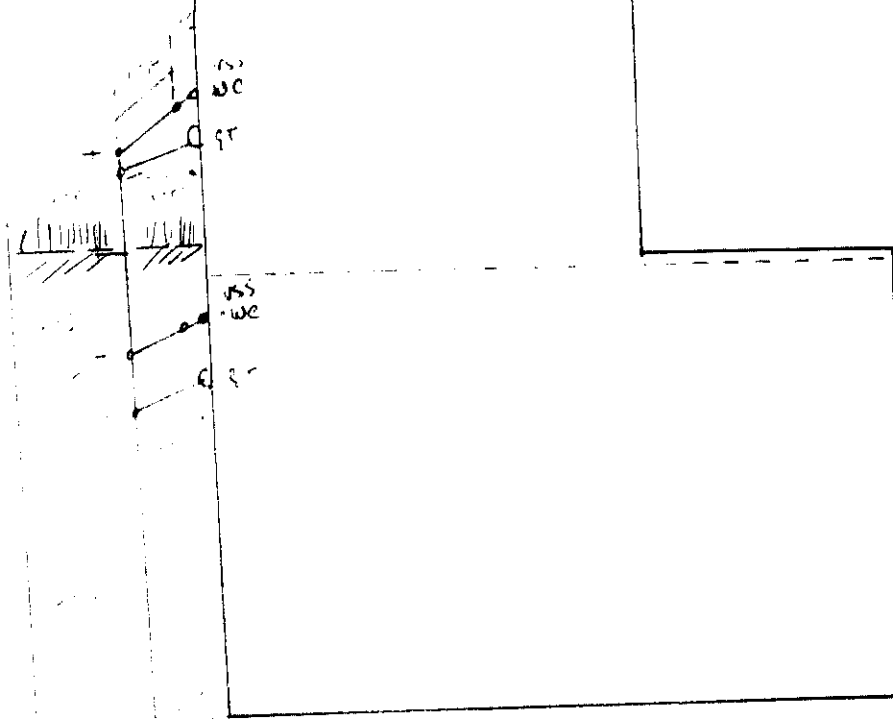
83 HUIA ST

LOT 5

D.P. 47674

D/L DAVIES.

16.12.85



1.0 Deck

1.8

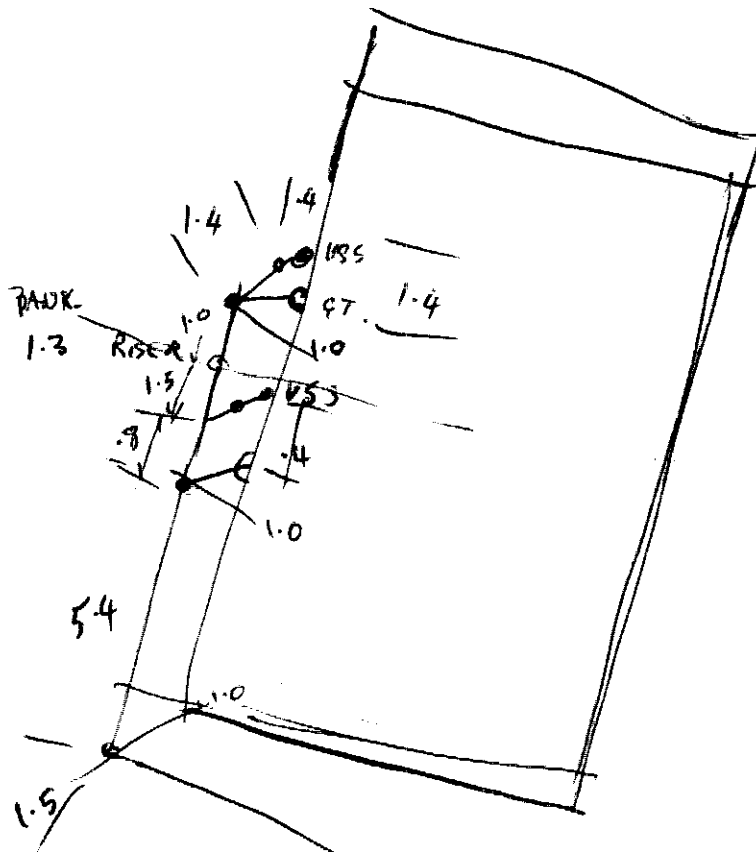
4-7

FOOTPATH.

Kleinberg

Hills

16-12-85



13.6

1.0 deep

1.8

4.7

FR.